
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

November 2024



News this month:

**Leaf Removal
Tree Work
ACC Committee**

**GLENCANNON
BOARD OF DIRECTORS**

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

Terry Creighan
Dave Wheeler
Gretchen Gregorchik
Rebecca Lopez
John Peel
Andy Schenkemeyer

**Monthly dues will increase to
\$45 per month starting with
your January payment.
(Details page 4)**

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 Tuesday, November 12, 2024 at Kings Restaurant at 7:00 PM.

All residents are welcome to attend!

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

Leaf Collection in North Strabane continues on Wednesdays through December 6th. The collection day is affected by weather and may vary from week to week.

**Return to Standard Time
Sunday, November 3rd, 2:00 am
Turn clocks back 1 hour**



NOTICE OF ASSOCIATION DUES INCREASE

The Glencannon Homes Association Board of Directors has voted to increase the monthly dues by \$2.00 per month to \$45.00 per month starting January 1, 2025.

There will be multiple notifications between now and January in the Glencannon newsletter, so please take the time to plan and adjust, particularly those that use online payments.

This increase was necessary because ALL waste pick-up companies have been drastically increasing their prices. You can forward any questions to glencannon15317@yahoo.com.

As always, we will continue to monitor expenditures and keep our monthly dues as low as possible. We have not had a need for an increase in over 15 years.

Thank you for your understanding.

The tree work in the common areas will begin the week of November 4 by 84 Tree Service.

The leaf removal in common areas will be addressed by Presidential Landscaping.



The ACC Committee is currently focusing on improvements needed to various properties throughout the community.

Notifications are being sent identifying what needs completed within a certain timeframe.

**The Committee
Needs many volunteers
to assist with
reporting areas in need of
repair or improvement and
ongoing follow up of
completion.**

Please email with
interest:
glencannon15317@yahoo.com
Or come to the meeting on
November 12th.



**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



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**If you are selling your property,
please allow 10 days from
payment to receive the packet via
email. The resale packet is to be
given to the buyer at least 5 days
prior to closing.**

**The payment for resale certificates
can only be sent via US Mail.**

Please email the office with
any interest in being on the
community resource page for dog
walking, babysitting,
leaf/snow removal and grass
cutting.



QUESTIONS OF THE MONTH



What is the status of the cluster boxes on Meadowview Drive?

The cost of the box and the installation was determined. The residents who will use the box will be notified in early November of the cost that will be assessed on their account.

When will the asphalt work be done at Playground A?

The contract was completed and Hilltop Paving will give a start date soon.

How do I know if I have a bulk trash item that is too big?

Please contact Triple H with questions about bulk items and scheduling additional pickups.

What happens if I leave my trash cans in front of my house?

Trash cans cannot be in front of your property, a \$50 fine will be assessed.

DAVE NEIDERMEYER
REALTOR®

C. 724.469.1582
O. 724.941.1427
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375 Valley Brook Road
McMurray, PA 15317



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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



LET'S TALK INSURANCE.....

HOME INSURANCE RATES HAVE GONE CRAZY!!!

I'M AN INSURANCE AGENT AND A RESIDENT OF

GLENCANNON AND SAVED MY NEIGHBOR \$600

A YEAR AND LOWERED HER \$2000 DEDUCTIBLE

TO JUST \$500!

CALL OR EMAIL ME FOR A QUOTE!

LINDAROACH@ALLSTATE.COM

724-473-0717

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.

Please be sure to cut your lawn in the months of October and November. Although the grass may not be growing as fast as in the Summer months, the uneven grass makes it unsightly and collects leaves and other debris. One final cut in November can go a long way in beautifying Glencannon in the Winter months.

Plastic bags are **NOT** to be included in your recycling container.

In addition, **glass** is no longer acceptable because it can break and contaminate other recyclable items.

Please see our web site for more information regarding recycling requirements.



Don't forget to clean up after pets!

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.

**Glencannon Homes Association
Executive Meeting - Minutes
October 8, 2024**

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

Roll Call

Doug Krantz – President, Pat Hogan – Vice President, Terry Creighan, Rebecca Lopez, Gretchen Gregorchik, John Peel, Andy Schenkemeyer and Dave Wheeler.

