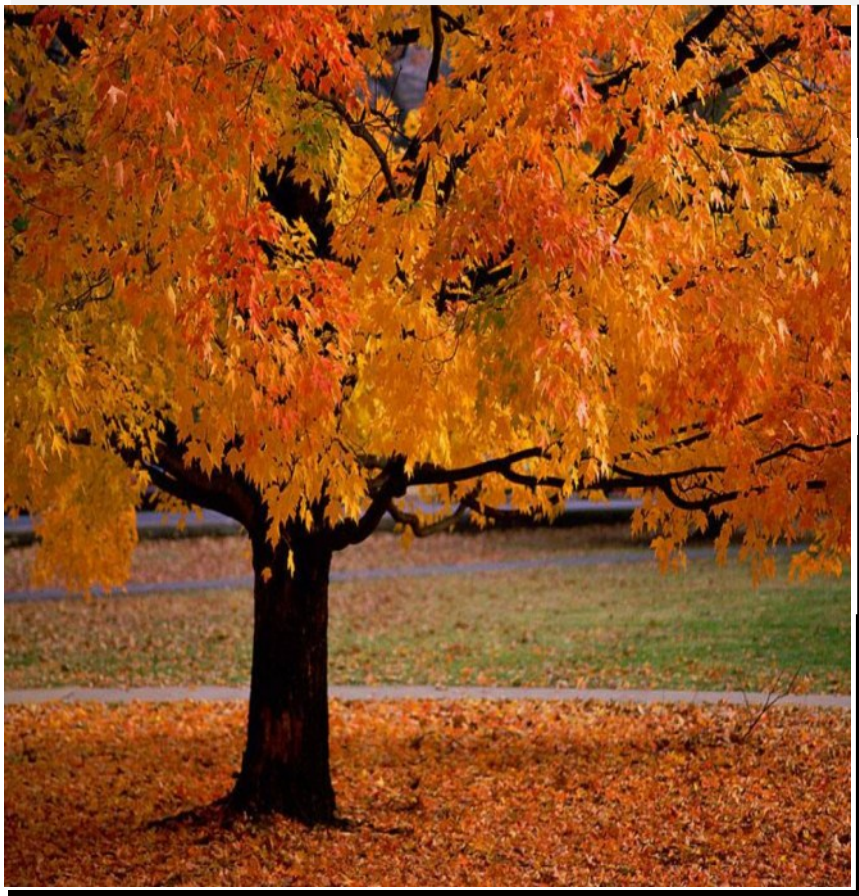
The Glencannon Newsletter

Visit our web site: www.glencannonhomes.org

October 2026



News this month:

Tree project continues in October

ACC committee progress

Leaf Collection Starts 10/26

Trick or Treat

10/31 from 6pm to 8pm

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 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
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

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 Homes Association in Canonsburg, PA

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

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

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 to 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 13, 2026 at 7pm at the Pool Pavilion
All residents are welcome to attend!
Any meeting changes will be posted on the website: Glencannonhomes.org

A big "THANK YOU" to Harleigh Pash for planning and implementing the Community Clean up in September.

Also thank you to the resident volunteers who worked to make it a successful day.

North Strabane Township Leaf Collection begins on October 26th until December 4
Details on page 8
Glencannon's day is Wednesday

The board meeting for October will be at the pool pavilion. The meetings will occur at a different location from November until Spring.

Once it is determined, the new location will be on the website, community email list and in the next newsletter.

The Tree Project will continue with Sidelines Tree Services this month. The scheduled date will be sent to the community email list.

