

The

Glencannon

Newsletter



Visit our web site: www.glencannonhomes.org

May 2024



News this month:

**Community Clean up
Open Board Position**

**GLENCANNON
BOARD OF DIRECTORS**

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

Terry Creighan
Dave Wheeler
Gretchen Gregorchik
Rebecca Lopez
Jay Ware
John Peel

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

If you have an issue with your garbage collection, please call Triple-H Disposal LLC :

(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
Triple-H Disposal, LLC	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 \$43 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 \$43 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
May 14, 2024 at the pool pavilion at 7:00 PM.**

All residents are welcome to attend!

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

Open Board Position

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

Open category position that expires in
March 2027

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

Pool Pavilion rentals are now being taken via email

The rental hours are a 3 hour block and the cost is \$25 plus \$3 for every swimming non-resident guest.

glencannon15317@yahoo.com

Glencannon Clean Up!

May 18, 2024

9am

**Please notify the office if you would like to participate
glencannon15317@yahoo.com**

Early Pool Schedule

End of School pool hours apply until May 31, 2024

May 25th	11:00 am to 7:00 pm
May 26th	11:00 am to 7:00 pm
Memorial Day	11:00 am to 7:00 pm
May 28th	4:00 pm to 7:00 pm
May 29th	4:00 pm to 7:00 pm
May 30th	4:00 pm to 7:00 pm
May 31st	Noon to 7:00 pm

**Regular Pool Hours Start on May 31st
The first Wednesday night swim will be
Wednesday, June 5, 2024**



WE HANDLE YOUR HOME REMODELS

We are a Pittsburgh-based team of 50 specialists, transforming homes for over 35 years. As an Owens Corning Platinum Preferred Contractor we offer a wide array of services, from roofing to remodeling, using top-notch materials like Cambria Quartz and Hardie Siding. We're not just contractors, we're your collaborative partners in creating the home of your dreams.

- ✓ Roofing
- ✓ Windows & Doors
- ✓ Bathrooms
- ✓ Porch Roofs
- ✓ Kitchens
- ✓ Gamerooms
- ✓ Decks
- ✓ Soffit, Fascia, & Gutters



CALL TODAY

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 Cash or credit card payments.

Payment reminders can be printed from the website.

Dog Laws

Please remember that Pennsylvania and the township of North Strabane have laws pertaining to DOGS.

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.

North Strabane Township Ordinance: It shall be unlawful for the owner of any dog or dogs to allow or permit such dog or dogs to run at large in the township of North Strabane.

We ask that all residents please clean up after your pets.

Thank you for your cooperation.

Pool News

American Pool management is back this year.

Residents in good standing will sign in and the gate attendant will check to ensure they are current with association dues. Please know your lot number and have a photo ID available upon request.

We will continue the guest pass classifications. In short, one unique individual attending frequently with a guest can purchase a season pass for \$35.00 (name will be on the pass). Residents can buy a transferrable pass to be used for multiple individuals for \$50.00. A resident in good standing MUST be with these guests (at all times) for either to be used.

Children under the age of 13 must be accompanied by an adult or approved guardian. Underage children at the pool will be sent home.

QUESTIONS OF THE MONTH

Can I use the pool if I am on a payment arrangement?

No. To use the pool, residents cannot have a balance over \$43.

Can I ask the landscapers to do work on my personal property?

No. If you would like to schedule a job on your property, please contact the landscaping company at their office number to schedule. For the purpose of time, they are not permitted to do additional jobs while they are maintaining the common areas for Glencannon.

Where do I find the pool rules?

Please see the website: www.Glencannonhomes.org for that any additional information.

The image contains two side-by-side advertisements. The left advertisement is for Dave Neidermeyer, a Realtor with RealtyONE Group Gold Standard. It includes his contact information: C. 724.469.1582, O. 724.941.1427, dave@goldstandardpittsburgh.com, and RealtyONEGroupGoldStandard.com. His address is 375 Valley Brook Road, McMurray, PA 15317. The right advertisement is for Men In Blue Power Washing Services. It features a 'Before' and 'After' photo of a stone wall. The text includes: 'Men In Blue Power Washing Services', 'Text or Call 412-436-6419', and a list of services: Driveways, Sidewalks/Steps, Patios, House Siding, and Garbage/Recycling Bin cleaning. Contact information includes Mib Cleaners, mib_cleaners, and mibcleans@gmail.com.

glencannon15317@yahoo.com



www.glencannonhomes.org

Glencannon Homes Association Executive Meeting April 9, 2024

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

Roll Call

Doug Krantz- President, Terry Creighan, Rebecca Lopez, Pat Hogan, Gretchen Gregorchik and John Peel. Jay Ware and Dave Wheeler not present.

