
The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

November 2025

News this month:

**New Board Meeting
Location**

GLENCANNON BOARD OF DIRECTORS

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

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



**Leaf Collection
Glencannon's Day is Wednesday**

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

Tyler Kempay 724-705-5396

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

If you have an issue with your garbage collection, please call

Earthwise

Environmental Solutions :

724-379-4331

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
Earthwise Environmental Solutions	724-379-4331

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, November 11, 2025 at 7pm at North Strabane Twp.
All residents are welcome to attend!**

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

**Board Meetings are in a
new location
Starting in November 2025**

**North Strabane Township
Building**

1957 Rt 519

Canonsburg, PA 15317

**The time is not changed,
2nd Tuesday of every
month at 7pm**



**Please see the website
If you are in need of
the ACC form,
the ACC Guidelines, copies
of the bylaws,
covenants, current budget
and all
current policies.**

**We are saddened to announce the
passing of Carl Puglisi,
former board president for
Glencannon Homes Association. Carl served
our community for many years with
dedication and commitment which led to
the continued success of our community.**

**His time on the board is appreciated and our
sincere condolences go out to the
Puglisi Family.**



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

Please be sure to cut your lawn in the
month of 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.



Resident Light Posts

**There are many reports to the
office and by the ACC
committee of residents
without functioning light
posts.**

**Notices were sent out over the
last few months
informing residents that the
light must be repaired by a
certain date to avoid a fine.**

**Thank You to everyone who
quickly took care of this.**

**If you are having difficulty
with repairing your light,
please email the office with
the status.**

Leaf Collection continues
until
December 5th

All leaves must be
piled to the curb.
No leaves can be in the
street

Glencannon's day is
Wednesday according to
the township calendar

For Questions regarding
leaf collection, please con-
tact North Strabane
Public Works
724-745-1404



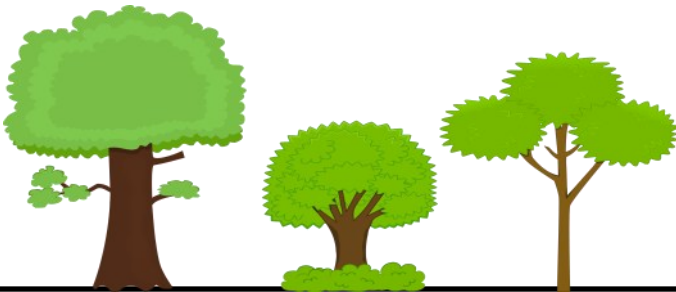
If you are interested in doing
leaf/snow removal for residents in
the community,
please contact the office
to have your name
added to the
community resource page.

**Please pile leaves only to the
curb.**

**Do not blow or rake leaves
into
common areas.**

**The tree project information is
being
gathered.**

**Please continue to email
the office with common trees
that require
maintenance so they can be
added to the list.**



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.

**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

**Meadowview Cluster
Mailbox Update:**

All residents who will be using the old
cluster box or the newly installed box
have been
notified of the procedure to pick up their
keys.

You will receive another notice from the
office when you are to remove your
mailbox and your mail will be delivered
solely to the cluster box.

If you have not picked up your keys yet,
please do so as soon as possible.

**Glencannon Homes Association
Executive Meeting - Minutes
October 14, 2025**

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

Roll Call

Doug Krantz – President, Pat Hogan – Vice President, Rebecca Lopez, Gretchen Gregorchik , Brad Swiger, and Dave Wheeler– Mary Doyle, Andy Schenkemeyer and John Peel not present and excused.

Ron Dami from Presidential Landscaping was present and discussed the details of the current contract; the work that was done with general landscaping, extra jobs and the beds. The board discussed with him changes for the upcoming year and he stated he would be submitting a proposal in the coming weeks.

Financials

The board reviewed the financial reports that were distributed as well as the reserve accounts with PNC and Citizens. Additional information will be obtained from PNC to make changes if needed to get the best return on investments. The vote on finances will occur at the next meeting.

Commons

The board discussed the trash collection for the community as well as upcoming snow removal needs in the common areas. Two additional trash cans in the community need replaced and will be ordered in the coming weeks.

New Business

The board discussed another proposal sent by Range Resources that involves land leasing. The attorney will meet with the board to provide the details and clarification after reviewing this information.

The tree roots from common trees were discussed as well as the PA Law regarding encroachment that states that residents are permitted to address anything on their property from a common tree. Also, unless a tree is dead or a hazard, all tree work will be done annually. Further clarification was requested by the attorney.

