
The **Glencannon** Newsletter



Visit our web site: www.glencannonhomes.org

September 2025



News this month:

**Project updates
New Aerator**

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**

**Thank you to the life guards and
resident volunteers for a great pool season!**

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, September 9th at 7pm at the pool pavilion.**

All residents are welcome to attend!

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

The pool season has come to a close and the board would like to thank the lifeguards who worked at the pool this summer.

Their hard work and dedication made it a great summer!

The monthly board meeting will continue to be at the pool pavilion until October of 2025. The board is looking for another location for the winter months from November to March. Updates will be in the October newsletter.

New Aerator in the pond

Special thank you to Matt Spicer and Matt Crookshank for installing it and disposing the old one.

The Glencannon Board of Directors voted at the July meeting to increase the price of the resale packet from \$75 to \$100 starting on August 1, 2025



Unique Lighting Systems

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Lifetime Warranty Products!
Create The Perfect Outdoor Atmosphere!
724-745-5262



(724) 745-5262

RESIDENTIAL ♦ COMMERCIAL

Hank Doran
516 Highland Ave.
Canonsburg, PA 15317



Indoor Lighting
Outdoor Lighting
Service Upgrades
Services
Whole House Wiring
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

Projects Updates

The entry sign project will be done in the spring.

The planning for renovations in the rec area will continue in the next few months.

Contractors have reviewed the area and are providing proposals.

ACC letters continue, another follow up will occur in the month of September.

The tree project will begin and a proposal sent to the local tree service companies



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

Roll Call

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

Financials

The board reviewed the financial reports and explanation was provided for the newer board members about some of the reports. The details of the AR List was discussed and the process of lien placement with the attorney. In addition, the board discussed the consideration of foreclosure on severely delinquent properties. Additional information will be shared next month about proposing modifications to the budget especially with trash removal.

Commons

A meeting with the landscapers occurred this week and the details of the work done at playground A was discussed including the replacement of the rail ties and mulch. The board discussed the schedule for getting the same work done on playground C and also the proposed revisions to the landscaping contract for next year. Outstanding projects were discussed and time frames for completion. Tree trimming continues to be a need and is on the wait list with other ongoing projects.

ACC

All requests have been signed. The first round of ACC letters was discussed and the progress with repairs and improvements from the residents that were notified. There were some responses indicating that the work cannot be done for various reasons. The board discussed assessing the fine for this.

REC

The pool operation continues with minimal issues. Contractors have come to look and provide planning for the improvement to the tennis and basketball court areas. There is an issue with getting dump trucks in that area due to the embankment. Other options for the area are being addressed. A proposal will be provided in the coming months.

New Business

A board member went to the township to discuss the property lines on Glen Springs. He said he found that the area in question is considered a 'paper alley'. When the plan was developed, this area was coded the same as the road however a road is not on it. Therefore, this area is most likely not owned by anyone. The residents inquiring about tree removal in that area will be notified.

Old Business

The mailboxes on Meadowview were discussed. The post office will obtain a key for the master lock. The individual box keys will have to be obtained by the residents at the post office. They will have to go there and show photo id. The removal of the existing mailboxes will be enforced once all of the keys are picked up.

The Meadowview paving project was discussed and the details of the existing bid that when they were contacted to schedule, changed their amount. This is no longer the lowest bid and one of the other contractors will be contacted. The board will vote again once that is identified.

The board discussed the purchase and installation of the aerator in the pond. Mr. Hogan made a motion to pay the two residents Matt Spicer and Matt Crookshank a one time amount for their time putting together the new aerator, installing it in the pond and removing and disposing of the old aerator. Mr. Peel seconded the motion. Vote: Mr. Krantz – yes, Ms. Lopez – yes, Mr. Schenkemeyer - yes, Mr. Swiger- yes, Ms. Doyle – yes and Mr. Gregorchik – yes.

Mr. Hogan also made a motion to approve three pto days for the secretary starting on Wednesday 8/13/2025, Ms. Doyle seconded the motion. Vote: Mr. Krantz – yes, Ms. Lopez – yes, Mr. Schenkemeyer - yes, Mr. Swiger- yes, Mr. Peel– yes and Mrs. Gregorchik – yes.

The board also discussed working to find a location for the meetings starting in November of 2025 since Kings is no longer in business.

Meeting adjourned at 7:00pm

Glencannon Homes Association
Monthly Meeting of the Directors
August 12, 2025

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

Roll call: Roll Call

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

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

Commons

There is ongoing work and communication with the landscapers to complete the needed projects and also maintain the regular landscaping. The playground work should be done in the next few weeks. Continued....

Minutes continued....

Rec:

The pool season is coming to a close on Labor Day. The rec committee will reconvene to discuss the renovations needed for the tennis/basketball court areas and changes needed for next year with operation if there are any needed.

Open Discussion:

A resident was present to discuss the issues on Hickory Circle with property condition including grass and weeds in front. Specifics were discussed and the board stated that they will look at the area and reach out to these homeowners to have these issues addressed as soon as possible. This resident also expressed that there is still issues that need addressed with playground b including weeds and mulching.