Glencannon Home Owners Association
Financial Report
As of August 31, 2026

Income Statement:	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Revenues:				
Association Fees	$ 186,898	$ -	$ -	$ 186,898
Other	$ 10,812	$ 66,350	$ 1,854	$ 79,016
Total	$ 197,710	$ 66,350	$ 1,854	$ 265,914
Expenditures:				
Recreation Services	$ 58,828	$ -	$ -	$ 58,828
Commons Maintenance	$ 13,477	$ -	$ -	$ 13,477
Landscaping	$ 37,213	$ -	$ -	$ 37,213
Garbage Removal	$ 65,090	$ -	$ -	$ 65,090
Legal Services	$ 1,398	$ -	$ -	$ 1,398
Pond Renovation	$ -	$ -	$ 35,689	$ 35,689
Administrative	$ 28,718	$ 8,146	$ -	$ 36,864
Total	$ 204,724	$ 8,146	$ 35,689	$ 248,558
Excess (Deficit):	**$ (7,013)**	**$ 58,204**	**$ (33,835)**	**$ 17,356**
Beginning Balance	$ 25,303	$ 1,074,363	$ 152,981	$ 1,252,647
Revenue +	$ 197,710	$ 66,350	$ 1,854	$ 265,914
Expenditures -	$ (204,724)	$ (8,146)	$ (35,689)	$ (248,558)
Change in Working Capital	$ 10,114	$ -	$ -	$ 10,114
Transfers +/-	$ 33,000	$ (33,000)	$ -	$ -
Ending Balance	$ 61,404	$ 1,099,567	$ 119,146	$ 1,280,117
Bank and Investment Accounts:				
Bank - Checking	$ 58,675	$ 2,562	$ 3,900	$ 65,136
Money Market	$ 2,729	$ -	$ 115,246	$ 117,975
CD's	$ -	$ -	$ -	$ -
PNC Advisor Investments	$ -	$ 1,097,006	$ -	$ 1,097,006
Total	$ 61,404	$ 1,099,567	$ 119,146	$ 1,280,117



Celebrating Glencannon: Working Together to Keep Our Community Strong

When my wife Robin and I first moved in, we fell in love with Glencannon almost immediately. Between the great neighbors, the herds of kids playing outside, and the fantastic amenities, it didn't take long to realize how special this place is. There really aren't many neighborhoods like this one around.

Like anything we love, though, keeping Glencannon a place we can all be proud of takes effort. Our neighborhood is wonderfully diverse. We have young families, retirees, empty nesters, singles, married couples, folks who are well-off, and those who are just getting by. With so many people at different stages of life, it can sometimes be a challenge to get everyone on the same page when it comes to property upkeep and curb appeal.

That's why it's so encouraging to see neighbors stepping up to fix up and improve their properties. While pointing out areas that need attention helps us improve, the real magic happens when we band together to solve those challenges as a community.

A Quick Tip for Townhouse Owners

If you live in a shared townhouse building, consider reaching out to your immediate neighbors! Grouping together for common projects—like siding replacement, roofing, exterior painting, landscaping, or paving—is a great way to negotiate contractor volume discounts and keep the whole building looking cohesive.

How You Can Get Involved

- **Accentuate the Positive:** Take a moment to acknowledge and celebrate the hard work neighbors are putting into their homes.
- **Lend a Hand:** If you notice a neighbor who might be struggling with outdoor chores or home upkeep, reach out to see how you can help.
- **Join or Form a Committee:** Group initiatives around beautification, grounds, or neighborhood events make a massive difference.
- **Attend a Board Meeting:** Come share your ideas, participate in discussions, and help shape the future of our community.

Let's continue to celebrate this neighborhood and work together to keep Glencannon a place we are all proud to call home.

John Peel



Making improvements to your property?

Any questions regarding the size, color or style can be found in the architectural guidelines on the website.

Glencannon Homes Association
Executive Meeting
September 8, 2026

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

Roll Call
Pat Hogan – Vice President, Andy Schenkemeyer, Dave Wheeler, Rebecca Lopez, Brad Swiger, John Peel and Tressa Swanson. Doug Krantz and Melissa Tallentire, not present and excused.

Financials
The board reviewed the details of the financials that were distributed. This included the AR list, monthly check register, budget consumption and upcoming bills.

ACC
The ACC committee was discussed and the progress that has been made. The Board discussed landscaping and paving needs for the townhouse associations. The list of residents were reviewed that will be assessed fines. All requests submitted have been approved.

Commons
The board discussed the ongoing landscaping and updates. The mulch beds are cleaned and mostly trimmed. The pond has been weed wacked as well as additional debris removal in the community.

REC
The pool closed on Labor day after a successful summer. American pools will be closing the pool for the winter within the next few weeks.

Old Business
The paving on Cricketwood was discussed and the details of the extent of the job including the repair of the catch basin. The bids are being obtained.

