

The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

June 2025



News this month:

Garbage Company—new name

Pool is open

Two open board positions

GLENCANNON BOARD OF DIRECTORS

Douglas Krantz, President

Patrick Hogan, Vice President

Dave Wheeler

Gretchen Gregorchik

Rebecca Lopez

John Peel

Andy Schenkemeyer

Community Yard Sale

June 21st

Rain Day: June 22nd

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



Glencannon

Resource Page

Babysitters

(All adults)

Janine Dolanch	724-531-0095
Leah Kansco	770-773-6897
Mia Klempay	724-263-8858
Krystina Litton	724-746-6747
Suzanne Boyan	724-916-4313
Fran Toma	724-413-5738

Yard Work, Snow and Leaf Removal

Kyle Blystone 724-263-9943
Tyler Kempay 724-705-5396

Dog Walking

Leah Kansco 770-773-6897
Janine Dolanch 724-531-0095
Marissa McCaffrey 724-249-5196

If you have an issue with your garbage collection,
please call

Earthwise

Environmental Solutions :

(724) 250-0011

to schedule a return pick-up.

**Be sure to mention you are part of Glencannon
Homes Association in Canonsburg, PA
before you state your address.**

Canon McMillan School District

Administrative Building	724-746-2940
Borland Manor Elementary	724-745-2700
N. Strabane Intermediate	724-873-5252
Canon McMillan H.S.	724-745-1400
Transportation Department	724-745-1502
Canon McMillan M.S.	724-745-9030

North Strabane Twp. Municipal

Animal Control	724-503-4417
PA Game Commission	724-238-5639
Police/Fire/Ambulance	911
Township Office	724-745-8880
Police Administration	724-746-8474
Maintenance	724-745-1404

Utilities

West Penn Power	800-686-0021
<i>To report outages</i>	<i>800-544-4877</i>
PA American Water	800-474-7292
Peoples Gas	800-764-0111
Verizon (repairs)	888-409-8035
Comcast	800-266-2278
Gas Leaks	800-400-4271
PA-1 Call	800-242-1776
Earthwise Environmental Solutions	724-250-0011

Glencannon Homes Association

P.O. Box 831 ♦ McMurray, PA 15317 ♦ 724-745-4911

glencannon15317@yahoo.com

A.C.C. Approval

Any Resident planning to change the exterior of their property must obtain approval from the A.C.C. Chairman. North Strabane Township will not issue a building permit to any resident of Glencannon unless they have this approval from the association. Approval must be obtained for decks, doors, windows, sidewalks, patios, sheds, painting, etc.

A \$50 fine may be assessed for failure to submit the ACC form with proper approval.

A copy of the ACC form is available from the association secretary, in most newsletters or online at:

[www. Glencannonhomes.org/accrequestform.pdf](http://www.Glencannonhomes.org/accrequestform.pdf)

Payment Reminders!

Your monthly association dues of \$45 should be sent to:

GLENCANNON HOMES ASSOCIATION
P.O. Box 831,
McMurray, PA 15317

It is also possible to set up online bill payments through your bank with additional options like payment reminders and automatic drafting.

Condo owners who are selling, are reminded to provide their realtors and buyers the contact information for both their condo and homeowners association.

Contacting Glencannon

To better serve our community members, we have set the following phone hours when you can be assured that your calls and emails will be answered in a timely manner. (if there is no answer during these hours, PLEASE leave a message as we are most likely on another call.)

Glencannon Phone Hours

Mondays	10:00 a.m. - 3:00 p.m.
Tuesdays	10:00 a.m. - 3:00 p.m.
Wednesdays	2:00 p.m. - 6:00 p.m.
Thursdays	2:00 p.m. - 6:00 p.m.

You may reach the Association by phone at (724) 745-4911 or by email at glencannon15317@yahoo.com

Selling Your Property?

If you are planning to sell your property you will need a "resale certificate" signed by a GHA Board Member and the GHA Secretary. The resale certificate is issued when all GHA dues and assessments have been received by GHA resulting in a zero balance owed. **The resale certificate is required for your home closing.**

As a reminder under Act 180, the Association has ten days to provide the resale certificate and other items to the seller. Please contact the GHA Secretary as soon as possible so that your resale certificate can be prepared.

