
The
Glencannon
Newsletter



Visit our web site: www.glencannonhomes.org

September 2024



**Thank you to the life guards and
volunteers who made it a
great summer at the pool!**

News this month:

**Resident Volunteers
Monthly Board Letter
Notice from Triple H**

**GLENCANNON
BOARD OF DIRECTORS**

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

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, September 10, 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

The Glencannon Cookout was held on August 31st at the Pool and was a great day enjoyed by many residents.

A special Thank You to
Matt and Athena Crookshank for
Planning and preparing the food all day
and
Buddy Clark for the set up and
cleanup for the event

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, please notify the Triple H office to schedule a separate pick up.

The tree project is underway. Although they are on the list, the tree companies do not trim any pin oaks until December through March. These specific trees will be addressed during that time.



**Thank you to
Randy Poness for
volunteering his time
and skills to
repair the bench on
Old Meadow.**

**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

There are residents that have reached
out in need of help!

Please contact the office if you would
like to be on the list for Yard Work,
Babysitting or dog Walking

Please be mindful of cleaning up
after using the playgrounds,
basketball and volleyball courts.

There have been concerns about
things being left behind.

If the trash cans in those areas are
full, please email the office. The
cans are emptied
Every Monday.



**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.**

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.

Please review the ACC fine
policy found on the website.

BOARD NOTES

Neighbors,

We are starting a new feature in the newsletter where one of the Glencannon board members will post an article to talk about current issues the Board is addressing, and to provide some feedback to the community regarding issues brought before the Board during the month.

Hopefully this will provide a better communication chain with the community to answer some of your questions/concerns about projects we're trying to accomplish or address.

As was discussed at the August meeting; we will be forming a committee to look at the Rec Center (e.g., pool, tennis and volleyball courts, etc.). This committee will look at how to improve operations at the pool and begin to formulate a plan to upgrade the courts (basketball, tennis and volleyball).

We will try to schedule meetings in September and October, so we have some ideas and community input before we formulate our budget for 2025.

Anyone interested in joining the committee can send me an email hoganpr3@gmail.com and I will let you know a date and time for the first meeting.

I hope you find this new monthly communication to be a good way to provide more real-time updates to what the Board is working on.

Pat Hogan

Glencannon Board

DAVE NEIDERMEYER
REALTOR®

C. 724.469.1582
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

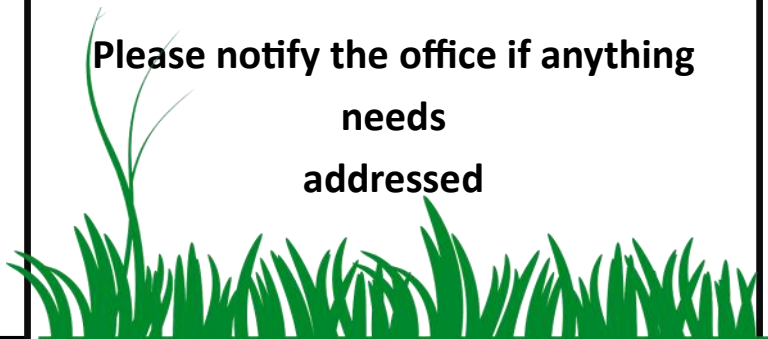
www.personnelstaffers.com



Pennsylvania State Law: All dogs must be under control and may not be allowed to run at large. Dogs are personal property and owners are responsible for damages caused by their dogs. This means that when your dog is not on your property, it must be under direct control of you or a handler. The best way to control your dog is with a leash.

**Presidential Landscaping
has taken over the
community contract as of
August 26, 2024.**

**Please notify the office if anything
needs
addressed**



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 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.

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.



**Glencannon Homes Association
Executive Meeting - Minutes
August 13, 2024**

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

Roll Call

Doug Krantz – President, Pat Hogan – Vice President, Terry Creighan, Rebecca Lopez, Gretchen Gregorchik, John Peel and Andy Schenkemeyer. Dave Wheeler not present and excused.

Financials

The financial reports were reviewed including the AR list with accounts that are overdue. The board discussed the foreclosure process and the next step with severely delinquent accounts. The board also discussed the need to raise dues to make up for rising costs of trash removal, utilities etc. The 2025 budget will be discussed starting next month and the monthly amount will be determined prior to the first of the year. The financial report vote will occur at the next meeting.

Commons

The board discussed the tree project verifying the trees on the map to make sure all are on common property. There are several contractors interested and will be touring the community with a board member to identify the work to provide a bid.

The bridge replacement at the pond was discussed and the two companies who gave a price. Mr. Hogan made a motion to accept the bid from DiPippa. Mrs. Gregorchik seconded the motion. Vote: Mr. Creighan – yes, Mr. Krantz- yes, Ms. Lopez – yes, Mr. Peel – yes, Mr. Schenkemeyer – yes. Motion passed.

The board discussed asphalt work that is needed for the Playground A Walkway. Three asphalt companies have reviewed the scope of work and the area and are providing bids. The board will review once the bids are received.

The mailbox project on Meadowview was discussed and the details of what is needed. Another meeting will occur in the coming weeks with the board members and residents who are getting this work completed.

