
The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

October 2025



**Leaf Collection starts on October 27th
Glencannon's Day is Wednesday**

News this month:

**Tree Project
Trick or Treat**

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**

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
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
Marissa McCaffrey 724-249-5196

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

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, October 14, 2025 at 7pm at the pool pavilion.**

All residents are welcome to attend!

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

2025 Curbside Leaf Collection

Done by

North Strabane Township

October 27th until

December 5th

All leaves must be
piled to the curb

No leaves can be in the street

Glencannon's day is

Wednesday

For Questions regarding leaf
collection, please contact

North Strabane Public Works

724-745-1404



Trick or Treat

**Glencannon follows the
township schedule for
trick or treat.**

October 31st

6:00pm to 8:00pm

**Any questions please see the
township website.**

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.



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Canonsburg, PA 15317



Indoor Lighting
Outdoor Lighting
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Services
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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 see the website for
all of the information on
bylaws, covenants, forms
and ACC guidelines.

www.glencannonhomes.org

Questions of the Month

When are statements being sent out?

The annual statements are sent in January each year. If you would like to know your balance please email the office.

How can I help to make improvements in the community?

Please consider joining the available committees for rec and ACC.

How do I sign up for the community resource page to babysit, dog walk or to do snow and leaf removal?

Please email the office with your name and phone number to be added to next month's newsletter

Glencannon Homes Association
Executive Meeting - Minutes
September 9, 2025

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

Roll Call

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

Financials

The board reviewed the financial reports that were distributed over the last weeks. The vote will occur at the next meeting.

Commons

The board discussed the bridge at the pond. A meeting occurred with the engineers and they determined that the bridge can be saved by pouring concrete around where the footers are to re-establish the base while leaving a wide enough opening for the creek. The engineer also said that the sediment that is building up has to be removed before it goes into the settling chamber in the front of the pond. Further discussion occurred about the proposal which indicates that the repair will be \$5000. The engineers will bid out the project and oversee it.

The tree work was discussed and specific areas that are in need of attention. The board discussed doing the entire project with everything that needs done at one time again this year. This will be done in the Spring.

The landscaping was discussed and the meeting with them this past weeks. Discussion occurred about the general grass cutting, the bed maintenance and other projects that need done before the season is over. The new contract was discussed as well for 2026 and potential changes needed.

REC

The pool is closed and the bathrooms and office were cleaned. American Pools will be back to winterize.

New Business

The development of the 2026 budget will begin and continue over the next few months. A meeting location area was discussed for the winter months, nothing has been finalized yet.

Old Business

The garbage contract was discussed and the potential of changes for the next year. Research occurred to determine if we could go under the township contract with residents paying separately to Waste Management. Waste Management was contacted and said that this is not possible because Glencannon is considered a commercial contract. The bids from all of the local haulers will be gathered for the new year.

Meeting adjourned at 7:00pm

Glencannon Homes Association
Monthly Meeting of the Directors
September 9, 2025

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

Roll Call

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

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

Commons:

Mr. Hogan made a motion to approve the proposal and price from engineering company, The Harshman Group, to made the repairs to the bridge at the pond and a clean out the sediment. Mr. Schenkemeyer seconded the motion. Mr. Swiger – yes, Ms. Lopez – yes, Mr. Krantz – yes and Mr. Wheeler – yes.

The board discussed that the playground improvements that were made with the rail tie replacements. Additional conversations will occur with the landscaper for the upcoming contract .

Rec:

The pool season has ended. The pool is being winterized and the pool chairs will be put away. The bid process continues for the tennis court area.

Open Discussion:

A resident was present to discuss the status of the paving project on Meadowview. At this time, the contractor that has submitted the lowest bid has changed the price and we are waiting on another to provide an updated price. This resident also asked about the lighting on Meadowview and that many residents need to repair or replace their lights. These residents have been contacted and follow up will occur.

Another resident was present to discuss issues on his street with another resident. The board discussed with him the role of the HOA with this situation as well as the local police department.

