

The **Glencannon** Newsletter

Visit our web site: www.glencannonhomes.org

September 2026



Community Clean Up
Scheduled for September 13, 2026
At 9:30am

News this month:

Pond Walkway starting
Tree work starting
Range Resources

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
<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
Noble Environmental	724-929-7694

Glencannon Homes Association

P.O. Box 831 ♦ McMurray, PA 15317 ♦ 724-745-4911

glencannon15317@yahoo.com

glencannon15317@yahoo.com ♦ 2 ♦

www.glencannonhomes.org

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 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, September 8th at 7pm at the Pool Pavilion**

All residents are welcome to attend!

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

Glencannon Community Clean Up Day!

**September 13, 2026
9:30am**

**Meet at Playground C
(Upper Hunting Creek)**

**Please join your neighbors for
a morning of making the
neighborhood look its best.**

All supplies will be provided

Snacks available during and after



The Tree Project will be done on September 4, 2026 by Sidelines Trees

**Please be cautious coming through the
community due to equipment in the
area and temporary work zones**

Pond Walkway

The contract was signed to start
construction at the pond within
the next month.

A French drain and a Walkway
will be put in around the pond
area.

Ongoing updates and a start date will be sent
to the community email group

**The ACC Project has been going on for
a year
and there has been
a lot of progress and
improvements done throughout the
community.**

**Ongoing notices will be sent for
needed
improvements.**

**Thank you to the volunteers
On the ACC committee!**

Ongoing Projects

- Paving Bids needed
- 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



Hindman for Hire
HANDYMAN SERVICES

HINDMAN FOR HIRE

HANDYMAN SERVICES YOU CAN TRUST

ONE CALL. MANY SOLUTIONS.



WE CAN HELP WITH:

- | | | |
|---|---|--|
| ☒ Kitchen & Bath Repair | ☒ Light & Fan Installation | ☒ NEW! Decks |
| ☒ Wall Repair | ☒ Small Appliance Repair | ☒ NEW! Railings |
| ☒ Painting | ☒ Door / Barn Door Installation | ☒ NEW! Pressure Washing |
| ☒ Mobile Oil Service | ☒ Bicycle Repairs & Tuning | |
| ☒ Landscaping | ☒ Outdoor Furniture | |

**QUALITY WORK.
HONEST SERVICE.
FAIR PRICES.**

Whether it's a quick repair or your growing "to-do" list, Hindman for Hire delivers dependable workmanship with attention to detail.



(412) 996-0241



HINDMANFORHIRE.COM



**SERVING THE SOUTH HILLS
OF PITTSBURGH AND
SURROUNDING COMMUNITIES**

glencannon15317@yahoo.com



www.glencannonhomes.org

The Glencannon Board met with Range Resources on August 14, 2026 and discussed a land lease for a small area of common ground on Upper Hunting Creek.

(Please see the minutes from this meeting on page 7)

The board voted via email the following week. A motion was made to approve the land lease with Range and to use the money obtained to make larger improvements in the community.

Motion passed.

Feel free to attend the next board meeting with any questions.

Motorized vehicles and dirt bikes are not permitted in Glencannon

This notice is posted every month but continues to be an issue in the Common areas.

This includes parks, pond, fields, green space and mulch beds etc.

North Strabane Township police will be called and have written permission to fine anyone if this occurs.

**Any information to address this individually can contact the office at
glencannon15317@yahoo.com**

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.

Trash Collection is delayed one day on the week of Labor Day. Collection will be on Tuesday 9/8/2026

Glencannon Homes Association Executive Meeting August 11, 2026

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

Roll Call

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

Present at the meeting was Jeff Kramer from Range Resources to discuss one area in the community. He discussed the details of the well pads and how far drilling can occur horizontally underground which is about 5 miles. The active natural gas well in our community is Elizabeth Jeffries Pad located on Ross Road in North Strabane Township. Mr. Kramer stated that they started reaching out to Glencannon Residents 10 months ago about obtaining leases with individual property owners. The drilling is completed and the trucks left the area 10 days ago. Mr. Kramer showed a map to the board of all of the Glencannon Community members who have leases with Range for their property. He discussed a small strip of land totaling 6.3 acres on Upper Hunting Creek behind a group of townhomes that have Range leases. In order for them to get their leases, Glencannon would have to have a lease for that area so that Range can tie into it. The proposal is \$4000 per acre to sign the agreement and 18% royalties proportionally reduced by the acres as they bear to the total acres in the unit. The board stated that they would discuss further and vote.

Financials

The board discussed the details of the financial reports that were distributed two days ago.

Commons

The landscaping contract was discussed and the ongoing work that is being done. An update provided from Presidential about the weeding and cutting and an additional project at playground A.

The board discussed the fence at playground A, it needs removed and potentially replaced. The request for a fence at playground B was discussed and will be reviewed due to an issue with the fence placement provided by another resident. In 2015 a drain pipe was placed underground through that area and runs diagonal and over the hill. This has to be considered to avoid damage to the pipe.