Meeting Adjourned at 7pm

Glencannon Homes Association
Monthly Meeting of the Directors
September 8, 2026

Mr.Hogan called the meeting to order at 7pm

Roll Call
Pat Hogan – Vice President, Andy Schenkemeyer, Dave Wheeler, Rebecca Lopez, Brad Swiger, John Peel and Tressa Swanson. Doug Krantz and Melissa Tallentire, not present and excused.

Financials
The financial review was completed in the previous meeting, Mr. Schenkemeyer made a motion to approve, Mr. Swiger seconded the motion. Vote: Mr. Wheeler – yes, Mr. Hogan – yes, Ms. Lopez – yes, Mr. Peel – yes and Ms. Swanson – yes.

Commons
The updates were provided regarding regular landscaping maintenance. Tree project was started on September 1. The bid for landscaping for 2027 has been requested.

Rec
There were no major issues with operation of the pool this year. Planning and budgeting for next year will occur in the coming months. American pools will be closing the pool area for the winter by the end of the month.

Open discussion
Two residents were present and discussed they recently moved into the community. They discussed with the board the details of the pool and also questions they had about utilizing common easements to move things to their property.

An additional resident was present and discussed the drainage system in the common ground on Hunting Creek Road. A board member stated that they looked at this area there are no issues with drainage and the swale drains are working properly and not causing water to go on his property. This resident did not agree and stated that he will get another opinion.
The board discussed with several residents that were present the details of Range Resources and the lease with Glencannon for 6.3 acres on Upper Hunting Creek. The map of the area was presented with the details of the residents who have signed agreements as well around the area. Concerns were discussed about having the land lease and how this pertains to health and other structure issues.

Another resident was present to express concern with how the decision was made to lease the land rights. He stated that this should have been a community decision and not solely decided by the board. He expressed there should have been more notice leading up to this decision and the board votes should have been published.

Another resident present to discuss issues with missed landscaping areas. Additional tree work was brought up as well. The board will follow up and address both of these things.

Meeting adjourned at 8:15pm.





North Strabane Township

2026

CURBSIDE LEAF COLLECTION PROGRAM AND SCHEDULE

The Township's annual curbside leaf collection program will be offered from OCTOBER 26th—DECEMBER 4th. Residents are reminded to rake or deposit all leaves at the curb. Do NOT pile leaves around mailboxes or any other obstacles. If you have a sidewalk on your side of the street, please make sure the leaves are between the street and the sidewalk so our machinery can reach them. Under no circumstances are leaves to be raked or deposited on the street. Township ordinance strictly prohibits the burning of leaves. Questions regarding collection are to be directed to the Public Works Department at 724-745-1404.

REMINDER: Our Garbage Hauler does not collect leaves. Please keep in mind-There will be delays during the holidays

Glencannon's day for curbside leaf collection is WEDNESDAY

Ongoing Projects

- Paving Cricketwood
- Fencing Replacement and repairs of vinyl fencing along sidewalk of the pool
- Tennis court/Volleyball court improvements
- Entry way signs
- Paper Alley deed and Maintenance

Trick or Treat

October 31, 2026
6pm to 8pm

Glencannon follows the Township schedule for Trick or Treat. Any changes to the day/time due to weather will be determined by North Strabane and on their website.

E. RAGGI
HOME IMPROVEMENT

WINDOW INSTALLATION

QUALITY YOU CAN SEE.
SAVINGS YOU WILL LOVE.



SAME QUALITY. SAME INSTALLATION.

HALF THE PRICE

OF COMPANIES ADVERTISED ON TV!

Get the same high-quality windows and professional installation you see on TV, but for **HALF THE PRICE!**

HIGH QUALITY WINDOWS
Energy-efficient, durable, and built to last.

EXPERT INSTALLATION
Precision installation by experienced professionals. Done right the first time.

UNBEATABLE VALUE
Top-tier products and service without the high price tag.

- ✓ **CURRENT WINDOW INSTALLATION AT 215 PHEASANT COVE**
- ✓ **TRUSTED IN OUR COMMUNITY**
  Proudly improving homes one window at a time.



CALL TODAY FOR A FREE ESTIMATE!
724-263-4802

**BETTER WINDOWS.
BETTER VALUE.
BETTER CHOICE.**
E. RAGGI HOME IMPROVEMENT

QUALITY WORK. HONEST SERVICE. BUILT TO LAST.
aragS6@gmail.com

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:** _____

October 2026

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