

# The Sentinel

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



## PRESIDENT'S MESSAGE

May 2009

Spring is always my favorite time of the year; winter is behind us, the trees have their leaves back, the weather is not too cold or hot, and we can look forward to a rapidly approaching summer vacation which will build new memories of new places. This time of year also means thinking about water usage reduction techniques and fire prevention. While it is not too hot, it is easy to remove any overgrown vegetation and weeds that would go dry in the summer and create fuel for wild fires.

Last year your hard working Board of Directors established a new Neighborhood Issues & Projects committee. This has proven to be a terrific idea and is showing meaningful results. We are getting the city involved in our neighborhood like never before. At our request they are now monitoring our streets more diligently for speeders and those unwilling to obey stop signs. We get regular reports of the tickets issued which will hopefully get the idea across that everyone benefits from a safe and calm neighborhood. In some cases speed limit and stop signs have become partially blocked by overgrown branches which the city will be trimming, again at our request. We will continue working to improve our neighborhood and hope that even more residents will see the benefits of joining the Association for just \$20 per household per



John R. Wolff  
*President, RCPOA*

## Spring 2009

The Sentinel is published quarterly.

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year. This is without a doubt the most cost effective investment in your neighborhood possible.

On Saturday, June 13 we will again be holding our annual picnic at Verdugo Park for all neighborhood residents. Glendale's newest city council member, Laura Friedman, will be our special guest at the picnic. Be sure to take advantage of this opportunity to meet her and let her know what city issues are on your mind. Visit with friends and neighbors while enjoying a free (to association members) picnic lunch. You can also join the Association at the picnic. Details about this fun event are included in this newsletter.

Work is progressing on the design of the signs that will soon be installed to define our Royal Boulevard Historic District, created last November. The signs will be tan with dark brown lettering, have the old city seal and the name of the district along with the year the district was created. Three or four signs will be posted at entry points into the district. Your association will monitor this process as it unfolds.

I look forward to seeing and meeting you at the picnic. Have a happy and safe summer.

John R. Wolff  
President, RCPOA

# YOU RESPONDED, AND SO DID WE!!

by Mary Ann Prelock  
Co-Chair Neighborhood Issues Committee

Thanks and welcome to all new and renewing members of Royal Canyon Property Owners Association. In our continuing efforts to do everything we can to preserve our wonderful neighborhood, each Board member sent letters to friends and neighbors inviting them to join with us. Your response was gratifying, and we plan to continue these efforts to increase our membership and effectiveness.

We were grateful to receive your comments and suggestions along with your membership. By the time this newsletter reaches you, Glendale's traffic and transportation department may have already trimmed back the foliage which obscures some stop signs. Our Neighborhood Issues Committee, in response to your comments, made contact with the city and their response was "we'll get right on it."

**Faded street signs:** We're working on that one.....

The Police Department continues to monitor and issue violations to motorists who ignore stop signs and speed on our neighborhood streets. This too as a result of our request.

Some neighbors mentioned things the Association really can't do anything about except offer information.

**Loud music or parties:** After 10 PM, call the Police Department at 818.548.4840. They will come and make sure things are quieted down.

**Barking dogs:** There is a specific procedure to be followed after first reporting the nuisance to The Pasadena Humane Society (626.792.7151). They will send an officer to the address and talk to the owner about quieting the dog. If this is not effective, the person making the complaint must keep a log, provided by the Humane Society, for a 7 day period, recording dates and times of the offense. The logs must be kept and signed by three affected persons. It is a difficult process to pursue, and they strongly suggest you explore other options, including contacting the dog owner and discussing the matter.

Finally, to those new members who indicated willingness to become more involved and serve on a committee or at a social function -- THANK YOU! We'll be contacting you.

**Contact us: [BOARD@RCPOA.NET](mailto:BOARD@RCPOA.NET)**

## USC HONORS ROYAL CANYON COUPLE



*Jim and Jane Eddy*

James A. and Jane Ewart Eddy, residents of Royal Blvd for 35 years, have proven themselves University of Southern California alumni par excellence. The couple received an Alumni Service Award from the university in May at the 76th Annual Alumni Award Dinner.

Since earning their degrees from USC, the couple have devoted the past 50 years to countless hours of various university and alumni organizations, in particular the Half Century Trojan, USC's thriving senior alumni group.

