

The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

May 2026



POOL OPENS MAY 23, 2026

News this month:

Community wide yard sale June 6th and 7th

Pool Rules

Newsletter starts electronic delivery June 1

GLENCANNON BOARD OF DIRECTORS

Douglas Krantz—President

Patrick Hogan—Vice President

Dave Wheeler

Rebecca Lopez

John Peel

Andy Schenkemeyer

Brad Swiger

Melissa Tallentire

Tessa Swanson

**Join the community email update list
Send an email to glencannon15317@yahoo.com
And Request to be added to the list.**

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, May 12 at 7pm at the Pool Pavilion
All residents are welcome to attend!**

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

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 request. If you would like a copy mailed each month, please call or email the office.
724-745-4911

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 pages 6 & 7
A copy is also posted at the pool.

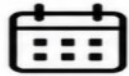
You need to have your lot number to enter the pool. Photo ID may be required.

★ **Thank you** ★
to
Melissa Tallentire
and
Tessa Swanson
who volunteered to join the board
★ **in April.** ★
(There are no open board positions)

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. ♥



FURNITURE • CLOTHES • TOYS • HOME GOODS • & MORE!



PARTICIPATING STREETS:

🏠 DEERFIELD DR.
🏠 HUNTING CREEK RD.
🏠 MEADOWVIEW DR.
🏠 OLD MEADOW CT.
🏠 OLD MEADOW RD.

🏠 GLEN SPRINGS CIRCLE
🏠 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

To become part of the email list,
send your contact information to
glencannon15317@yahoo.com
Updates are sent every 1-2 weeks
about ongoing projects, notices,
repairs and events. Starting in
June this will also be where your
newsletter is
delivered!

Ongoing Maintenance Updates

Jeffrey's Playground is waiting on parts to
repair playground items.

Beds are being done—mulching completed
Proposal sent out for tree work

Pond work bid accepted—work will start soon

ACC committee walk through underway
Notices will be sent out.

Pool work is being done for opening, including minor
repairs.

glencannon15317@yahoo.com



www.glencannonhomes.org

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 23, 2026 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. There will be one day per month from June to August for night swim, the hours will be 12pm to 10pm. Dates to be determined.
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 via email 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

**Glencannon Homes Association
Executive Meeting
April 14, 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.

Financials

The board reviewed and discussed the financial information that was distributed prior to the meeting.

Commons

The debris and maintenance needed on the paper alley behind Glen Springs and Old Meadow Ct. was discussed. The process to obtain the property was discussed and continues with Sweat Law. Once the area is obtained what needs done and adding to the liability insurance was discussed.

The stump grinding needs done on the common areas. The bid was reviewed from Presidential Landscaping. Mr. Peel made a motion to approve the bid, Mr. Hogan seconded the motion. Vote: Mr. Wheeler – yes, Ms. Lopez – yes, Mr. Schenkemeyer – yes, Mr. Krantz – yes and Mr. Swiger – yes.

Rec

The board discussed the pool opening and what needs done. The pool rules and prices will be reviewed and updated as needed within the next few weeks.

ACC

The homes that need addressed were reviewed and the fine process will start after another walk through. This is a follow up from the first letters that were sent and the people who had a plan to address needed work over a period of time. Additionally, the second wave of initial letters will occur this spring.

The maps were discussed on Upper Hunting Creek and the lines between GHA and the Condo Associations. Additional information is needed from the County Office.

New Business

The board elected officers for the next year.

Ms Lopez nominated Mr. Krantz to be president and Mr. Swiger seconded the motion. Mr. Krantz accepted – Mr. Wheeler – yes, Mr. Schenkemeyer – yes, Mr. Hogan – yes and Mr. Peel – yes.

Mr. Swiger nominated Mr. Hogan to be vice president. Mr. Krantz seconded and Mr. Hogan accepted. Mr. Wheeler – yes, Mr. Schenkemeyer – yes, Ms. Lopez – yes and Mr. Peel – yes.