The paving on Meadowview with the shared driveway was discussed and due to issues with the contractors, this will not occur until the spring.

The board discussed the cluster box on Meadowview and the residents who will be using it were notified to go to the post office and pick up their key with identification. A representative from the board will go to the post office to determine if there were any keys not picked up next week.

Old Business

The meeting location was determined for the winter months starting in November. The location is the township building at 1957 Rt 519 Canonsburg, PA 15317.

Meeting adjourned at 7:00pm

**Glencannon Homes Association
Monthly Meeting of the Directors
October 14, 2025**

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

Roll Call

Doug Krantz – President, Pat Hogan – Vice President, Rebecca Lopez, Gretchen Gregorchik , Brad Swiger, and Dave Wheeler– Mary Doyle, Andy Schenkemeyer and John Peel not present and excused.

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

Commons:

Blystone Lawn Maintenance was present with a rate proposal for the trash removal and snow removal for the 2025-2026 winter season. Mr. Swiger made a motion to approve the proposal and Mrs. Gregorchik seconded the motion. Vote: Mrs. Lopez – yes, Mr. Wheeler – yes, Mr. Hogan – yes, Mr. Krantz- yes.

Open Discussion:

A resident was present to discuss the trees near her home on Meadowview Drive. The board clarified with her that the trees are not on common property and would be the responsibility of the property owner.

Another resident was present and discussed issues with common trees behind his home and his neighbor's home on Hunting Creek. These trees will be added to the annual project.

Two residents were present from Glen Springs to discuss concerns with trees in an area near their home that was determined to not be owned by anyone. The board discussed the PA Laws regarding trees and their roots. Since there are issues with the trees, they are able to alter the area of the tree that is encroaching on their property.

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





Questions of the Month

Why can't leaves be put in common areas?

Common leaf removal is done by the landscaping company. Often when they are done with an area, additional leaves are placed there from private property. Also, large piles of leaves make it difficult to mulch and remove with their mowers.

How do I know my balance on my account?

Please email the office for a copy of your statement or balance amounts. Annual statements will be mailed to every resident in January 2026.

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

What is the status of the tree project?

The tree project will consist of tree trimming and removal of trees. This is done annually as one bid. If there is a hazardous tree, this would be addressed immediately. If you feel a tree needs addressed on property owned by GHA, please contact the office with details. Pictures would be appreciated to assist in the process. Please also forward any suggested tree companies for the bid.

Glencannon Home Owners Association

Financial Report

As of September 30, 2025

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 211,719	\$ -	\$ -	\$ 211,719
Other	\$ 11,488	\$ 100,565	\$ 44	\$ 112,097
Total	\$ 223,207	\$ 100,565	\$ 44	\$ 323,816
Expenditures:				
Recreation Services	\$ 78,472	\$ -	\$ -	\$ 78,472
Commons Maintenance	\$ 33,782	\$ -	\$ -	\$ 33,782
Landscaping	\$ 39,479	\$ -	\$ -	\$ 39,479
Garbage Removal	\$ 91,630	\$ -	\$ -	\$ 91,630
Legal Services	\$ 1,049	\$ -	\$ -	\$ 1,049
Pond Renovation	\$ -	\$ -	\$ 800	\$ 800
Administrative	\$ 32,001	\$ 7,464	\$ -	\$ 39,465
Total	\$ 276,414	\$ 7,464	\$ 800	\$ 284,678
Excess (Deficit):	\$ (53,208)	\$ 93,102	\$ (756)	\$ 39,138
Beginning Balance	\$ 89,654	\$ 974,296	\$ 153,689	\$ 1,217,638
Revenue +	\$ 223,207	\$ 100,565	\$ 44	\$ 323,816
Expenditures -	\$ (276,414)	\$ (7,464)	\$ (800)	\$ (284,678)
Change in Working Capital	\$ (10,655)	\$ -	\$ -	\$ (10,655)
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 25,791	\$ 1,067,397	\$ 152,933	\$ 1,246,122
Bank and Investment Accounts:				
Bank - Checking	\$ 24,262	\$ 20,761	\$ 4,589	\$ 49,611
Money Market	\$ 1,529	\$ -	\$ 148,345	\$ 149,873
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 1,046,637	\$ -	\$ 1,046,637
Total	\$ 25,791	\$ 1,067,397	\$ 152,933	\$ 1,246,122

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: _____

NOVEMBER 2025

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