There is a fee of \$75 for a resale certificate.

The GHA Secretary can be contacted at (724) 745-4911.

Attorney Fee Policy

Residents who fail to pay the monthly \$45 assessment for five months or more can expect an official warning letter from Glencannon Homes Association. Failure to respond will result in a letter from the Glencannon Attorney and a \$100 letter drafting fee will be added to the amount owed. Homeowners that force the Attorney file a lien on their property (for lack of payment) will also have those fees added to their account.



Glencannon

Community News

**The next Monthly Meeting of the Directors will be held on
Tuesday, June 10, 2025 at 7pm at the pool pavilion.**

All residents are welcome to attend!

Any meeting changes will be posted on the website: Glencannonhomes.org

Our garbage collection company
Triple H, is now called Earthwise
Environmental Solutions of PA, LLC
starting June 1, 2025

There are no changes in contact
number, price or collection day

**Please come to the pool
parking lot on
June 23rd
between 5 and 7pm for the
Salt & Petter Food Truck**



Glencannon Community Yard Sale

June 21st

rain day is June 22nd.

If anyone is interested in
sponsoring the event please
contact the office.



**Please visit the website for
information needed including copies of:**

- Bylaws
- Covenants
- ACC guidelines and form
- Current policies

Glencannon Recreational Center

RULES AND REGULATIONS

ONLY RESIDENTS CURRENT IN THEIR ASSESSMENTS MAY USE THE RECREATIONAL FACILITIES.

Violation of the following rules will result in revocation of swimming privileges.

POOL RULES:

- 1. No diving or flipping into the pool at anytime.**
2. Running and horseplay in the pool area is prohibited.
3. Water games, soft throwing and water balls, kickboards and other water equipment (rafts etc.) may be used only with the consent of the guard.
4. Non-swimmers must stay in the shallow end of the pool.
5. Please refrain from talking to the guard on duty except to request information.
6. Children 12 years of age and under (must be 13) will not be permitted in the pool area unless accompanied by a parent or an agent of the parent acting as the guardian. Authorization shall be submitted to the guard in writing. **CHILDREN MUST BE WATCHED BY THE GUARDIAN AT ALL TIMES! A GUARDIAN MUST BE 16 YEARS OF AGE OR OLDER.**
7. Children 12 years of age and under who have not been certified as competent swimmers cannot be in the deep end of the pool. All children wearing water wings or flotation devices of any kind are considered non-swimmers by the staff and need to be accompanied/supervised by an adult or guardian in the shallow end of pool at all times. Children that have passed the deep water competency test 3 years in a row are exempt from repeating the test at the discretion of the guards.
8. Each parent is responsible for the safety of his/her child at the baby pool and must supervise at pool side.
9. Members and guests are permitted to enter the pool area ONLY through the bathhouse gate.
10. EVERYONE must sign in, anyone caught using false information will face disciplinary action'
11. Thong type swimwear is prohibited by both males and females. Pool management will be the judge of this and anyone with inappropriate swimwear will be sent home. Repeat offenders will be referred to the board of directors, which will result in disciplinary action.
12. Entering the pool area at any time when it is closed is prohibited.
13. Glass, sharp objects, or other dangerous articles are not permitted in the pool area at any time.
14. Throwing of rocks or other foreign materials in or around the pool is prohibited.
15. Please use the available trash cans keeping the pool area clean for the next guests.
16. Pets ARE NOT permitted in the pool area during operating hours.
17. NO ALCOHOLIC BEVERAGES are permitted in the pool area at any time.
18. Glencannon Homes Association is not responsible for any valuables lost in the pool area.
19. Smoking, food and drinks, and gum are not permitted in the pools, or on the concrete apron around the pools at any time.
20. All members and guests using the recreational facilities must respect the rights and property of the neighboring residents at all times.
21. All persons must leave the pool at any time when directed to do so by the guard(s).
22. The baby pool is only for infants and toddlers up to age 5 years old.
23. Only guard chairs are permitted on the concrete apron near the pools. Chairs are not permitted in the baby pool.
24. No loud music by individuals interfering with the enjoyment of the pool by others will be allowed.
25. Chairs are available on a first come, first serve basis.
26. No person showing evidence of a communicable disease, bodily discharges, open blisters or cuts and bandages will be allowed entry to the swimming pool area.
27. Persons suspected of being under the influence of drugs/alcohol shall be prohibited from entering the pool.

