

The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

March 2026



**New Trash Company starts
March 2, 2026
Noble Environmental Inc./
County Hauling**

News this month:

**Annual meeting
Two open positions**

GLENCANNON BOARD OF DIRECTORS

**Douglas Krantz, President
Patrick Hogan, Vice President**

**Dave Wheeler
Gretchen Gregorchik
Rebecca Lopez
John Peel
Andy Schenkemeyer
Brad Swiger**

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

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

****New Trash Company****
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
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
Noble Environmental	724-929-7694

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 \$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, March 17th at 7pm at North Strabane Twp.**

All residents are welcome to attend!

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

**The garbage collection has
switched to County Hauling as of
March 2, 2026**

**Please direct all issues or
concerns to their
customer service department.**

**info@countyhauling.com
724-929-7694**

**The pool opens Memorial Day
weekend.**

**All requests for pavilion
rentals and after hours parties
can be made after April 1, 2026**

**Requests can only be
made via email
glencannon15317@yahoo.com**

**No requests can be made by
phone or in person.**

DON'T FORGET! SUNDAY MARCH 8, 2026



**There are 2 open board positions
Please contact the office with
interest.**

ANNUAL MEETING

Three board seats will expire in March, 2026, a Single Family Home position, a Townhouse position, and an Open position.

This year, we have two candidates running unopposed.

As required in the by-laws, we are fulfilling the nomination and ballot process. We have printed the official ballot in the newsletter instead of mailing them to every resident, *(This will result in a cost savings of over \$300 in postage and printing expenses).*

If you would like to cast a vote for the unopposed candidate, you may still do so. Simply contact the Association at: 724-745-4911 or glencannon15317@yahoo.com to request an official ballot envelope. Ballots must be returned in an official ballot envelope to be considered valid. You may also pick up an official ballot envelope at the annual meeting (the same night).

**The Annual Meeting will be
Tuesday, March 17, 2026 at The North
Strabane Twp Building at 7:30 PM**

**The usual monthly meeting of the directors
will be held at 7:00 PM**

All residents are invited to attend!

GLENCANNON HOMES ASSOCIATION

OFFICIAL BALLOT

Each household in good standing is eligible to vote for one candidate from each

category for the Annual Meeting of the

Members on

March 17, 2026

SINGLE FAMILY HOME POSITION

☐

No Candidate

TOWNHOUSE POSITION

☐

Patrick Hogan

OPEN POSITION

☐

Douglas Krantz

**This ballot must accompany the
official envelope to be counted
(available upon request)**

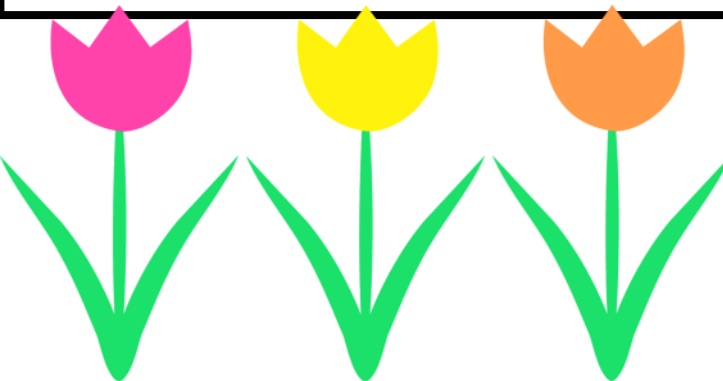
2026 Meetings

The board voted via email in December 2025 to determine the meetings for 2026.

The monthly meeting of the directors will continue to be the second Tuesday of every month at 7pm.

Exception is in March 2026, there will be no meeting on the second Tuesday:

The March Monthly meeting of the Directors and the Annual Meeting will occur the 3rd Tuesday
March 17, 2026 at 7pm



Community Email List

If you are interested in email communication regarding ongoing information from the Glencannon Board and office, please send your email address to glencannon15317@yahoo.com

Please put in the subject line:
"Email List Request"

Updates on the social media page will be sent to the email list.



Unique Lighting Systems

The Ultimate Low Volt Lighting System!
Lifetime Warranty Products!
Create The Perfect Outdoor Atmosphere!
724-745-5262



(724) 745-5262

RESIDENTIAL ♦ COMMERCIAL

Hank Doran
516 Highland Ave.
Canonsburg, PA 15317



Indoor Lighting
Outdoor Lighting
Service Upgrades
Services
Whole House Wiring
Surge Protection
Lightning Protection
Gutter Heat Cable
Attic Power Vents
Phone & Cable Jacks
DSL & Internet Jacks

Call to repair residential light posts or
convert to electric

Upcoming Committee Meetings

Please consider volunteering for the

ACC Committee

Rec Committee

Spring Community Clean up

Contact the office with interest

REMINDER:

The only sign that is permitted on
Glencannon properties is a real estate
(for sale) sign.

Contractor signs, advertising and
political signs are not permitted
(at any time).

Thank you for your cooperation.

Spring Community Projects:

Common Tree work
Entry Signs
Rec center improvements
Pedestrian Bridge
Social Media and
Electronic Newsletter
Delivery

**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



If you are interested in helping
residents in the community please
contact the office to be added to the
resource page for leaf/snow
removal,
babysitting or dog walking



Making improvements to your property?