A resident was present to inform the board that he is owns tree business and is available for needed tree work and would be willing to provide any bids.

The residents present discussed the details of installing solar panels. A representative was there from a local company that informed everyone of the benefit of installing them. An ACC request is required prior to installation.

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

**BERKSHIRE
HATHAWAY**
HomeServices



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REALTOR®

The Preferred Realty

4215 Washington Rd
McMurray, PA 15317
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Direct: (412) 877-0064
dpanza@TPRSold.com
deborahpanza.ThePreferredRealty.com

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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.

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.





What is the status of common tree trimming and removal throughout the community?

Answer: Please email the office to add any trees that need addressed to the list for the upcoming tree project. The bids are gathered based on the entire project and done all at once.

What is the status of pond bridge?

Answer: Ongoing meetings and planning have occurred with the engineers and a plan is currently underway. The board will review and vote once it is submitted.

Can I change the color or texture of my roof?

Answer: If you live in a townhome, the change has to be the same for all other units in the building.

Do I need an ACC request if I am not changing anything?

Answer: Please send an ACC request form that can be found in the newsletter or on the website to the email: glencannon15317@yahoo.com. Please indicate the work that is being done and that there is no change to the original structure or appearance.

How can I fix my lightpost?

Answer: Please contact local contractors to have the light repaired or replaced.

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

Reminders:

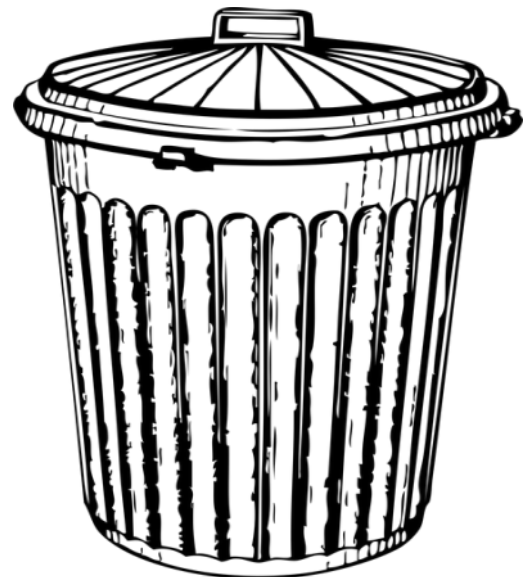
**There is no option for in
person payments.**

**Allow 10 days to obtain a
signed resale packet**

**Allow for 10 days for an
ACC approval.**

Trash Reminders:

- ◆ The new company is Earthwise
Environmental Solutions. New contact information is on the community resource page.
- ◆ Trash cans can be put out after 5pm the night
before collection.
- ◆ Trash cans have to be stored indoors or an
inconspicuous location after collection
- ◆ Avoid putting trash out that is not in cans on trash day.
- ◆ Trash cannot be on your property at any time not in cans.
- ◆ Do not put food out for animals



glencannon15317@yahoo.com



www.glencannonhomes.org

Glencannon Home Owners Association

Financial Report

As of July 31, 2025

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 164,917	\$ -	\$ -	\$ 164,917
Other	\$ 8,783	\$ 61,741	\$ 34	\$ 70,558
Total	\$ 173,700	\$ 61,741	\$ 34	\$ 235,475
Expenditures:				
Recreation Services	\$ 63,952	\$ -	\$ -	\$ 63,952
Commons Maintenance	\$ 29,690	\$ -	\$ -	\$ 29,690
Landscaping	\$ 26,500	\$ -	\$ -	\$ 26,500
Garbage Removal	\$ 60,820	\$ -	\$ -	\$ 60,820
Legal Services	\$ 1,049	\$ -	\$ -	\$ 1,049
Pond Renovation	\$ -	\$ -	\$ 800	\$ 800
Administrative	\$ 26,534	\$ 7,464	\$ -	\$ 33,998
Total	\$ 208,546	\$ 7,464	\$ 800	\$ 216,809
Excess (Deficit):	\$ (34,846)	\$ 54,277	\$ (766)	\$ 18,665
Beginning Balance				
Beginning Balance	\$ 89,654	\$ 974,296	\$ 153,689	\$ 1,217,638
Revenue +	\$ 173,700	\$ 61,741	\$ 34	\$ 235,475
Expenditures -	\$ (208,546)	\$ (7,464)	\$ (800)	\$ (216,809)
Change in Working Capital	\$ 10,151	\$ -	\$ -	\$ 10,151
Transfers +/-	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 64,959	\$ 1,028,573	\$ 152,923	\$ 1,246,455
Bank and Investment Accounts:				
Bank - Checking	\$ 46,920	\$ 20,760	\$ 4,589	\$ 72,269
Money Market	\$ 18,039	\$ -	\$ 148,335	\$ 166,373
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 1,007,812	\$ -	\$ 1,007,812
Total	\$ 64,959	\$ 1,028,573	\$ 152,923	\$ 1,246,455

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: _____

SEPTEMBER 2025

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