Pool Management reserves the right to eject anyone (for the day) for conduct issues. Recurring violators will be referred to the Board of Directors for disciplinary action.

POOL SCHEDULE:

1. The pool will open for the season on a daily basis from (Saturday) May 24th, 2025 to Labor Day.
2. The pool hours (weather permitting) will be Noon - 7:00 pm Monday through Friday, and 11:00 am - 7:00 pm on Saturdays and Sundays for the pool season; pool opens at 11:00 am on holidays. The hours on June 18th, July 16th and August 13th will be 12pm to 10pm, weather permitting.
3. A rest period for Adult Swim will occur promptly during the last 15 minutes of each hour. All children (17 years old and younger) must leave the pool for the mandatory rest period. During this time, children (5 and up) cannot be in the Baby Pool and are to be in the grass areas, pavilion/tennis court area. Children (2 and under) are permitted in the pool with their parent/guardian during Adult Swim.
4. The pool will open at 4:00 pm on school days.
5. The pool may be closed during the hours of inclement weather, at the discretion of Pool Management.

GUEST REGULATIONS:

Members may bring guests at any time, subject to the following regulations.

1. Any Glencannon Resident in arrears on assessment cannot be a guest of a member in good standing.
2. Guests must be accompanied by a member in good standing and obtain a guest pool pass. Residents **MUST** stay with their guests at all times.
3. Guest fees: \$4.00 per person daily admissions (children 5 and under are free). A season guest pass will be available for **\$40.00**. (good for one individual person only—name will be placed on the pass). A transferrable pass may be purchased for **\$50.00**. **All guests must be accompanied by a resident.** There is no fee for use of tennis courts when accompanied by a Glencannon resident.

PAVILION RENTAL: The fee to exclusively reserve the full pavilion during regular pool hours is \$35 for 3 hours, plus \$4.00 per guest with a maximum of 20 guests. The pavilion will have water/electricity available (if the pavilion is not already reserved, residents may use the pavilion informally during regular pool hours free of charge).

AFTER HOURS POOL USAGE: Please contact the office (724-745-4911) about renting the pool for an after hours party. The fee to rent the pool from 7:00 PM to 10:00 PM (Mondays, Tuesdays, Thursdays, Fridays, Saturdays, and Sundays) is \$100.00 - This includes use of the pavilion. After hours parties **ARE NOT** available on Wednesdays.

OTHER COMMONS FACILITIES: Tennis, Volleyball, Pavilion (Early AM to Dusk weather permitting)

1. Only members in good standing and their guests can use the courts. Guests must be accompanied by members at all times.
2. Reservations for the courts may be made with the Association Secretary. Use of the tennis court and volleyball court will be limited to two hour increments.
3. Hoverboards, skateboards, scooters and rollerblades **ARE NOT** permitted at the pool or courts at any time.
4. Any individual playing tennis/volleyball/basketball must shower before swimming.

Damage to any property in the recreation area by any member or guest will result in the liability of the responsible party for repairs or replacements necessary as a result of their actions.



Roofing & Remodeling
HIC #PA 117931

Roofing	Additions
Siding	Garages
Gutters	Masonry Work
Downspouts	Concrete
Soffit/Facia	Windows/Doors

We Offer Free Estimates! Call us today!



Like us on Facebook:

John Elchin Remodeling

412-897-9032

724-266-3843

BP-34535022

Open Board Positions

The following seats can be filled by the GHA board of directors at the next monthly meeting:

Open category position that expires in March 2028

Townhouse category position that expires in March 2028

Prospective GHA board members must reside in Glencannon, and must be current with monthly dues.