Financials

The financial reports were reviewed and discussed. The board discussed doing additional title searches to start the foreclosure process on severely delinquent accounts. The board also discussed ongoing preparation of the 2025 budget and areas that will need adjusted. The plan to raise dues was discussed by the board. The current budget and the deficit that will occur for 2024 was discussed due to the excessive increase in the trash collection, utilities and general work. The CPI increase is what is permitted in the bylaws and can be voted on by the board. An increase beyond that would require a community vote. Information was discussed that was gathered by the auditor that in order to eliminate a yearly deficit, the increase amount would have to be around double the CPI. The board discussed raising the dues an additional \$2 per home (\$45 per month) starting in January of 2025 and to continue to raise the dues the CPI rate for each year after in order to eliminate a yearly deficit. Mr. Creighan made a motion to raise the dues \$2 per month starting in January 2025 to \$45 per month. Mr. Hogan seconded the motion. Vote: Mr. Krantz – yes, Mr. Wheeler – yes, Mrs. Lopez – yes, Mrs. Gregorchik – yes, Mr. Peel – yes, Mr. Schenkemeyer – yes. Motion passed.

Commons

The landscaping contract was discussed with no major issues. Planning for the new year will occur with some minor changes to the contract. The leaf removal will begin with the township the week of October 28th. The leaf removal in common areas will be done by Presidential.

The board discussed the tree bids obtained for the work that needs done throughout the neighborhood on common property. Mr. Peel made a motion to accept the bid from 84 Tree. Mr. Hogan seconded the motion. Vote: Mr. Krantz – yes, Mr. Wheeler – yes, Mrs. Lopez – yes, Mrs. Gregorchik – yes, Mr. Creighan – yes, Mr. Schenkemeyer – yes. Motion passed.

The board discussed the asphalt bids for the work needed in the community at the playground A walkway. The 3 bids were distributed and discussed. Mr. Hogan made a motion to approve the bid for Hilltop Paving. Mr. Schenkemeyer seconded the motion. Vote: Mr. Krantz – yes, Mr. Creighan – abstain, Ms. Lopez-yes, Mrs. Gregorick-yes, Mr. Peel- yes and Mr. Wheeler – yes.

ACC

Several letters were sent to residents over the last month to address property condition and political signs. The \$50 fines for residents who did not address the property issues will be assessed over the next week.

Mr. Krantz made a motion to adjourn at 7pm, all in favor.

**Glencannon Homes Association
Monthly Meeting of the Directors
October 8, 2024**

Roll Call

Doug Krantz – President, Pat Hogan – Vice President, Terry Creighan, Rebecca Lopez, Gretchen Gregorchik, Andy Schenkemeyer, Dave Wheeler and John Peel

Financial

Mr. Hogan made a motion to approve the financial reports, Ms. Lopez seconded the motion. Vote: Mr. Wheeler – yes, Mr. Creighan, Mr. Schenkemeyer – yes, Mrs. Gregorchik – yes, Mr. Krantz and Mr. Peel –yes. Motion passed.

The board discussed with the residents present at the meeting what was discussed about the dues increase for 2025 which will be an additional \$2 per month.

Commons

The board discussed that Presidential Landscaping continues with the current contract and there are no major concerns at this time. Leaf removal starts the week of 10/28/2024. Also, the bid for the pond bridge was awarded to two contractors and a start date is pending.

The board notified the residents present about the start of the tree work and the paving at Playground A.

Rec

The board discussed that the pool has been closed and winterized with the exception of the furniture. That will be done this week. The rec committee met last week to discuss what went right and what did not at the pool this year. They will continue to meet and develop ideas for the upcoming season.

New Business

The board discussed the open board position. No interest from the residents present at the meeting. Volunteers are needed for the ACC committee to review any properties in need of repair and for the homeowners to be notified.

Open Discussion

A resident was present and asked what the board is able to do to address the properties that need repaired and improved. The board discussed the process with notification to the homeowner with the details of what needs done. A timeframe is provided and if it is not completed, a \$50 fine is assessed monthly. Once the property is over a certain amount, a lien is assessed on the property. This resident expressed concern about a particular property on his street and the board discussed other options including potentially escalating fines and addressing the issues and billing the homeowner.