Financials

The financial reports were discussed. The monthly check register was discussed and clarification with the budget consumption. The board also talked about the status of the replacement fund and the changes in expenses for 2024. The board discussed meeting with the auditor to get clarification on the required reserve amounts and discuss increasing revenue by raising dues for 2025. A meeting will be set up with Vince Eannace our accountant/auditor from Stelmack, Debransky and Eannace to discuss this further.

Commons

The board discussed the status of the bridge at the pond which was damaged due to the heavy storms. Pictures were distributed with the details. The spillway was also discussed and the status of the draining. The engineers used for the pond project will be contacted this week to discuss what needs to be done to fix both issues.

A drive-through of the community was done with one of the board members after one week with the new landscaping company. Several areas that were missed were discussed. A checklist is being developed and there will be weekly check ins with them to address any concerns.

The board discussed having a shared drive for all board members in order to have needed information on hand that can be accessible.

ACC – 3 requests . 2 approved and 1 was not.

Rec

The painting of the pool house is underway, which includes the bathrooms and office and will be done next week. All equipment was removed from the pump room and the new equipment will be installed in the next few weeks.

New Business

The board discussed officers for the next year. Mr. Creighan nominated Mr. Krantz for President and Ms. Lopez seconded the motion. Mr. Krantz accepted the nomination. The nominations were closed and all present elected Mr. Krantz unanimously.

Mr. Krantz nominated Mr. Hogan for vice president. Ms. Lopez seconded the motion. Mr. Hogan accepted the nomination. The nominations were closed and all present elected Mr. Hogan unanimously.

Patrick Hogan will also become a financial signer as part of his role of being Vice President along with Doug Krantz as President.

Managing commons was discussed and Ms. Lopez, Mrs.

Gregorchik and Mr. Creighan agreed to be the committee to oversee the landscaping.

Mr. Krantz and Mr. Peel agreed to be the committee to oversee ACC.

Old Business

The cluster box project on Meadowview Drive was discussed and continues to be ongoing.

Meeting adjourned at 7:00pm

Glencannon Homes Association Monthly Meeting of the Directors April 9, 2024

Mr. Krantz called the meeting to order at 7:03pm

Roll Call

Doug Krantz- President, Terry Creighan, Rebecca Lopez, Pat Hogan, Gretchen Gregorchik and John Peel. Jay Ware and Dave Wheeler not present.

Financial:

Mr. Hogan made a motion to accept. Mrs. Gregorchik seconded the motion. Vote: Mr. Creighan – yes, Mr. Peel – yes, Ms. Lopez – yes, Mr. Krantz – yes.

Commons

The board discussed that a new landscaping company started, and they will continue to oversee the progress.

Rec

The board updated the residents who were present that the pool house was painted, the pump room equipment is being replaced and the pool will be opening on Memorial Day weekend.

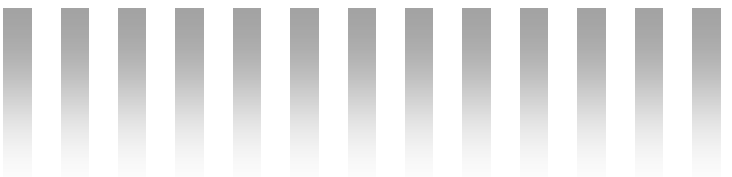
New Business

The board discussed that there is one open board position. The residents that were present stated that they were not interested in being on the board.

Open Discussion

A resident was present to discuss paving . She is coordinating with the other residents in her group of townhomes for their shared driveway. The board discussed with her that this project was ongoing from last year and there are some residents that are not agreeing to pay for their portion. The board agreed to discuss the specifics when she has them. Once the price and amount to be paid is established, they can vote on whether they would agree to cover the unpaid portions and assess the amount on these resident's accounts.

Meeting adjourned at 8:00pm.



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

Meadowview Mailboxes

The process to continue to repair the cluster boxes is underway. All residents affected by this change will be notified via mail once the details are determined.

Please contact the office email with any questions.

glencannon15317@yahoo.com

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.