Any questions regarding the size,
color or style can be found in the
architectural guidelines on the website.



**Glencannon Homes Association
Executive Meeting - Minutes
February 10, 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 and John Peel . Gretchen Gregorchik- not present excused.

Financials

The board discussed the financial reports that were distributed. The AR list was discussed including the title searches and foreclosure efforts. Suspending trash removal for seriously delinquent accounts was discussed as well. Vote to occur at next meeting.

Commons

The board discussed the snow removal in the community and planning projects for the landscaping company. The pond work was discussed, Harshman CE group is still working on the bids. The board will review once they are ready.

Old Business

The board discussed the Meadowview mailbox project, which has been completed. The paving project for the residents with the shared driveway was discussed. Details are needed for the current specs in order to gather bids.

The reserve study was completed and is under review. The board will discuss in the coming months to determine the status of current reserve amounts in order to establish future planning for improvements in the community.

The proposals from Range Resources were discussed including ongoing updates that are sent by the attorney. The board discussed that not enough information has been provided yet.

New Business

The board discussed the planning for the email list as well as potential social media for ongoing communication. Transitioning the newsletter to an electronic format was discussed with a goal of June of 2026.

Meeting adjourned at 7:00pm

**Glencannon Homes Association
Monthly Meeting of the Directors
February 10, 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 and John Peel . Gretchen Gregorchik- not present excused.

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

ACC

The upkeep of the land owned by the condo associations was discussed. A notice will be sent outlining the needed work.

New Business

The board discussed listening to a proposal for solar energy in the pool house to determine if it is more cost effective. A meeting will be scheduled.

Old Business

There are 3 expiring board positions. No interest from the community was submitted for the open or expiring positions. Townhouse position: Ms. Lopez nominated Mr. Hogan for this position, Mr. Hogan accepted and all in favor
Open position; Mr. Hogan nominated Mr. Krantz – Mr. Krantz accepted and all in favor.
Single Family Home: Ms Gregorchik sent written notice that she wants to resign with her expiring board position.

There are two open board positions – open and single family home.

The board discussed that the annual meeting will be the third Tuesday in March at the North Strabane Township building at 7:30pm. Regular meeting at 7pm, no executive meeting.

Open Discussion:

No residents present

Mr. Hogan made a motion to adjourn at 7:30pm



Reminder

Submitting payment for dues and resale certificates can only be done via US mail. There is no option for in person payments.

Glencannon does not take credit card payments.

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.

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

A \$50 ACC fine will be assessed on each property who does not adhere to this rule and have more than one notice about garbage cans not removed from the front of the property.

If you have questions, please notify the office.

Pennsylvania State Law: All dogs must be under control and may not be allowed to run at large. Dogs are personal property and owners are responsible for damages caused by their dogs. This means that when your dog is not on your property, it must be under direct control of you or a handler. The best way to control your dog is with a leash.

Glencannon Home Owners Association

Financial Report

As of January 31, 2026

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 23,400	\$ -	\$ -	\$ 23,400
Other	\$ 0	\$ 15,474	\$ (42)	\$ 15,433
Total	\$ 23,400	\$ 15,474	\$ (42)	\$ 38,833
Expenditures:				
Recreation Services	\$ 657	\$ -	\$ -	\$ 657
Commons Maintenance	\$ 2,233	\$ -	\$ -	\$ 2,233
Landscaping	\$ 4,417	\$ -	\$ -	\$ 4,417
Garbage Removal	\$ 10,270	\$ -	\$ -	\$ 10,270
Legal Services	\$ -	\$ -	\$ -	\$ -
Pond Renovation	\$ -	\$ -	\$ 1,743	\$ 1,743
Administrative	\$ 3,345	\$ 2,648	\$ -	\$ 5,993
Total	\$ 20,923	\$ 2,648	\$ 1,743	\$ 25,313
Excess (Deficit):	\$ 2,477	\$ 12,827	\$ (1,784)	\$ 13,520
Beginning Balance				
Beginning Balance	\$ 25,303	\$ 1,074,363	\$ 152,981	\$ 1,252,647
Revenue +	\$ 23,400	\$ 15,474	\$ (42)	\$ 38,833
Expenditures -	\$ (20,923)	\$ (2,648)	\$ (1,743)	\$ (25,313)
Change in Working Capital	\$ 557	\$ -	\$ -	\$ 557
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 28,337	\$ 1,087,189	\$ 151,197	\$ 1,266,723
Bank and Investment Accounts:				
Bank - Checking	\$ 25,608	\$ 11,561	\$ 2,846	\$ 40,015
Money Market	\$ 2,729	\$ -	\$ 148,350	\$ 151,079
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 1,075,628	\$ -	\$ 1,075,628
Total	\$ 28,337	\$ 1,087,189	\$ 151,197	\$ 1,266,723

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: _____

MARCH 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Garbage & Recycling	3	4	5	6	7
8	9 Garbage	10	11	12	13	14
15	16 Garbage & Recycling	17 Board Meeting 7pm Annual Meeting 7:30pm	18	19	20	21
22	23 Garbage	24	25	26	27	28
29	30 Garbage & Recycling	31				