CENTURY 21®

Frontier Realty

YOUR NEEDS COME FIRST

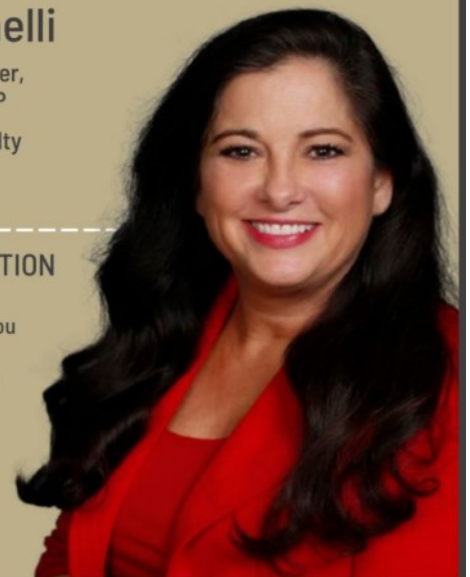
Judi Agostinelli

Realtor, Associate Broker,
ABR, CRS, GRI, SRS, MRP

Century 21 Frontier Realty
4121 Washington Road
McMurray, PA 15317

PROPERTY EVALUATION CERTIFICATE

This certificate entitles you to an evaluation of your property by a CENTURY 21 Real Estate Professional, Judi Agostinelli. Contact me and I will show you how much your property is worth in today's marketplace.



I am a native of Canonsburg and have been selling homes since 1992.

724-941-8680 x 238 • 412-997-3969

www.JudiAgostinelli.Realtor.com • RealtorJAA@AOL.com

glencannon15317@yahoo.com



www.glencannonhomes.org

Glencannon Homes Association Executive Meeting - Minutes May 13, 2025

Mr. Hogan called the meeting to order at 6:30pm

Roll Call

Pat Hogan – Vice President, Rebecca Lopez, Gretchen Gregorchik, Andy Schenkemeyer, Dave Wheeler and John Peel. Doug Krantz – not present and excused.

Financials

The board reviewed the financial reports that were distributed and discussed the details of upcoming expenses. Vote to occur at the next meeting.

Commons

The board discussed the Meadowview Cluster Box and communication with the post office regarding what needs done following the installation including box assignment. There are several people who will be getting notifications to remove mailboxes within 30 days due to there being a cluster box already there.

The paving on Meadowview was discussed and the details of the bids that were submitted. The lowest bid was discussed which was from BR Paving. Mr. Hogan made a motion to approve the bid, Mr. Schenkemeyer seconded the motion. Vote: Mr. Wheeler, yes, Mrs. Gregorchik – yes, Mr. Peel – yes, Mrs. Lopez – yes.

The light posts that need replaced were discussed. There were 2 additional electricians contacted after 4 were contacted a month ago. They will be reviewing the scope of work to send a bid.

The entrance signs were discussed, and another bid was obtained. The prices compared to material were discussed in order to have a proper comparison. Additional clarification is needed with the first bid.

Commons

A meeting was held yesterday with the landscaping company to discuss the current work done. The timeframes for various projects were established including the weeding of beds, mulching, the dirt at the sidewalk in playground A and also the replacement of railroad ties at the playgrounds. The priority list was determined as well.

New Business

The debris in the pond was discussed and will need to be removed as soon as possible. Contacts will be made to have the work done.

The ACC project was discussed including the spreadsheet with the details of work needed at various properties. The homes that require the most work will be notified first.

Meeting adjourned at 7:00pm

Glencannon Homes Association Monthly Meeting of the Directors May 13, 2025

Mr. Hogan called the meeting to order at 7pm

Roll Call

Pat Hogan – Vice President, Rebecca Lopez, Gretchen Gregorchik, Andy Schenkemeyer, Dave Wheeler and John Peel. Doug Krantz – not present and excused.

Financial Vote: Mrs. Gregorchik made a motion to approve the financials, Mr. Schenkemeyer seconded the motion. Ms. Lopez – yes, Mr. Hogan – yes, Mr. Wheeler – yes and Mr. Peel – yes.

Commons:

An update was provided about the landscaping company. They are catching up with the grass cutting that was held up due to all the rain. They will begin power

washing the playground equipment in June and replace the playground rail ties.

ACC – There were a couple groups that walked the neighborhood and compiled a list of work needed on various properties. The residents requiring the most work will be notified first.

