

The Sentinel

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



PRESIDENT'S MESSAGE

August 2008

Are your street signs faded and difficult to read? Are the street names confusing (Princes vs. Princess)? If so, it is good to know that our city is prepared to correct and maintain our neighborhood street signs. My own corner street sign at Greenbriar Road and Briar Ridge Road was so faded and unreadable that people trying to find our street for the first time had difficulty. We called the Public Works Department at (818) 548-3900 and called our street sign problem to their attention. Shortly thereafter they sent out a crew who did a temporary repair by hand painting over the faded words. Then, a few weeks later they had a brand new sign made and installed it. How nice it is to know that our tax dollars are being used to keep our neighborhood looking its best. By the way, did you know that the department has responsibility for over 40,000 signs throughout the city? Perhaps your own street signs need some attention. Go look and call it in if they need work -- keep our neighborhood looking crisp and fresh.

Our Royal Canyon neighborhood is on the verge of making Glendale history. The 1400 and 1500 blocks of Royal Boulevard have thus far completed several steps of a process to achieve the designation as the first Historic District in Glendale. On March 23, 2007 twenty-three out of 30 home owners signed and submitted a petition to become a Historic District overlay zone. Numerous city meetings took place regarding this application during



John R. Wolff
President, RCPOA

Welcome New Neighbors

Families moved or moving into the RCPOA neighborhood on or after 08/01/08 receive a complimentary free RCPOA membership for the balance of 2008.

Summer 2008

Royal Canyon News is published quarterly.

RCPOA website:
<http://www.rcpoa.net>

E-Mail Inquiries to Board of Directors:
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the next 15 months. On July 28, 2008, the Historic Preservation Commission voted unanimously to approve and forward the application to the city Planning Commission. The city Planning Commission soon followed up with a unanimous recommendation that the City Council vote to approve and complete the process. At this writing all that remains to achieve the certification is the City Council vote, which will again require a unanimous approval from all five council members. We will have a firsthand update on this project at our Summer Party and Social in September.

The Royal Canyon Property Owners Association is approaching our 40th anniversary of incorporation as a non-profit entity this fall, although the organization was initially formed in 1961. We will celebrate this milestone at our annual Summer Party and Social being held on Sunday, September 7th. We will have an interesting program with several special guests, including our Mayor, John Drayman. It costs only \$20 per person to attend and includes dinner. Please plan on joining your neighbors and friends at this event which will be held in the beautiful backyard of our hosts, Glenn Webb and Lyn Foster. Find more information about the Summer Party and Social along with an RSVP form elsewhere in this newsletter and on our web site at: www.rcpoa.net. I hope to see you there.

John R. Wolff
President, RCPOA

MEMBER PROFILE

Glendale Memorial Health Foundation Celebrates a Foundation Donor

Burt Payne and his late wife, Dolores, have been long-time supporters of Glendale Memorial Hospital and Health Center. After learning about the



Foundation donor,
Burt Payne, with his
dog, Jeffrey

hospital's giving options, Mr. Payne recently decided to give a charitable gift annuity. Currently, the 7th floor of the hospital is undergoing complete renovation. When the floor is completed, it will be dedicated as the Dolores and Burt Payne Nursing Pavillion in recognition of Mr. Payne's generous gift.

Fun at the Fourth Annual RCPOA Family Picnic



Residents Sharla Bohman, Laura Kelly and her daughter with friend.

Please send us your suggestions for other
RCPOA Member Profiles

or

other article topics and ideas.

Call or email Leanne Reynolds:

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Residents Bob & Martha Baker

ANNUAL SUMMER PARTY

Don't miss this year's Island Paradise Dinner!

Sunday, September 7th
5:30 PM - 9:30 PM

At the home of Glenn Webb & Lyn Foster
1670 Arboles Drive

Special Guest: Mayor John Drayman

RSVP by September 2 - See attached insert page
Questions: Contact Carol Merry at 240-6077





RCPOA Board of Directors (left to right): Nick Friesen, Bill Fonnet, Lyn Foster, Carl Kane, Carol Merry, Bea Wojtyla, Mary Ann Prelock, President John Wolff, Ali Abyane, Leanne Reynolds, Richard Lee

HOUSING CYCLE CONTINUES

Royal Canyon, Greenbriar & Adjacent Areas

by Leanne Reynolds

RCPOA NEIGHBORHOOD HOMES FOR SALE AS OF 8/15/08

	BED ROOMS	BATH ROOMS	SQ FT HOME	SQ FT LOT	CURRENT ASKING PRICE
905 Kilmary Lane	4	3	2,448	11,559	\$1,275,000
1857 Las Flores Drive	3	2	2,242	11,915	\$1,008,900
1944 Las Flores Drive	4	4	2,593	48,352	\$2,175,000
1528 Moorside Drive	4	3	3,093	32,054	\$1,395,000
1528 Moreno Drive	3	2	1,506	10,546	\$729,000
1433 E Mountain	4	3	3,345	10,800	\$1,200,000
1659 Puebla Drive	3	2	2,210	23,287	\$1,175,000

RCPOA NEIGHBORHOOD HOMES SOLD FROM MAY 15 TO AUGUST 15, 2008

	BED ROOMS	BATH ROOMS	SQ FT HOME	SQ FT LOT	SOLD PRICE
<i>1135 Esmeralda</i>	3	2	2,173	13,848	\$699,000
<i>1820 Greenbriar Road</i>	3	2	2,283	13,954	\$1,040,000

Italics - Homes in escrow, pending sale

Home sales were slow in the RCPOA property area since May. However, this reflects the typical slower sales season during the vacation summer months. Two homes in our homeowner area have sold since our last update in May, while four homes previously for sale were taken off the market. Homeowners testing the waters with high home prices in today's market often retreat from selling when they understand that this strategy won't work.

The Spring issue of *The Sentinel* featured a lengthy summary of the housing market cycle (view this online at www.rcpoa.net). Market conditions since May have been fairly consistent. Mortgage rates are steady, housing prices have edged down, sellers have fewer prospects and new jumbo-conforming loans make payments more affordable. All these factors make a strong case for buyers on the sidelines to buy now.