
The
Glencannon
N e w s l e t t e r



Visit our web site: www.glencannonhomes.org

October 2024



Volunteers needed for the open board position and for community committees.

News this month:

Leaf Removal
Monthly Board Letter
Notice from Triple H

GLENCANNON
BOARD OF DIRECTORS

Douglas Krantz, President
Patrick Hogan, Vice President

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

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, October 8, 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

Leaf Collection in North Strabane starts October 28th and continues on Wednesdays through December 6th. The collection day is affected by weather and may vary from week to week.

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

Trick-or-Treat

In North Strabane
will be Thursday, October 31st
from
6:00 PM to 8:00PM



**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 BHI Affiliates, LLC

**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.**

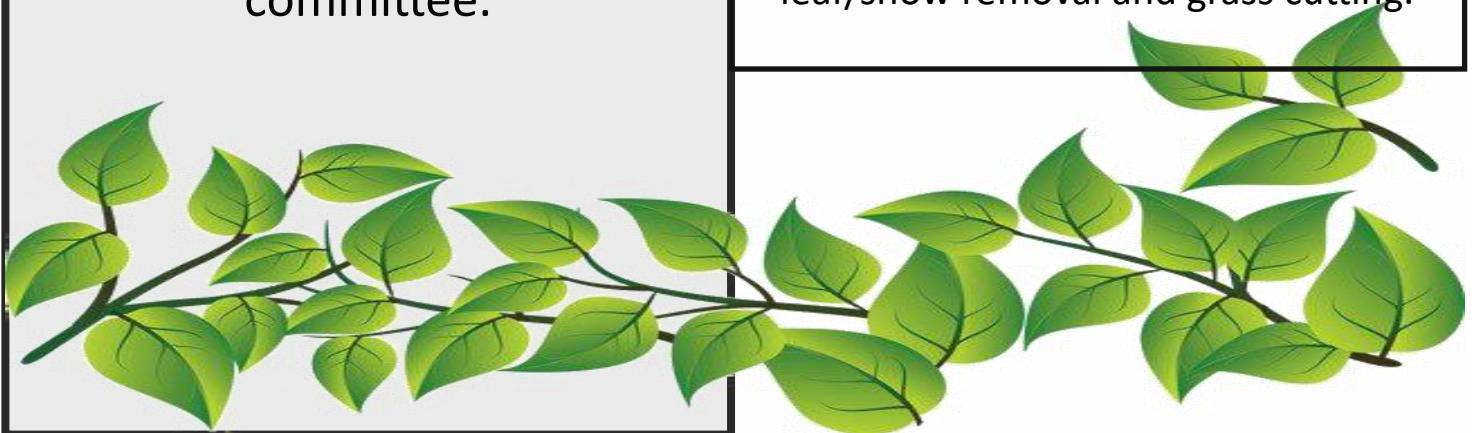
**Thank you to the residents who
volunteered for the Rec Committee!**

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

The board has identified an ACC
Committee which is currently
focusing on improvements
needed to various properties
throughout the community.

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

Any interested residents can
contact the office or come to
the meeting on October 8th to
discuss volunteering for this
committee.



BOARD NOTES

MONEY!

Now that I have your attention, we need to talk about **Association dues increases**. We haven't had to increase dues for many years. The Board has worked diligently over the years to keep costs down and dues rates level—currently \$43 per month.

But, like everything else in this economy, expenses have gone up. Way up! Our trash contract almost doubled this year. The landscaper we contracted, based on lower price, did not work out. Our expenses have grown, but our income hasn't.

We need to raise Association dues significantly. At this writing, I don't have an exact number.

The Declaration of Covenants limits raising dues “by not more than the percentage of increase in the cost of living as established in the Consumer Price Index as reported by the Department of Commerce.”

As an association, we can only raise dues more than the same percentage as the cost of living through a **special meeting**.

1. A special meeting can be called with 30 days' notice at which 60% of single-family homes and 60% of townhomes must be represented either in person or by proxy.
2. If a quorum is present or represented by proxy and 66% or more vote to increase dues, the process is done and we, as an Association, remain solvent.
3. If a quorum is not present, another special meeting will be called the next month at which 30% of single-family homes and 30% of townhomes must be represented either in person or by proxy.
4. If the reduced quorum is present at the second special meeting and 66% or more vote to increase dues, the process is done.

What happens if you, the Association, vote no on a larger dues increase?