A resident present also discussed the issues with garbage cans being left out on Cricketwood Court every week outside of the times of trash removal. Notifications were sent and fines have been assessed and will continue.

A resident was present and discussed the details of the CPI increase for dues for 2025. Confirmed the increase will occur next year as well.

A resident was present to discuss the paving on Meadowview between the townhome buildings. The board will assist with the process to get that common area done and assess the homeowners who use it. She distributed the information to the board with what needs done and what was already done.

A resident was present to discuss what the bills are for the association. The amount paid for trash each month was discussed as well as the prices of the other local companies. The expense and details of recycling was also discussed.

A resident also provided information to the board about a local agency that can assist with relocating the geese that are at the pond.

Mr. Hogan made a motion to adjourn at 7:45pm. All in favor.



**Glencannon Homes Association
Financial Report
As of September 30, 2024**

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 201,113	\$ -	\$ -	\$ 201,113
Other	\$ 11,885	\$ 97,220	\$ 59	\$ 109,164
Total	\$ 212,998	\$ 97,220	\$ 59	\$ 310,277
Expenditures:				
Recreation Services	\$ 54,401	\$ -	\$ -	\$ 54,401
Commons Maintenance	\$ 11,306	\$ -	\$ -	\$ 11,306
Landscaping	\$ 36,971	\$ -	\$ -	\$ 36,971
Garbage Removal	\$ 98,283	\$ -	\$ -	\$ 98,283
Legal Services	\$ 346	\$ -	\$ -	\$ 346
Pond Renovation	\$ -	\$ -	\$ 3,201	\$ 3,201
Administrative	\$ 32,074	\$ 6,871	\$ -	\$ 38,945
Total	\$ 233,379	\$ 6,871	\$ 3,201	\$ 243,451
Excess (Deficit):	\$ (20,382)	\$ 90,349	\$ (3,142)	\$ 66,826
Beginning Balance	\$ 116,560	\$ 904,147	\$ 225,984	\$ 1,246,692
Revenue +	\$ 212,998	\$ 97,220	\$ 59	\$ 310,277
Expenditures -	\$ (233,379)	\$ (6,871)	\$ (3,201)	\$ (243,451)
Change in Working Capital	\$ (47,340)	\$ -	\$ -	\$ (47,340)
Transfers +/-	\$ 60,000	\$ -	\$ (60,000)	\$ -
Ending Balance	\$ 108,838	\$ 994,497	\$ 162,843	\$ 1,266,178
Bank and Investment Accounts:				
Bank - Checking	\$ 22,903	\$ 20,758	\$ 14,559	\$ 58,220
Money Market	\$ 85,935	\$ -	\$ 148,284	\$ 234,219
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 973,738	\$ -	\$ 973,738
Total	\$ 108,838	\$ 994,497	\$ 162,843	\$ 1,266,178

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

Reminder:

The only signs permitted in
Glencannon are real estate or
“for sale signs”

Notices are sent to anyone who has a
contractor, political or any other
sign on their
Property.

Failure to remove signs can result in an
ACC fine.

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

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 2025

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

Triple H has requested that residents
limit large items to one bulk item
per week per home.

(more than one item is outside of the contract)

Also, if you are planning to put out more
than usual trash for a week due to
cleaning out or moving, or you have a large
item to dispose of, please notify the
Triple H office to
schedule a separate pick up.
For an additional cost of \$30

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: _____

NOVEMBER 2024

Sun Mon Tue Wed Thu Fri Sat

					1	2
3 Daylight Saving Time Ends Turn Clocks Back 1 Hour	4 Garbage	5 Election Day <div style="background-color: black; color: white; padding: 2px; text-align: center;">No School Canon-McMillan</div>	6 Leaf Collection 	7	8	9
10	11 Garbage & Recycling Veterans Day	12 Board Meeting 7:00 PM Kings Restaurant	13 Leaf Collection 	14	15	16
17	18 Garbage	19	20 Leaf Collection 	21	22	23
24	25 Garbage & Recycling	26	27 Leaf Collection 	28 Thanksgiving	29	30
			2 Hr. Early Dismissal Canon-McMillan	No School Canon-McMillan	No School Canon-McMillan	