NOW HIRING

Lifeguards

- ✓ Flexible Schedules
- ✓ Work Near Home
- ✓ Fun Summer Job
- ✓ Lifeguard certification required- Training Available

AT
**Glencannon
Pool**

190 Driftwood Dr.
McMurry, PA 15317

TEXT **SWIM** TO
464646 TO APPLY!

412-781-5950 | guardforlife.com/pitt | pittrecruit@americanpool.com

glencannon15317@yahoo.com



www.glencannonhomes.org

**Glencannon Homes Association
Financial Report
As of March 31, 2024**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 66,867	\$ -	\$ -	\$ 66,867
Other	\$ 3,024	\$ 33,899	\$ 22	\$ 36,945
Total	\$ 69,891	\$ 33,899	\$ 22	\$ 103,812
Expenditures:				
Recreation Services	\$ 649	\$ -	\$ -	\$ 649
Commons Maintenance	\$ 4,704	\$ -	\$ -	\$ 4,704
Landscaping	\$ 570	\$ -	\$ -	\$ 570
Garbage Removal	\$ 27,033	\$ -	\$ -	\$ 27,033
Legal Services	\$ 75	\$ -	\$ -	\$ 75
Pond Renovation	\$ -	\$ -	\$ 2,401	\$ 2,401
Administrative	\$ 10,290	\$ 2,183	\$ -	\$ 12,472
Total	\$ 43,321	\$ 2,183	\$ 2,401	\$ 47,904
Excess (Deficit):	\$ 26,570	\$ 31,716	\$ (2,379)	\$ 55,908
Beginning Balance	\$ 116,560	\$ 904,147	\$ 225,984	\$ 1,246,692
Revenue +	\$ 69,891	\$ 33,899	\$ 22	\$ 103,812
Expenditures -	\$ (43,321)	\$ (2,183)	\$ (2,401)	\$ (47,904)
Change in Working Capital	\$ 9,322	\$ -	\$ -	\$ 9,322
Transfers +/-	\$ 60,000	\$ -	\$ (60,000)	\$ -
Ending Balance	\$ 212,453	\$ 935,864	\$ 163,606	\$ 1,311,922
Bank and Investment Accounts:				
Bank - Checking	\$ 98,813	\$ 20,754	\$ 15,359	\$ 134,926
Money Market	\$ 113,639	\$ -	\$ 148,247	\$ 261,887
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 915,109	\$ -	\$ 915,109
Total	\$ 212,453	\$ 935,864	\$ 163,606	\$ 1,311,922

**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



EST. 1994

Marcia M. Sacco
marcia@personnelstaffers.com
Kris Piscatelli
kris@personnelstaffers.com

4150 Washington Road, Suite 108 • McMurray, PA 15317
Phone: 724.942.5860 • Fax: 724.942.5866

www.personnelstaffers.com



Please contact the office with interest in
sponsoring the
2024 community wide yard sale this
summer.

The date is to be determined

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

<input type="checkbox"/>	Exterior ANTENNA provided they are attached to the unit.
<input type="checkbox"/>	Exterior location of CENTRAL AIR CODITIONING unit if <u>not</u> within three [3] feet of current.
<input type="checkbox"/>	A sketch showing the size, location and elevation of any DECK, BALCONY, PORCH or PATIO . *Note: Decks require township approval after GHA approval.
<input type="checkbox"/>	Changes in grade or location of an existing DRIVEWAY .
<input type="checkbox"/>	Height, style, material and distance from property lines of FENCE/PRIVACY SCREEN .
<input type="checkbox"/>	A sketch showing the location of a LAMP POST from the property lines and building.
<input type="checkbox"/>	A sketch showing location of OUTDOOR LIGHTING fixture(s) from the property line/building.
<input type="checkbox"/>	ROOF COVERING not similar to the one provided by the developer.
<input type="checkbox"/>	UTILITY SHEDS must be constructed in the same manner, style, and material of the unit. *Note: Sheds require township approval after GHA approval.
<input type="checkbox"/>	SIDING, DOOR, SHUTTERS and WINDOW replacement.
<input type="checkbox"/>	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: _____

MAY 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5 Cinco de Mayo	6 Garbage	7	8	9	10	11
12 Mother's Day	13 Garbage & Recycling	14 Board Meeting 7:00 PM Pool Pavilion	15	16	17	18
19	20 Garbage	21	22	23	24	25 Pool Opens 11:00 AM
26	27	28 Garbage & Recycling	29	30	31	
<div style="background-color: black; color: white; padding: 5px; display: inline-block;"> No School Canon-McMillan </div>						