The Landscaping in the community was discussed. There is still a subcontractor working for B&B Landscaping and the areas that were not cut or need redone were discussed. They will be notified again this week.

ACC – two requests were reviewed and approved.

Rec

The repair and improvements needed for the tennis and volleyball courts were discussed and the specific work that needs done. The cost will be considered when developing the 2025 budget. In addition, the board discussed creating a rec committee with the residents and board members who would like to discuss planning for next summer.

The issues with ACC violations throughout the community were discussed. The ACC fine process will be implemented if residents who are notified do not address the needed work.

New Business

The board discussed a monthly article in the newsletter from the board. Two board members volunteered to start with the first two months. Mr. Krantz made a motion to adjourn at 7pm, all in favor.

**Glencannon Homes Association
Monthly Meeting of the Directors
August 13, 2024**

Roll Call

Pat Hogan – Vice President, Terry Creighan, Rebecca Lopez, Gretchen Gregorchik. Andy Schenkemeyer and John Peel. Doug Krantz and Dave Wheeler not present and excused.

Financial

Mr. Creighan made a motion to approve the financial reports, Ms. Lopez seconded the motion. Vote: Mr. Hogan – yes, Mr. Schenkemeyer – yes, Mrs. Gregorchik – yes and Mr. Peel –yes. Motion passed.

Commons

The board reviewed the status of the tree project with the residents present and the communications with the landscapers. The sub contract is still in place with B&B Landscaping and Dirrigo Landscaping.

Rec

The board discussed that a rec committee will be started for the purpose of improvement planning for the 2025 season.

New Business

The board discussed the open board position. No interest from the residents present at the meeting.

Open Discussion

A resident was present to discuss issues with parking on her street. She stated that there are residents that do not park in their driveways or used their garage and are taking up multiple guest spots. The board discussed the current rules for parking and something will be noted in the newsletter.

A resident was present to discuss the issues with the trees behind her home. The board discussed that these trees are on the list for the tree project.

A resident was present to discuss the sign she is requesting on her street about a “hidden driveway”. Another call to North Strabane will be made to discuss whether this is an option.

A resident was present to discuss the condition of the homes on her street. The board stated that they are aware and will be reaching out to the residents with details of what needs done to improve things.

A resident was present to discuss the beds on Hunting Creek that are in between the parking pads. She discussed that they need better maintained and asked the board to consider removing them and make additional parking pads.

A resident was present to discuss the political signs and flags that are in the community. The board discussed that any signs that are in the yard are prohibited and the resident will be notified. Failure to remove the sign will result in a fine.

Mr. Hogan made a motion to adjourn at 7:45pm. All in favor.

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

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 156,307	\$ -	\$ -	\$ 156,307
Other	\$ 9,231	\$ 63,038	\$ 47	\$ 72,316
Total	\$ 165,538	\$ 63,038	\$ 47	\$ 228,623
Expenditures:				
Recreation Services	\$ 44,939	\$ -	\$ -	\$ 44,939
Commons Maintenance	\$ 10,388	\$ -	\$ -	\$ 10,388
Landscaping	\$ 27,890	\$ -	\$ -	\$ 27,890
Garbage Removal	\$ 77,903	\$ -	\$ -	\$ 77,903
Legal Services	\$ 200	\$ -	\$ -	\$ 200
Pond Renovation	\$ -	\$ -	\$ 3,201	\$ 3,201
Administrative	\$ 26,574	\$ 6,871	\$ -	\$ 33,445
Total	\$ 187,894	\$ 6,871	\$ 3,201	\$ 197,966
Excess (Deficit):	\$ (22,356)	\$ 56,167	\$ (3,154)	\$ 30,657
Beginning Balance				
Beginning Balance	\$ 116,560	\$ 904,147	\$ 225,984	\$ 1,246,692
Revenue +	\$ 165,538	\$ 63,038	\$ 47	\$ 228,623
Expenditures -	\$ (187,894)	\$ (6,871)	\$ (3,201)	\$ (197,966)
Change in Working Capital	\$ (38,440)	\$ -	\$ -	\$ (38,440)
Transfers +/-	\$ 60,000	\$ -	\$ (60,000)	\$ -
Ending Balance	\$ 115,764	\$ 960,314	\$ 162,830	\$ 1,238,909
Bank and Investment Accounts:				
Bank - Checking	\$ 29,832	\$ 20,757	\$ 14,559	\$ 65,148
Money Market	\$ 85,932	\$ -	\$ 148,272	\$ 234,204
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 939,558	\$ -	\$ 939,558
Total	\$ 115,764	\$ 960,314	\$ 162,830	\$ 1,238,909

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 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.

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.

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

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: _____

SEPTEMBER 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Labor Day Last Pool Day	3 Garbage & Recycling	4	5	6	7
	No School Canon-McMillan					
8	9 Garbage	10 Board Meeting 7:00 PM Pool Pavilion	11	12	13	14
15	16 Garbage & Recycling	17	18	19	20	21
					2 Hour Early Dismissal Canon-McMillan	
22	23 Garbage	24	25	26	27	28
29	30 Garbage & Recycling					