Rec

The pool is filled and is scheduled to open on May 24th. The new baby pool equipment in the pump room was replaced. Also, a meeting with the lifeguards occurred last night to discuss ongoing operation and the changes to the pool rules. In addition, Jeffries was contacted, and bids are being obtained for the tennis and volleyball courts. The night swims for the summer are 6/18, 7/16 and 8/13. If it rains, the date will be rescheduled.

Old Business

The board discussed that there are 2 open board positions. The residents present at the meeting were not interested but discussed the details of other skills that they could contribute.

New Business

The board updated the community members about the installation of the mailbox to occur on Meadowview in the next few weeks. A resident present stated that the pad is still there, and it was discussed that the installation can occur, he provided contacts for installers. The post office will be notified once it is done to identify the addresses with the box and to provide keys. He also provided contact information for electricians that will fix the lampposts in the community that are not working.

Open Discussion:

A resident was present and discussed issues with a wooded area behind his home on Meadowview that needs maintained. The owner of this area will be determined.

The approval of the Meadowview paving was discussed including the lowest bid identified. The residents involved will be notified. Another resident was present to discuss this and also wanted to identify the residents that have lamp posts that are out that need repaired.

Two residents on Meadowview involved in the paving project expressed that they would like to have some of the potholes filled. The board discussed that this is a temporary fix and will not be a long-term solution. The cost details were discussed for the entire project to be redone.

Meeting adjourned at 7:40pm

Holiday Trash Pick-Up

Pick-up is Tuesday after

Monday Holidays

Labor Day is the next holiday to push
collection one day.

**BERKSHIRE
HATHAWAY**
HomeServices



Deborah A Panza
REALTOR®

The Preferred Realty

4215 Washington Rd

McMurray, PA 15317

Office: (724) 941-3340 x1617

Direct: (412) 877-0064

dpanza@TPRSold.com

deborahpanza.ThePreferredRealty.com



A member of the franchise system of BHH Affiliates, LLC.

QUESTIONS OF THE MONTH

Are my online check payments changed automatically with the change in the dues amount?

No. Please go on your online banking and change that from \$43 to \$45.

How do I help out more with ACC violations and ongoing progress with projects?

Please consider joining the board, there are 2 open positions. You can also consider joining the committees of residents that are working on these things.

Why are the lights not fixed?

Finding a reasonable bid for this project is still ongoing. Any additional contacts of contractors is welcomed.

Can I address issues with the Glencannon Landscapers?

No. All communication with the landscapers has to occur from the office and the board only. Please email the office with concerns.

Will the board address parking on my street?

No. Glencannon will only address parking in common parking spaces as outlined in the parking policy that can be found on the website.



Glencannon ACC regulations require that **GARBAGE CONTAINERS** are to be stored indoors or inconspicuously outdoors **(not in front of your residence).**

Garbage containers should be placed at the curb **no earlier than 5:00 p.m. the night before collection day,** and must be removed the next day.

Pool Schedule Starting 6/1/2025 Weather Permitting

Mondays	Noon to 7:00 PM
Tuesdays	Noon to 7:00 PM
Wednesdays	Noon to 7:00 PM
Thursdays	Noon to 7:00 PM
Fridays	Noon to 7:00 PM
Saturdays	11:00 AM to 7:00 PM
Sundays	11:00 AM to 7:00 PM

