

The **Glencannon** Newsletter

Visit our web site: www.glencannonhomes.org

June 2026



Glencannon Yard Sale!!
June 6th and 7th

News this month:

Community wide yard sale June 6th and 7th
Glencannon Block Party coming up
August 4th

GLENCANNON BOARD OF DIRECTORS

Douglas Krantz—President
Patrick Hogan—Vice President
Dave Wheeler
Rebecca Lopez
John Peel
Andy Schenkemeyer
Brad Swiger
Melissa Tallentire
Tressa Swanson

Phone: (724) 745-4911

e-mail: glencannon15317@yahoo.com



Glencannon

Resource Page

Babysitters

Janine Dolanch	724-531-0095
Leah Kansco	770-773-6897
Mia Klempay	724-263-8858
Krystina Litton	724-746-6747
Fran Toma	724-413-5738
Zoey Bogos	412-215-9997
Annabelle Tallentire	724-317-9844

Yard Work, Snow and Leaf Removal

Kyle Blystone 724-263-9943

Dog Walking

Leah Kansco 770-773-6897
Janine Dolanch 724-531-0095
Marissa McCaffrey 724-249-5196
Zoey Bogos 412-215-9997
David Smith 412-889-8487
Annabelle Tallentire 724-317-9844

Noble Environmental Inc./County Hauling

Any issues contact customer service:

info@countyhauling.com
724-929-7694

Be sure to mention you are part of Glencannon Homes
Association in Canonsburg, PA

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
Noble Environmental	724-929-7694

Glencannon Homes Association

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

glencannon15317@yahoo.com

glencannon15317@yahoo.com ♦ 2 ♦

www.glencannonhomes.org

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 \$100 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 9th at 7pm at the Pool Pavilion
All residents are welcome to attend!**

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



GLENCANNON BLOCK PARTY



**WHERE:
PARTRIDGE
WAY**



**WHEN:
AUGUST 4TH
5-9PM**

**JOIN US FOR A VARIETY OF FOOD TRUCKS AND ACTIVITIES.
ENJOY A VISIT FROM OUR LOCAL FIRST RESPONDERS.
THEN, HEAD OVER TO THE POOL AND ENJOY NIGHT SWIM
UNTIL 10PM!**

Upcoming Projects

Tree bids are being gathered.

ACC Committee continues to do a walk
through of the

neighborhood and notices are sent.

Playground parts have arrived waiting on
Jeffrey's to schedule.

NEWSLETTER

As of June 1, 2026 electronic delivery will
occur by the 5th of each month. Join the
community email list and a copy will be
emailed to
everyone who has signed up.

As always, a copy will also be on the website
as well by the 5th.

Paper mailed copies are available upon re-
quest. If you would like a copy mailed each
month, please call or email the
office.

724-745-4911

POOL RULES CAN BE LOCATED ON THE WEBSITE.

**The pond work,
including bridge
replacement,
starts on June 15th
and will occur
through
July 15th**



COMMUNITY

GLENCANNON

YARD SALE



JUNE 6 & 7



8 AM – 2 PM

SHOP THE NEIGHBORHOOD & SCORE AMAZING FINDS!

FROM HIDDEN TREASURES TO EVERYDAY ESSENTIALS,
THERE'S SOMETHING FOR EVERYONE. ♥



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OLD MEADOW RD.



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PARTRIDGE WAY



HICKORY CIRCLE



CRICKETWOOD CT.



*Bring your friends, enjoy the hunt,
and don't miss out on the deals! ♡*

#YARDSALE

#COMMUNITYEVENT

#GARAGESALEFINDS

#GLENCANNON

#TREASUREHUNT

Advertising for the Yard Sale will occur this week on all local Facebook groups.

Please feel free to post online and on personal social media to get the word out.

