The Glencannon Newsletter

Visit our website: www.glencannonhomes.org

November 2026



News this Month:

Dues Increase for 2027
Board letter page 7
New Meeting Venue
Project Updates

Leaf Collection Continues on Wednesdays. Please put leaves to the curb for pickup

GLENCANNON BOARD OF DIRECTORS

Douglas Krantz—President
Patrick Hogan—Vice President
Dave Wheeler
Rebecca Lopez
John Peel
Andy Schenkemeyer
Brad Swiger
Melissa Tallentire
Tressa Swanson

Phone: 724-745-4911 email: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

Glencannon Homes Association
PO Box 831
McMurray, PA 15317

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
To report outages 800-544-4877
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

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

Phone: 724-745-4911 · email: glencannon15317@yahoo.com

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 drawing.
*There are no in person payments

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.

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 glencannon15317@yahoo.com

A.C.C. Approval

Any Resident planning to change the exterior must obtain approval from the A.C.C. Chairman.

North Strabane Township will not issue a building permit of the association. Approval must be obtained for decks, porches, windows, sidewalks, 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 with proper approval is available from the association secretary, in most newsletters or online at:
www.glencannonhomes.org/accrequestform.pdf

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 to file a lien on their property (for lack of payment) will also have those fees added to their account.

Phone: 724-745-4911 email:glencannon15317@yahoo.com



Glencannon

COMMUNITY NEWS

The next Monthly Meeting of the Directors will be held on Tuesday, November 10, 2026 at 7pm at the North Strabane Township building
All residents are welcome to attend!
Any meeting changes will be posted on the website: Glencannonhomes.org

The meeting Locations for November and December 2026 and February and March 2027 will be at North Strabane Township Building
1957 Rt 519
Canonsburg, PA 15317
Meetings start at 7pm.
A meeting location is needed for January 2027

Project Updates:
Sidelines Trees postponed the tree work until late November. Awaiting a date.
Casper paving will be repairing the catch basin and doing asphalt work on common area on Cricketwood. Awaiting a date for November

The board voted on a $3 increase in dues starting in January 2027.

Please sign up for the email list for ongoing updates and newsletter delivery.

Phone: 724-745-4911 email:glencannon15317@yahoo.com

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aragS6@gmail.com

Phone: 724-745-4911 email:glencannon15317@yahoo.com

Glencannon Home Owners Association
Financial Report
As of September 30, 2026

Income Statement:	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Revenues:				
Association Fees	$ 210,253	$ -	$ -	$ 210,253
Other	$ 34,871	$ 43,034	$ 1,855	$ 79,759
Total	$ 245,124	$ 43,034	$ 1,855	$ 290,013
Expenditures:				
Recreation Services	$ 60,423	$ -	$ -	$ 60,423
Commons Maintenance	$ 21,380	$ -	$ -	$ 21,380
Landscaping	$ 42,579	$ -	$ -	$ 42,579
Garbage Removal	$ 74,000	$ -	$ -	$ 74,000
Legal Services	$ 1,773	$ -	$ -	$ 1,773
Pond Renovation	$ -	$ -	$ 36,319	$ 36,319
Administrative	$ 31,401	$ 8,146	$ -	$ 39,546
Total	$ 231,555	$ 8,146	$ 36,319	$ 276,020
Excess (Deficit):	**$ 13,569**	**$ 34,888**	**$ (34,464)**	**$ 13,993**
Beginning Balance	$ 25,303	$ 1,074,363	$ 152,981	$ 1,252,647
Revenue +	$ 245,124	$ 43,034	$ 1,855	$ 290,013
Expenditures -	$ (231,555)	$ (8,146)	$ (36,319)	$ (276,020)
Change in Working Capital	$ 699	$ -	$ -	$ 699
Transfers +/-	$ 33,000	$ (33,000)	$ -	$ -
Ending Balance	$ 72,571	$ 1,076,251	$ 118,517	$ 1,267,339
Bank and Investment Accounts:				
Bank - Checking	$ 69,842	$ 2,562	$ 3,270	$ 75,674
Money Market	$ 2,729	$ -	$ 115,247	$ 117,976
CD's	$ -	$ -	$ -	$ -
PNC Advisor Investments	$ -	$ 1,073,689	$ -	$ 1,073,689
Total	$ 72,571	$ 1,076,251	$ 118,517	$ 1,267,339

Leaf collection is scheduled each week on Wednesdays for Glencannon. The Township may come other days as well. Please refrain from blowing leaves into common areas and in neighboring yards.



Please visit the website www.glencannonhomes.org all needed governing docs, policies and forms can be found there

The 2027 budget was approved by the board. A copy will be on the website and the December newsletter.

A Message from the Glencannon Board of Directors

2027 Annual Dues Increase

Dear Homeowners,

As we look ahead to 2027, the Board of Directors would like to take this opportunity to address an upcoming increase in our annual HOA dues.

We understand that no one likes to see an increase in expenses, and we recognize that this is an additional cost for every homeowner. However, like everything else, the cost of maintaining and operating our community continues to rise. The prices of materials, labor, landscaping, utilities, insurance, repairs, and general maintenance have all increased over time.

Last year, the Board made the decision not to increase HOA dues. While we were able to maintain the current rate for another year, the rising costs of operating the community and the growing list of maintenance and replacement needs have made an adjustment necessary for 2027.