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



**Tall grass collects leaves
and reflects poorly on our
community esthetics
throughout the winter
season.**

**Please consider
doing an
end of season cut.**



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

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**Please be mindful of keeping
our neighborhood looking
nice!**

**Clean up after using the
playgrounds,
basketball and volleyball
courts.**

**Clean up after pets at all times.
If the trash cans in those areas
are full, please email the office.**

**The cans are emptied
Every Monday.**

Hello friends and neighbors,

My name is David Wheeler. I have been a dues paying resident of this community for 45 years and a board of directors member for several years.

When we had our board meeting in June, the subject of dues increases came up, something happened that shocked me. That's when our vice president,

Pat Hogan, spoke up and said we will have increases for several more years. I completely disagree. I feel that with 1.2 million dollars in the bank we have plenty of money to cover any deficit, especially with the most recent dues increase. If you feel like I do please come to the board meeting and let the board of directors know.

Thank you,

David Wheeler

Dear Glencannon Neighbors,

In light of Mr. Wheeler's recent letter, I'd like to offer some thoughts regarding the fiduciary responsibilities entrusted to the Glencannon Homes Association Board.

As outlined in our Covenants and By-laws, the Board is obligated to maintain reserves equal to 71% of our total asset value. These assets include our three playgrounds, the pool and clubhouse, volleyball, tennis, and basketball courts, as well as common area asphalt and lighting.

Our most recent asset reserve study was conducted nearly a decade ago. At that time, our reserves were deemed sufficient. However, much has changed over the past ten years—particularly with inflation—rendering that study outdated. For example, rising trash removal costs alone required a \$2.00 monthly increase in dues this year.

The Board remains committed to maintaining adequate reserves and meeting our financial obligations, while also keeping dues at a reasonable level. Spending down reserves to reduce dues would violate our governing documents, and we will not pursue that path. Instead, we'll continue working diligently to manage expenses and keep dues as low as responsibly possible.

We appreciate Mr. Wheeler's engagement and wholeheartedly agree that all residents are welcome to attend our monthly meetings to share their thoughts and concerns. We look forward to hearing from you.

Sincerely,

Doug Krantz

President, Glencannon Homeowners Association

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Judi Agostinelli

Realtor, Associate Broker,
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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

Reminders:

There is no option for in person payments.

Allow 10 days to obtain a signed resale packet

Allow for 10 days for an ACC approval.

TENNY

MAGISTERIAL DISTRICT JUDGE



Paid for by Friends of Charles Tenny

glencannon15317@yahoo.com



www.glencannonhomes.org

Glencannon Home Owners Association

Financial Report

As of August 31, 2025

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 188,229	\$ -	\$ -	\$ 188,229
Other	\$ 10,097	\$ 80,442	\$ 39	\$ 90,578
Total	\$ 198,326	\$ 80,442	\$ 39	\$ 278,807
Expenditures:				
Recreation Services	\$ 66,086	\$ -	\$ -	\$ 66,086
Commons Maintenance	\$ 32,759	\$ -	\$ -	\$ 32,759
Landscaping	\$ 33,591	\$ -	\$ -	\$ 33,591
Garbage Removal	\$ 81,360	\$ -	\$ -	\$ 81,360
Legal Services	\$ 1,049	\$ -	\$ -	\$ 1,049
Pond Renovation	\$ -	\$ -	\$ 800	\$ 800
Administrative	\$ 29,268	\$ 7,464	\$ -	\$ 36,731
Total	\$ 244,113	\$ 7,464	\$ 800	\$ 252,377
Excess (Deficit):	\$ (45,787)	\$ 72,978	\$ (761)	\$ 26,430
Beginning Balance	\$ 89,654	\$ 974,296	\$ 153,689	\$ 1,217,638
Revenue +	\$ 198,326	\$ 80,442	\$ 39	\$ 278,807
Expenditures -	\$ (244,113)	\$ (7,464)	\$ (800)	\$ (252,377)
Change in Working Capital	\$ 6,747	\$ -	\$ -	\$ 6,747
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 50,614	\$ 1,047,274	\$ 152,928	\$ 1,250,816
Bank and Investment Accounts:				
Bank - Checking	\$ 39,075	\$ 20,760	\$ 4,589	\$ 64,424
Money Market	\$ 11,539	\$ -	\$ 148,340	\$ 159,878
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 1,026,513	\$ -	\$ 1,026,513
Total	\$ 50,614	\$ 1,047,274	\$ 152,928	\$ 1,250,816

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: _____

OCTOBER 2025

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