Please remember to remove any signs that are put up for the yard sale by Sunday evening.

glencannon15317@yahoo.com



www.glencannonhomes.org

**Paper Alley Update
(area between Old Meadow Ct and
Glen Springs)**

**The attorney's are working with the
current owner of that area to have the
area cleared. Updates from Sweat Law
are requested weekly and will be sent
out via the email distribution**



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 **COLDWELL BANKER** | REALTY

Owned by a subsidiary of Anywhere Advisors LLC. 

**Motorized vehicles and
dirt bikes are not
permitted in
Glencannon Common
areas. This includes
parks, pond, fields,
green space etc.**

**North Strabane Township
police will be called and
have written permission to
fine anyone if this occurs.**

POOL REMINDERS

Hours: Monday—Friday 12pm to
7pm

Saturdays and Sundays 11am to 7pm
Opens 11am on Holidays

There will be a monthly night swim
in June, July and August. Dates to be
determined.

Rental of Pavilion and booking
afterhours parties can only be done
via email.

Only residents in good standing can
use the pool. Dues cannot be paid at
the pool. Contact the office if you
need your balance.

Review Pool Rules on the website
A copy is also posted at the pool.

You need to have your lot number to
enter the pool. Photo ID may be
required.



**Glencannon Homes Association
Executive Meeting
May 12, 2026**

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

Roll Call

Doug Krantz – President, Pat Hogan – Vice President, Rebecca Lopez, Andy Schenkemeyer, Dave Wheeler, Brad Swiger, Melissa Tallentire, Tressa Swanson and John Peel.

Financials

The financial reports were distributed prior to the meeting. The board discussed the details of the AR list as well as the budget consumption.

Commons

The debris and maintenance needed on the paper alley behind Glen Springs and Old Meadow Ct. was discussed. The association attorney at Sweat Law has started the process by reaching out to NVR/Ryan Homes about the fact they own the property. Pictures were taken of the trees that need maintained, the one that is down and the overgrown grass. This was sent to NVR by the attorney informing them that this area needs maintained as soon as possible.

The playground equipment repairs were discussed and the parts should be delivered soon according to Jeffrey's.

The tree project proposal was finalized and sent to available contractors.

The maps on upper Hunting Creek were discussed, the attorney is also getting clarification on the areas that are owned by the Condo Associations.

Rec

The board discussed the pool opening Memorial Day weekend. American Pools will be scheduling an initial meeting with the new lifeguards in the coming week. The board also discussed the need for a pool vacuum and the bids that were obtained. Mr. Hogan made a motion to purchase the vacuum for the pool for the lowest price at Riptide Pool Vacuum Systems. Mr. Swiger seconded the motion. Vote: Mr. Krantz – yes, Ms. Lopez -yes, Mr. Schenkemeyer - yes, Mr. Wheeler –yes, Ms Tallentire – yes, Ms. Swanson - yes and Mr. Peel – yes. Motion passed.

The board discussed the proposal for the community block party, which is proposed for August 4th to occur on Partridge and in conjunction with the Township Community night. The proposal was approved with the information provided by the residents that are planning it.

ACC

All requests were reviewed and returned.

The Meadowview paving project was discussed. There were 5 proposals sent for the shared driveway. The bid that was obtained was distributed and discussed. If another bid is not obtained in the next 30 days, this bid will be accepted. Notifications will be sent to the residents in this area.

New Business

Range Resources reached out again to access the Glencannon Common Area for work that they will be starting. The board discussed that this

has been an ongoing discussion with Range and the last proposal was declined. However new proposals continue to arise. Mr. Krantz made a motion to send notice to Range Resources that there will not be an agreement to this proposal or any proposals in the future concerning Glencannon owned common property. This includes any surveying or drilling. Mr. Schenkemeyer seconded the motion. Vote: Ms. Lopez -yes, Mr. Swiger, Mr. Wheeler –yes, Ms Tallentire – yes, Ms. Swanson – yes, Mr. Hogan - yes and Mr. Peel – yes. Motion passed.

The board also discussed a proposal sent by County Hauling for a 10% surcharge added each month to offset the rising cost of diesel. Since this increase is not noted in the contract as a potential charge, the board did not approve the request.

