

The Sentinel

A NEWSLETTER FOR THE RESIDENTS OF ROYAL CANYON, GREENBRIAR, AND ADJACENT AREAS



PRESIDENT'S MESSAGE

May 2008

Hello, my name is John Wolff and I have been elected President of the Royal Canyon Property Owners Association. I have big shoes to fill in taking over for Dan Cabrera who held this position for several years and did it so well. Fortunately we have a good Board of Directors to help me in my efforts.

Let me introduce myself: Our family, consisting of myself, my wife Adele and our two daughters moved into the neighborhood in 1989. Our oldest daughter was ready to start elementary school so we were looking for a good educational climate. We were attracted to Glendale because of the high quality school system and the small town feel, compared to Los Angeles where I commute to work daily. We selected the Royal Canyon neighborhood because of the many lovely hillside homes with views where property values seemed reasonably stable.

Needless to say, we have not been disappointed with this neighborhood. I have been a member of RCPOA since 1989. I still have the same feeling of satisfaction with our home and neighborhood as I did the day we moved in.

One of the highlights for me of living in this community was participating in the Verdugo Woodlands production of Fathers Follies for six years. This was a great way to meet neighbors and make friends. Our annual RCPOA events: the Summer Picnic and the Summer Social Party give that same good feeling of mixing with friends and neighbors and



John R. Wolff
President, RCPOA

Enclosed is a form highlighting RCPOA events and an application for membership.

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are good opportunities to visit with everyone to catch up on what is going on in the neighborhood. I sincerely hope you can join us this summer at these fun events.

I would like to take a moment to focus on the need for courteous driving habits in our neighborhood. Our Royal Canyon neighborhood consists of 678 homes on 43 streets, many of which are hilly and/or curved. As anyone that drives in our neighborhood already knows, too many drivers are choosing not to observe basic motor vehicle laws with respect to stop signs and speed. This inattention to traffic laws is not only discourteous to our neighbors but is quite dangerous.

Recently I was on my way to work going down Greenbriar and was fully stopped at the stop sign at Misty Isle. To my great surprise a car zoomed around past me at high speed on my right side and went through the stop sign without even attempting to stop. This type of self-centered driving is not acceptable and needs to be curtailed. Imagine how you would feel if such driving habits caused an accident or injury to one of your friends or neighbors, or worse yet, to one of their children! Driving like that within your own neighborhood makes such an outcome very possible. Even though we think we know the streets in our own neighborhood best of all, the many blind spots and hills make the possibility of serious accident or injury very real. So please, help prevent such things happening to your friends and neighbors -- drive with courtesy and respect.

John R. Wolff
President, RCPOA

HISTORIC PRESERVATION MAY BE IN ROYAL BOULEVARD'S FUTURE

by Greg Grammer

The Historic Resources Survey recently undertaken by the City of Glendale for Royal Boulevard has determined that the palm-tree-lined neighborhood qualifies as a historic district. The survey was completed at the request of a majority of the homeowners in the proposed historic district boundary on Royal Boulevard. Prepared by a special consultant retained by the City, the survey was unanimously approved by Glendale's Historic Preservation Commission on April 28.



While only one criterion is required for historic district designation, the survey found Royal Boulevard to be eligible under two criteria. The survey also found that 22 out of the 30 homes in the proposed district are "contributors," which means they were built within the neighborhood's period of significance, identified in the survey as 1926 - 1948. A copy of the document is available on the City's website at http://www.ci.glendale.ca.us/government/packets/HPC_042808/6ab.pdf

In order to be re-zoned as a historic district, over 50% of the property owners in the proposed area must sign a petition in favor of the designation, and it must be approved by both the Planning Commission and the City Council. If successful, Royal Boulevard would be Glendale's first historic district.

The City's Planning Department will conduct a special public meeting on Wednesday, May 28 at 7:30 p.m. at the First Congregational Church, 2001 Canada Blvd., to review the results of the survey and answer questions about historic districting.

GWP HARD AT WORK ON ROYAL BLVD

Wow – the GWP is certainly hard at work at the intersection of Royal Blvd and Moreno Dr. So, what's going on? GWP's Principal Electrical Engineer Dean Fernandez provided an explanation of the work underway.

During an inspection last year on Royal Blvd, GWP discovered that an underground electrical vault was deteriorating. This is a concrete structure about 5 feet wide by 8 feet long buried nine feet underground that contains key components of the electrical system feeding numerous homes on Royal Blvd. Construction crews have been digging up the road to remove the vault and replace it with a slightly larger one, 6 feet wide by 9 feet long.



The next step is to dig up the pull boxes located on the sidewalks along Royal Blvd between Imperial and Princess to install new low voltage cables to distribute electricity to the individual homes.

Although considered a routine procedure for GWP, it has certainly impacted driving on our major gateway road to area homes. Construction should be finished some time in June and repaving of the road at that intersection will follow. According to Fernandez, no other similar problems are noted in the other areas of Royal Blvd, Greenbriar Road or nearby streets.