Our community has several items that need attention, repair, or replacement. As our common areas and community amenities continue to age, it is important that we address these needs before smaller issues turn into larger and more expensive problems. The Board must also plan responsibly for future repairs and replacements to ensure that our neighborhood remains attractive, safe, and well-maintained.

The dues increase of $3 per month will help the association keep up with rising operating expenses, take care of necessary repairs, replace aging items throughout the community, and maintain our common areas to the standards homeowners expect.

The Board takes its responsibility to manage the association's finances seriously. We strive to be good stewards of the money collected from homeowners and to make decisions that benefit the community as a whole.

We appreciate your understanding, patience, and continued support. Maintaining a neighborhood is a shared responsibility, and the dues collected allow us to protect our common areas, preserve property values, and keep our community a place we can all be proud to call home.

Thank you for being part of our community.

Sincerely,
Glencannon Board of Directors



With fall here and it gets dark earlier, please have all light posts working.
Any questions about repairs contact the office glencannon15317@yahoo.com

Phone: 724-745-4911 email:glencannon15317@yahoo.com

October Meeting Minutes

Glencannon Homes Association · October 13th 2026

Glencannon Homes Association
Executive meeting
October 13th 2026

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

Roll call:
Doug Krantz president, Patrick Hogan Vice President, Rebecca Lopez, Dave Wheeler, John Peel, Brad Swiger. Melissa Tallentire, Andy Shenkemeyer and Tressa Swanson not present.

Financial discussion:
The board discussed the financial reports that were distributed. Further discussion occurred regarding delinquent accounts in the community and continuing with assessing liens. The 2027 budget was also discussed. The board determined needed changes for the budget amounts based on the 2026 budget consumption with costs and income. The rate for dues was discussed with a $3 increase for 2027; monthly amount to increase from $45 to $48.

Further discussion occurred with clarification of reserve funds and the purpose of the spending including replacement and improvements in the community. The general spending continues to increase each year with inflation and the trend of going over budget has occurred over the last few years for this reason.

Mr. Swiger made a motion to approve the budget for 2027 and Mr. Peel seconded the motion. Vote: Mr. Krantz – yes, Mr. Hogan – yes, Ms. Lopez – yes, Mr. Wheeler – yes.

Mr. Hogan made a motion for the dues increase for 2027 of $3. Increase from $45 to $48. Mr. Peel seconded the motion. Vote: Mr. Krantz – yes, Mr. Swiger – yes, Ms. Lopez – yes, Mr. Wheeler – no.

The audit for 2025 is completed and a copy will be distributed to the board.

Commons:
The paper alley was discussed with the recent memo from Sweat Law about what has been completed and additional proposals. At this point, contact is being made to the successors of the owner of the area to determine if a quitclaim deed is agreeable. Updates will be communicated as they come.

The board also discussed the common asphalt that leads to upper Cricketwood and the bids were distributed from 3 contractors. Each bid provided the paving work as well as the catch basin repair. Mr. Hogan made a motion to approve the bid with Casper paving for the paving, Mr. Wheeler seconded the motion. Vote: Mr. Swiger- yes, Mr. Peel – yes, Mr. Krantz – yes, Ms. Lopez – yes, Mr. Wheeler – yes.

ACC
The lights on Upper Hunting Creek were discussed and the need for repair. Doran Electric will be notified to come and repair it.

New Business
The meeting dates for 2027 were discussed and determined to continue with the second Tuesday of each month except for March of 2027, the Monthly Meeting of the Directors and the Annual Meeting will be the third Tuesday.

Meeting adjourned at 7pm

Glencannon Homes Association
Executive meeting
October 13th 2026

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

Roll call:
Doug Krantz – president, Patrick Hogan - vice president, Rebecca Lopez, Dave Wheeler, John Peel, Brad Swiger. Melissa Tallentire, Andy Shenkemeyer and Tressa Swanson not present.

Mr. Hogan made a motion to approve the financials that were discussed in the last meetin. Mr. Swiger seconded the motion. Vote: Mr. Krantz – yes, Mr. Wheeler – yes, Mr. Peel – yes and Ms. Lopez – yes. Motion passed.

Commons
The board discussed that the bid was approved for the Cricketwood paving. In addition, the tree project will be continuing on October 28th.

Rec
American Pools is in the process of winterizing and closing the pool area.

Open Discussion
A resident was present to discuss her concerns about the land lease with Range Resources. She talked to the board about her concerns for future health issues and provided handouts about the subject.

Another resident was present and expressed that he also has the same concerns about the land lease. He also talked about issues with a few trees in common area that need addressed.

Meeting adjourned 7:30pm.



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 not 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:** _____

Phone: 724-745-4911 email:glencannon15317@yahoo.com

November 2026

GLENCANNON COMMUNITY CALENDAR

SUN	MON	TUE	WED	THU	FRI	SAT
1	2 garbage	3	4	5	6	7
8	9 garbage and recycling	10 Board Meeting 7pm	11	12	13	14
15	16 garbage	17	18	19	20	21
22	23 garbage and recycling	24	25	26 	27	28
29	30 garbage					

Leaf collection every Wednesday

Phone: 724-745-4911 email:glencannon15317@yahoo.com