Old Business

The bids were reviewed to complete the pond work including replacing the bridge and dredging. Mr. Hogan made a motion to accept the bid from Stewart Contracting. Mr. Swiger seconded the motion. Mr. Wheeler – yes, Mr. Schenkemeyer – yes, Mr. Krantz – yes, Ms. Lopez – yes and Mr. Peel – yes.

Meeting Adjourned at 7pm

**Glencannon Homes Association
Monthly Meeting of the Directors
April 14, 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.

Financials

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

Commons

The request for proposal is being sent for the tree bids and the paving on Meadowview Drive. The landscaping is going well and the bed work and mulching is in the process of completion. The stump-grinding bid was approved and will begin soon.

Rec

The repairs and opening of the pool has started and will continue for the next few weeks. The pool opens Memorial day weekend. The pool rules and rates are being reviewed for the new season.

ACC

All requests were reviewed. The ACC Committee was discussed and the responsibilities that are included. Two residents present agreed to be on the committee for their designated areas.

New Business

The board discussed that there are two open board positions

A resident nominated Mrs. Tallentire for the single family home position and she accepted. The board voted with a majority “yes” vote.

A resident nominated Ms. Swanson for the townhouse position and she accepted. The board voted with a majority “yes” vote.

Open discussion

A resident was present with the maps for her condo association and reviewed with the board where the lines are and ownership in that area. Further information needed by the County Deeds office and will occur in the next week.

The residents present discussed with the board about scheduling the community wide yard sale. The dates were determined for June 6th and 7th. Further discussion occurred about planning and sponsorship.

Another resident was present to discuss his plans to do a block party for the fall in the community. The board agreed and requested a proposal for the event.

Meeting adjourned at 7:50pm



Glencannon Home Owners Association

Financial Report

As of March 31, 2026

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 70,318	\$ -	\$ -	\$ 70,318
Other	\$ 1,883	\$ (7,279)	\$ (54)	\$ (5,449)
Total	\$ 72,201	\$ (7,279)	\$ (54)	\$ 64,869
Expenditures:				
Recreation Services	\$ 1,132	\$ -	\$ -	\$ 1,132
Commons Maintenance	\$ 3,030	\$ -	\$ -	\$ 3,030
Landscaping	\$ 13,250	\$ -	\$ -	\$ 13,250
Garbage Removal	\$ 20,540	\$ -	\$ -	\$ 20,540
Legal Services	\$ (716)	\$ -	\$ -	\$ (716)
Pond Renovation	\$ -	\$ -	\$ 1,743	\$ 1,743
Administrative	\$ 11,754	\$ 2,648	\$ -	\$ 14,401
Total	\$ 48,990	\$ 2,648	\$ 1,743	\$ 53,380
Excess (Deficit):	\$ 23,212	\$ (9,926)	\$ (1,796)	\$ 11,489
Beginning Balance				
	\$ 25,303	\$ 1,074,363	\$ 152,981	\$ 1,252,647
Revenue +	\$ 72,201	\$ (7,279)	\$ (54)	\$ 64,869
Expenditures -	\$ (48,990)	\$ (2,648)	\$ (1,743)	\$ (53,380)
Change in Working Capital	\$ 26,104	\$ -	\$ -	\$ 26,104
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 74,618	\$ 1,064,436	\$ 151,184	\$ 1,290,239
Bank and Investment Accounts:				
Bank - Checking	\$ 71,889	\$ 11,561	\$ 2,846	\$ 86,297
Money Market	\$ 2,729	\$ -	\$ 148,338	\$ 151,067
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 1,052,875	\$ -	\$ 1,052,875
Total	\$ 74,618	\$ 1,064,436	\$ 151,184	\$ 1,290,239

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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PROTECTION YOU CAN TRUST.



— PROUDLY SERVING HOA COMMUNITIES —

Enhance the beauty, efficiency, and value of your home with
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- Improve Comfort & Lower Energy Costs
- Stylish Options to Match HOA Guidelines



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- Enhance Curb Appeal & Home Value
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— WHY CHOOSE E. RAGGI HOME IMPROVEMENT? —



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EVERY STEP OF THE WAY

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glencannon15317@yahoo.com

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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: _____

MAY 2026

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