- **The Board could vote to increase dues at the maximum rate (equivalent to the cost of living).**
- **The Board could vote to stop community trash collection, and residents will have to arrange for their own trash pickup.**
- **The Board could be forced to look at cutting other services.**

At our October Monthly Meeting on Tuesday, October 8, the Board will probably call a special session—most likely the November Monthly Meeting. More information will be provided. If a special meeting is called, every home will be notified by mail. See you at the pool!

Doug Krantz

DAVE NEIDERMEYER
REALTOR®

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O. 724.941.1427
dave@goldstandardpittsburgh.com
RealtyONEGroupGoldStandard.com

375 Valley Brook Road
McMurray, PA 15317



PERSONNEL
STAFFERS
INC.

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.

Current and New Residents!
**Please visit the website to
obtain needed information
including the
bylaws, covenants, board
policies, ACC guidelines,
newsletters and more!**



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
September 10, 2024

This meeting did not take place due to a lack of a quorum, per the by-laws, a quorum for a monthly meeting of the Directors is over 50% (5 members). Meetings will continue next month.

Glencannon Homes Association
Monthly Meeting of the Directors
September 10, 2024

This meeting did not take place due to a lack of a quorum, per the by-laws, a quorum for an official meeting is over 50% (5 members). Meetings will continue next month.

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.

QUESTIONS OF THE MONTH

What if I don't see immediate results from a property in need of repair?

Once someone is notified of an issue, they have a certain amount of time to correct it. The resident can call the office and make arrangements to make the improvements within a certain time frame based on the size of the job. Failure to follow up on the letter or to make the necessary changes can result in a reoccurring fine.

Can the GHA Office recommend contractors?

No. There are no contractors affiliated with or recommended by the board.

What if I have issues with parking that occurs in common parking spaces?

Please come to the monthly meeting to discuss these concerns with the board.

Why have I not received a statement?

Glencannon is required to send one statement per year which occurs in January. If you have questions about your balance, please email the office.

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

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 178,581	\$ -	\$ -	\$ 178,581
Other	\$ 10,855	\$ 80,833	\$ 53	\$ 91,741
Total	\$ 189,436	\$ 80,833	\$ 53	\$ 270,322
Expenditures:				
Recreation Services	\$ 47,063	\$ -	\$ -	\$ 47,063
Commons Maintenance	\$ 10,936	\$ -	\$ -	\$ 10,936
Landscaping	\$ 31,971	\$ -	\$ -	\$ 31,971
Garbage Removal	\$ 77,903	\$ -	\$ -	\$ 77,903
Legal Services	\$ 200	\$ -	\$ -	\$ 200
Pond Renovation	\$ -	\$ -	\$ 3,201	\$ 3,201
Administrative	\$ 30,682	\$ 6,871	\$ -	\$ 37,553
Total	\$ 198,755	\$ 6,871	\$ 3,201	\$ 208,827
Excess (Deficit):	\$ (9,319)	\$ 73,962	\$ (3,148)	\$ 61,495
Beginning Balance	\$ 116,560	\$ 904,147	\$ 225,984	\$ 1,246,692
Revenue +	\$ 189,436	\$ 80,833	\$ 53	\$ 270,322
Expenditures -	\$ (198,755)	\$ (6,871)	\$ (3,201)	\$ (208,827)
Change in Working Capital	\$ (44,618)	\$ -	\$ -	\$ (44,618)
Transfers +/-	\$ 60,000	\$ -	\$ (60,000)	\$ -
Ending Balance	\$ 122,623	\$ 978,109	\$ 162,837	\$ 1,263,569
Bank and Investment Accounts:				
Bank - Checking	\$ 36,689	\$ 20,758	\$ 14,559	\$ 72,006
Money Market	\$ 85,934	\$ -	\$ 148,278	\$ 234,213
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 957,351	\$ -	\$ 957,351
Total	\$ 122,623	\$ 978,109	\$ 162,837	\$ 1,263,569

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.

The dumpster at the pool is for
POOL USE ONLY.

The following items are strictly prohibited.

- Construction waste
- Televisions
- Tires
- Car batteries

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: _____

OCTOBER 2024

Sun Mon Tue Wed Thu Fri Sat

1 2 3 4 5

6 7 8 9 10 11 12

Garbage
Board Meeting
7:00 PM
Pool Pavilion

13 14 15 16 17 18 19

Garbage & Recycling
Columbus Day
No School
Canon-McMillan

20 21 22 23 24 25 26

Garbage

27 28 29 30 31

Garbage & Recycling

Leaf Collection Starts

Halloween North Strabane Trick-or-Treat 6:00 - 8:00 PM