FOURTH ANNUAL FAMILY PICNIC



Don't miss the start of the summer fun! Join your neighbors for a fun picnic on Saturday, June 14 in Verdugo Park 11:30 AM - 2:30 PM.



ANNUAL FAMILY PICNIC

*Saturday, June 14
11:30 AM - 2:30 PM*

Verdugo Park

Our 4th Annual Neighborhood Family Picnic is fast approaching! Mark your calendars for Saturday, June 14th for the RCPOA Summer Picnic. Join us at Verdugo Park from 11:30 AM to 2:30 PM for food & fun & friendship!

Special events this year include a catered hamburger & hot dog meal, jumper for the children and a photo booth. Have a family photo or photo with friends taken by a professional photographer in a beautiful natural outdoor setting. Photos can be seen and ordered on line following the picnic.

"Each year residents of all ages have enjoyed the picnic. This is the one informal event that brings us together in a terrific outdoor Glendale setting," said picnic sponsor Leanne Reynolds of G & C Properties. We'll play Croquet, horse shoes, Frisbees and offer fun raffle prizes. The RCPOA has reserved tables under the shade near the Skate Park.

Picnic activities, catered lunch and drinks are FREE to all RCPOA members. Area residents that are not members can join our association at the picnic at a cost of \$30.00 per family for the remainder of 2008 & 2009 dues. This includes a FREE lunch at the picnic. Feel free to invite your friends or your house guests to the picnic. They can order a meal for \$5.00.

Any questions, please contact Leanne Reynolds at leannerey@aol.com.

2008 HOUSING SCENE

Royal Canyon, Greenbriar & Adjacent Areas

by Leanne Reynolds

Headlines are focused daily on the financial credit crisis and subsequent negative impact on the mortgage and housing arenas. This national reporting can be misleading because, in reality, real estate markets are local, not national. The doom and gloom reports broadcast nationwide are not necessarily a true reflection of what is happening in any particular market. Home buyers and sellers should pay more attention to local markets rather than national surveys.

The September 2007 credit crunch slammed high-end home purchasers by increasing the difficulty of obtaining financing. Tighter underwriting standards by lenders means a buyer's credit score is paramount in the loan process. In the case of higher-priced homes, the majority of lenders require a 20 to 30 percent down payment. The good news is that our Royal Canyon & Greenbriar Street area homes are highly desirable and continue to attract well-qualified buyers. Some homes may take a bit longer to sell than last year, but there has not been a major decline in prices.

In 2008, the 7 RCPOA area homes sold, and 5 out of the 6 homes currently for sale, are all priced over \$1 million dollars (see chart below). The average sold home price in 2008 was \$1,364,000 with an average home size of 3,337 sq ft and average price per sq ft of \$ 408. In the same period in 2007, 8 homes sold with an average sales price of \$1,019,775, an average square footage of 2,263, and \$463 average price per square foot. The 12.5 percent price per square foot reduction in 2008 from 2007 reflects the lower square footage average of homes sold in 2007. Smaller homes sell for a higher price per square foot than larger homes due to the same land valuation for different sized homes.

Market conditions are most favorable for those who plan to buy now and stay put for years. The interest rates are so good right now that this factor alone could actually trump any sort of loss, real or imagined, that might concern a buyer considering making an offer now. Home buyers with down payment cash and excellent credit could land the deal of a lifetime on a home. Buyers waiting for the housing bottom will probably miss it.

RCPOA NEIGHBORHOOD HOMES FOR SALE AS OF 5/15/08

ADDRESS	BED RMS	BATH RMS	SQ.FT.	LOT SQUARE	CURRENT ASKING PRICE
1703 Alamo Dr.	3	3	2,366	12,544	\$1,099,000
928 Chudleigh Ln.	7	4	4,430	14,322	\$1,800,000
1135 Esmeralda	3	2	2,173	13,848	\$799,000
1433 E Mountain	4	3	3,345	10,800	\$1,297,000
1500 Remah Vista Dr.	3	2	1,655	12,178	\$1,075,000
1714 Royal Bl.	4	3	2,286	12,540	\$979,000

RCPOA NEIGHBORHOOD HOMES SOLD FROM JANUARY 1 TO MAY 15, 2007

ADDRESS	BED RMS	BATH RMS	SQ.FT.	LOT SQUARE	SOLD PRICE
1611 Heather Ridge Dr.	4	4	3,328	9,540	\$1,199,000
1204 Imperial Dr.	3	3	3,536	11,738	\$1,219,000
1224 Imperial Dr.	3	2	2,366	14,300	\$1,039,500
1445 Imperial Dr.	4	5	3,500	10,500	\$1,625,000
1620 Las Flores Dr.	4	5	3,439	22,020	\$1,470,000
933 Misty Isle Dr.	5	5	3,250	16,880	\$1,290,000
1441 Royal Bl.	4	4	3,742	8,400	\$1,650,000

Italics - Homes in escrow, pending sale.