The board discussed the proposal from JStewart Excavating to create a walking trail 5-6 feet wide approximately 700 feet along the pond from the bridge to the road. In addition, the project

will install inlet boxes and a French drain to reroute the water under the trail towards the pond. Mr. Hogan made a motion to approve the bid, Mr. Schenkemeyer second the motion. Vote: Mr. Krantz – yes, Ms. Tallentire – yes, Mr. Wheeler – yes. Motion Passed.

ACC

The ACC fines will be reviewed by the board in the coming weeks. All requests were reviewed and returned.

Meeting Adjourned at 7pm

Glencannon Homes Association Monthly Meeting of the Directors August 11, 2026

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

Roll Call

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

Financials

The board received the financial reports prior to the meeting and discussed. Mr. Hogan made a motion to approve, Mr. Schenkemeyer second. Vote: Mr. Krantz – yes, Ms. Tallentire – yes, Mr. Wheeler – yes. Motion Passed.

Rec

There are no current issues at the pool and it is operating well. The Rec committee will be gathering a list of items needed for next year and continue to work on bids for the improvements needed to the entire rec center.

Open discussion

A resident was present to discuss the storm water drainage from the field behind his home. He stated it is causing damage to his home and a neighboring property. The board discussed with him the details of the area, the current swale drains and how it can be assessed. The pond contractor will be consulted to look at the area for recommendations.

Meeting adjourned at 7:30pm



Glencannon Home Owners Association

Financial Report

As of July 31, 2026

	GENERAL FUND	REPLACEMENT FUND	SETTLEMENT FUND	YTD TOTAL
Income Statement:				
Revenues:				
Association Fees	\$ 163,498	\$ -	\$ -	\$ 163,498
Other	\$ 9,046	\$ 51,347	\$ 1,853	\$ 62,246
Total	\$ 172,545	\$ 51,347	\$ 1,853	\$ 225,744
Expenditures:				
Recreation Services	\$ 53,832	\$ -	\$ -	\$ 53,832
Commons Maintenance	\$ 10,009	\$ -	\$ -	\$ 10,009
Landscaping	\$ 32,797	\$ -	\$ -	\$ 32,797
Garbage Removal	\$ 56,180	\$ -	\$ -	\$ 56,180
Legal Services	\$ 2,406	\$ -	\$ -	\$ 2,406
Pond Renovation	\$ -	\$ -	\$ 35,689	\$ 35,689
Administrative	\$ 25,653	\$ 8,146	\$ -	\$ 33,798
Total	\$ 180,876	\$ 8,146	\$ 35,689	\$ 224,710
Excess (Deficit):	\$ (8,331)	\$ 43,201	\$ (33,836)	\$ 1,034
Bank and Investment Accounts:				
Beginning Balance	\$ 25,303	\$ 1,074,363	\$ 152,981	\$ 1,252,647
Revenue +	\$ 172,545	\$ 51,347	\$ 1,853	\$ 225,744
Expenditures -	\$ (180,876)	\$ (8,146)	\$ (35,689)	\$ (224,710)
Change in Working Capital	\$ 10,479	\$ -	\$ -	\$ 10,479
Transfers +/-	\$ 33,000	\$ (33,000)	\$ -	\$ -
Ending Balance	\$ 60,451	\$ 1,084,564	\$ 119,145	\$ 1,264,159
Bank and Investment Accounts:				
Bank - Checking	\$ 57,722	\$ 2,562	\$ 3,900	\$ 64,183
Money Market	\$ 2,729	\$ -	\$ 115,245	\$ 117,974
CD's	\$ -	\$ -	\$ -	\$ -
PNC Advisor Investments	\$ -	\$ 1,082,002	\$ -	\$ 1,082,002
Total	\$ 60,451	\$ 1,084,564	\$ 119,145	\$ 1,264,159

The pool closes for the summer on Labor Day

The hours for the weekend

September 5th through September 7th are

11am to 7pm

There are several jewelry items found at the pool that still need claimed.



A big thank you
to the lifeguards
and resident volunteers
for a
great summer!



ZACHARY DEAN
REALTOR®

C: 724.884.7717
O: 412.833.5405
RS378142

zachary.dean@cbrealty.com
zacharydeansliceofheavenhomes.sites.cbmoxi.com

1630 Washington Rd
Pittsburgh, PA 15241

 **COLDWELL BANKER** | REALTY

Owned by a subsidiary of Anywhere Advisors LLC. 

glencannon15317@yahoo.com



www.glencannonhomes.org



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

glencannon15317@yahoo.com



www.glencannonhomes.org

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 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4 	5
6	7 LABOR DAY! Pool closes for the season at 7pm	8 Board meeting 7pm at the pool Garbage	9	10	11	12
13 Glencannon Clean Up 9:30am	14 Garbage & Recycling	15	16	17	18	19
20	21 Garbage	22	23	24	25	26
27	28 Garbage & Recycling	29	30			