According to USC, Alumni Service Awards recognize outstanding volunteer efforts on behalf of the university. The energy, dedication and enthusiasm of each recipient epitomize the Trojan spirit.

The Eddy's summed up this honor. "We love the University and what it represents. Having the opportunity to be involved in many facets of the University has been most rewarding. To be recognized as a couple was a cherished experience."



*The Eddy's with USC President  
Dr. Steven B. Sample*

# HOME SALES UPDATE

As of May 28, 2009

## ROYAL BLVD & GREENBRIAR RD & ADJACENT AREA STREETS

By Leanne Reynolds

It's been an active five months so far this year in home sales for the RCPOA neighborhood. Of the 22 homes up for sale during these months, three sold, six are pending sale, seven expired (no longer for sale) and five are active for sale.

Most notable; of the ten homes sold or pending sale this year, six involve a "short sale" or foreclosure reflecting the difficult housing scene. That means over half of our area homes sold or in escrow this year, the home sale proceeds will not pay off the mortgage. The lender agrees with the seller to take a loss on the loan when the home is sold.

Because of increased mortgage delinquencies and today's tough economy, lenders have tightened

standards for both new home purchases and refinances. The demand for more expensive homes is not nearly as strong as the moderate to low priced homes at this time.

Obtaining financing is critical for buyers and therefore influences homes sold. Interest rates for buyers of conforming loans, \$417,000 or less, are more affordable while buyers shopping for jumbo loans over \$729,000 have more difficult access to capital and at a much higher interest rate. The overall economy is very much driving homes sales today.

View the streets of our area homes @ [www.rcpoa.net](http://www.rcpoa.net)

### RCPOA NEIGHBORHOOD HOMES SOLD - EXPIRED-SHORT SALE- PENDING SINCE 1/01/09

	BED ROOMS	BATH ROOMS	SQ FT HOME	SQ FT LOT	SALE PRICE	DAYS ON * MARKET	
1800 Las Flores	4	3	2,190	23,627	703,000	117	Sold/Foreclosure
1635 Heather Ridge	3	3	2,992	15,201	1,225,000	351	Sold/Short Sale
1531 Princes Drive	3	2	1,807	14,440	846,999	2	Sold
1919 Las Flores Dr	3	3	3,429	24,100	1,060,000	4	In Escrow/Short Sale
1857 Las Flores Dr+	3	2	2,242	11,915	799,000	275	In Escrow
1627 Oakengate Dr	4	6	3,406	23,403	1,259,000	70	In Escrow
1003 Old Phillips Rd	3	4	3,301	15,548	930,000	389	In Escrow/Short Sale
1433 E. Mountain St	4	3	3,345	10,800	918,000	305	In Escrow/Short Sale
1714 Heather Ridge	5	4	2,977	12,347	900,000	146	Back Up Offer/Short Sale
1714 Royal Blvd +	3	3	2,266	12,537	715,000	29	Hold/Short Sale
1628 Lamego Dr	4	4	2,700	7,490	1,329,000	363	Expired
1659 Puebla Dr	3	2	2,210	23,267	1,175,000	151	Expired
1944 Las Flores Dr	4	4	2,593	48,352	1,995,000	151	Expired
1515 Moreno Dr	5	3	4,200	21,864	1,595,000	139	Expired
1625 Royal Blvd	2	2	1,449	10,790	799,000	147	Expired
912 Penshore Terrace	4	3	2,728	9,430	1,199,000	24	Expired
815 Moorside Dr	4	3	3,093	32,054	1,395,000	70	Expired

### RCPOA NEIGHBORHOOD HOMES FOR SALE - May 28, 2009

	BED ROOMS	BATH ROOMS	SQ FT HOME	SQ FT LOT	SALE PRICE	DAYS ON * MARKET
1638 Greenbriar Rd	4	3	2,227	10,441	895,000	36
1832 Greenbriar Rd	3	2	2,489	13,079	1,150,000	119
1611 Moreno Drive	3	4	2,273	11,740	995,000	31
905 Stewarton Way	4	3	3,892	13,571	1,295,000	19
858 Moorside Drive	4	3	3,405	26,866	1,379,000	12

DOM = This is the total number of days the home has been for sale, not just for sale at the current price.

Expired = No longer for sale

Hold = Not currently showing home

Back Up Offer = Contingencies not removed as of 5/28/09