Meeting Adjourned at 7pm

**Glencannon Homes Association
Monthly Meeting of the Directors
May 12, 2026**

Mr. Krantz called the meeting to order at 7:00pm

Roll Call

Doug Krantz – President, Pat Hogan – Vice President, Rebecca Lopez, Andy Schenkemeyer, Dave Wheeler, Brad Swiger, Tressa Swanson, Melissa Tallentire and John Peel.

Financials

The board received the financial reports prior to the meeting and discussed. Mr. Hogan made a motion to approve, Mr. Krantz seconded the motion. Vote: Mr. Schenkemeyer– yes, Ms. Lopez – yes, Mr. Wheeler – yes, Mr. Swiger – yes, Ms. Swanson – yes and Ms. Tallentire – yes and Mr. Peel – yes. Motion passed.

Commons

The landscaping contract is underway with the regular work in the community. The beds were mulched and weeded over the last week. The Harshman CE Group, the engineers for the pond identified a contractor for the work and the board voted to approve the bid last month. The work will begin in the coming month. Additional discussion occurred about the excess water over the last couple years that is coming in for multiple reasons and how it impacts the creek that feeds into the pond.

Rec

The pool opens Memorial day weekend. American Pools hired the lifeguards and the initial meeting is next week. The lifeguards will clean the pool chairs as well.

Open discussion

Two residents were present to discuss the properties in Glencannon that are in poor condition. The board discussed the details of the ACC Committee, and there are multiple problem properties that need addressed or get assessed a fine. The two residents present agreed to join the committee.

Meeting adjourned at 7:50pm

Glencannon Home Owners Association

Financial Report

As of April 30, 2026

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 93,673	\$ -	\$ -	\$ 93,673
Other	\$ 2,907	\$ (7,279)	\$ (43)	\$ (4,414)
Total	\$ 96,581	\$ (7,279)	\$ (43)	\$ 89,260
Expenditures:				
Recreation Services	\$ 13,168	\$ -	\$ -	\$ 13,168
Commons Maintenance	\$ 6,488	\$ -	\$ -	\$ 6,488
Landscaping	\$ 17,667	\$ -	\$ -	\$ 17,667
Garbage Removal	\$ 29,450	\$ -	\$ -	\$ 29,450
Legal Services	\$ (716)	\$ -	\$ -	\$ (716)
Pond Renovation	\$ -	\$ -	\$ 1,743	\$ 1,743
Administrative	\$ 17,083	\$ 2,648	\$ -	\$ 19,731
Total	\$ 83,141	\$ 2,648	\$ 1,743	\$ 87,531
Excess (Deficit):	\$ 13,440	\$ (9,926)	\$ (1,785)	\$ 1,728
Bank and Investment Accounts:				
Beginning Balance	\$ 25,303	\$ 1,074,363	\$ 152,981	\$ 1,252,647
Revenue +	\$ 96,581	\$ (7,279)	\$ (43)	\$ 89,260
Expenditures -	\$ (83,141)	\$ (2,648)	\$ (1,743)	\$ (87,531)
Change in Working Capital	\$ 28,037	\$ -	\$ -	\$ 28,037
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 66,780	\$ 1,064,436	\$ 151,196	\$ 1,282,412
Bank and Investment Accounts:				
Bank - Checking	\$ 64,051	\$ 11,561	\$ 2,846	\$ 78,458
Money Market	\$ 2,729	\$ -	\$ 148,350	\$ 151,079
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 1,052,875	\$ -	\$ 1,052,875
Total	\$ 66,780	\$ 1,064,436	\$ 151,196	\$ 1,282,412

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.



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www.glencannonhomes.org

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 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Garbage	2	3	4	5 Last day of School!	6 
7 	8 Garbage & Recycling	9 Board Meeting 7pm Pool Pavilion	10	11	12	13
14	15 Garbage	16	17	18	19	20
21	22 Garbage & Recycling	23	24	25	26	27
28	29 Garbage	30				