*Night swim dates posted in Pool Rules



Glencannon Home Owners Association

Financial Report

As of April 30, 2025

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 93,185	\$ -	\$ -	\$ 93,185
Other	\$ 4,521	\$ 11,849	\$ 19	\$ 16,389
Total	\$ 97,706	\$ 11,849	\$ 19	\$ 109,575
Expenditures:				
Recreation Services	\$ 14,580	\$ -	\$ -	\$ 14,580
Commons Maintenance	\$ 21,584	\$ -	\$ -	\$ 21,584
Landscaping	\$ 8,833	\$ -	\$ -	\$ 8,833
Garbage Removal	\$ 40,440	\$ -	\$ -	\$ 40,440
Legal Services	\$ 732	\$ -	\$ -	\$ 732
Pond Renovation	\$ -	\$ -	\$ 800	\$ 800
Administrative	\$ 17,231	\$ 4,944	\$ -	\$ 22,175
Total	\$ 103,401	\$ 4,944	\$ 800	\$ 109,145
Excess (Deficit):	\$ (5,695)	\$ 6,906	\$ (781)	\$ 430
Beginning Balance	\$ 89,654	\$ 974,296	\$ 153,689	\$ 1,217,638
Revenue +	\$ 97,706	\$ 11,849	\$ 19	\$ 109,575
Expenditures -	\$ (103,401)	\$ (4,944)	\$ (800)	\$ (109,145)
Change in Working Capital	\$ 9,426	\$ -	\$ -	\$ 9,426
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 93,385	\$ 981,201	\$ 152,908	\$ 1,227,495
Bank and Investment Accounts:				
Bank - Checking	\$ 57,447	\$ 20,760	\$ 4,589	\$ 82,796
Money Market	\$ 35,938	\$ -	\$ 148,320	\$ 184,258
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 960,442	\$ -	\$ 960,442
Total	\$ 93,385	\$ 981,201	\$ 152,908	\$ 1,227,495

Advertise in the Glencannon Newsletter

Ad Size

Full Page

Half Page

Quarter Page

Business Card

Line Ads

Ad Fee

\$45

\$30

\$20

\$15

\$.25 / word



Discounts apply when consecutive ads are placed

- 2 free ads when you purchase 10
- 1 free ad when you purchase 5

Deadline for all ads is the 24th of each month

Web site ads are available:

\$20 for a 1 month (home page)

\$60.00 for 1 year (home page)

4:3 ratio format/color

"Camera Ready" content supplied by advertiser,
general text ads available for an additional fee

REQUEST FOR REVIEW FORM

ARCHITECTURAL CONTROL COMMITTEE (ACC)
GLENCANNON HOMES ASSOCIATION

INSTRUCTIONS: Along with this form, prepare a written description and a sketch of the proposed improvement or change in sufficient detail so that the committee can make a decision. Provide a site plan indicating where on the property the improvement is to be located.

The ACC will respond to your request within 30 days.

Check the Box or boxes' that applies to your request

☐	Exterior ANTENNA provided they are attached to the unit.
☐	Exterior location of CENTRAL AIR CODITIONING unit if <u>not</u> within three [3] feet of current.
☐	A sketch showing the size, location and elevation of any DECK, BALCONY, PORCH or PATIO . *Note: Decks require township approval after GHA approval.
☐	Changes in grade or location of an existing DRIVEWAY .
☐	Height, style, material and distance from property lines of FENCE/PRIVACY SCREEN .
☐	A sketch showing the location of a LAMP POST from the property lines and building.
☐	A sketch showing location of OUTDOOR LIGHTING fixture(s) from the property line/building.
☐	ROOF COVERING not similar to the one provided by the developer.
☐	UTILITY SHEDS must be constructed in the same manner, style, and material of the unit. *Note: Sheds require township approval after GHA approval.
☐	SIDING, DOOR, SHUTTERS and WINDOW replacement.
☐	Painting of DOORS, SHUTTERS, HOUSE TRIM, DOOR TRIM and WINDOW TRIM approved colors can be obtained by contacting the Secretary or going on-line to www.glencannonhomes.org to view the Architectural Policy.

The **purpose** of the ACC is to provide **standards and guidelines** for the Residents and the ACC to preserve the **architectural and esthetic integrity** of the community while **preserving home and property values**.

NAME: _____ DATE: _____

STREET ADDRESS: _____ LOT NUMBER: _____

TELEPHONE: _____ EMAIL ADDRESS: _____

OWNER SIGNATURE: _____

ACC RECOMMENDATIONS/COMMENTS:

ACC COMMITTEE SIGNATURE: _____ DATE: _____

JUNE 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Garbage	3	4	5	6	7
8	9 Garbage & Recycling	10 Board Meeting Pool pavilion 7pm	11	12	13	14
15 Father's Day!	16 Garbage	17	18	19	20	21
22	23 Garbage & Recycling Salt&Pepper food truck-pool 5pm to 7Pm	24	25	26	27	28
29	30 Garbage					