

# The Sentinel

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



## PRESIDENT'S MESSAGE

August 2009

My wife and I just returned from a trip to England where I like to drive and explore new places in the English countryside. This time we chose Dorset which is rich with farms and coast line. There the roads range from freeways (M roads) to A, B or even C roads, where the road is not much wider than the car. Meeting a car going in the opposite direction on a C road is an experience you will not soon forget, as you both try to find (or create) a small indentation in the shrubbery to accommodate passage. Fortunately, our roads around Glendale were all designed with enough room to allow cars to go in both directions without worry. We take seemingly little things like this for granted here in the United States.

Our city works hard to keep our streets and sidewalks in good condition, insofar as the city budget will permit. In June they began a major renewal project on Greenbriar Road, which includes its immediately adjacent streets. This work not only addresses repaving of the roads, but the sidewalks and driveway aprons as well, wherever tree roots or other defects have caused uplift damage and cracking. All street corners received new wheelchair accessible dips to the street too.



John R. Wolff  
President, RCPOA



Greenbriar Road Project  
Mid-Project, July 2009

### Summer 2009

The Sentinel is published quarterly.

E-Mail Inquiries to Board of Directors:  
[board@rcpoa.net](mailto:board@rcpoa.net)

Leanne Reynolds  
RCPOA Sentinel Editor  
RCPOA.Newsletter  
[@rcpoa.net](mailto:@rcpoa.net)

Lyn Foster  
RCPOA Sentinel Design  
& Layout

The contractors doing the work were very accommodating and did their best to keep the necessary inconveniences to a minimum, which we very much appreciated. You can see an example of this work in the nearby mid-project picture. As I write this in early August we are now waiting for the street lines to be painted to complete the project.

On Sunday, September 13 we will again hold our annual Summer Party and Social. We will have an interesting program which will include a representative from the city to describe the selection process for the Historic District signage and share samples. The party only costs \$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](http://www.rcpoa.net).

I look forward to seeing and meeting you all at the Summer Party and Social. Enjoy the rest of the summer.

John R. Wolff  
President, RCPOA

## ANNUAL NEIGHBORHOOD PICNIC BRINGS TOGETHER ASSOCIATION MEMBERS

This year's annual picnic at Verdugo Park was well attended despite the rainy summer day! The atmosphere was very relaxed and fun as over 70 association members were treated to a BBQ lunch while the kids bounced in the jumper. Here are few of our neighbors enjoying the picnic sponsored by Leanne Reynolds at G & C Properties.



Boardmember  
Carol Merry,  
Adele Wolff and  
RCPOA  
President John  
Wolff.



Bernadette  
and Larry  
Hovland.



Carlos Deviez  
& Tom Mathie  
pose behind  
the Smith  
family - Kathy  
& Dan & sons.



Boardmember  
Leanne  
Reynolds,  
husband Ron  
Jeffries and  
their dog Riley.



Neighbors  
Dick & Susie  
Cross with  
Minesh and  
Seeman  
Patel.



Bill Fullmer,  
Director-At-  
Large Carl  
Kane, Past  
President  
Helena Seltzer  
and Marilyn  
Walker.

## ROYAL CANYON RESIDENT INSTALLS LARGEST RESIDENTIAL SOLAR ELECTRIC SYSTEM IN GLENDALE

By Lyn Foster



Roof Installation of solar panels.

"I researched many suppliers and technologies to come up with the best solar panels and electronics at reasonable prices. I designed the system myself, then ordered the components and installed them, with the help of two laborers," says Glenn Webb, a Royal Canyon homeowner and retired aeronautical engineer. The hardware is all European -- 69 photoelectric panels (each 39 inches by 66 inches and 45 pounds) made by REC of Norway, and two 7-kW inverters made by SMA of Germany.

The system is connected to the GWP power grid and is monitored by a main "net" meter and a separate solar-electric meter installed by GWP as well as an internet-based monitoring system. The system was fired up this year on January 1st, and the power produced has increased as the days have lengthened. In July it produced 2,226 kW hours. The system can be viewed by going to [sunnyportal.com](http://sunnyportal.com), clicking on "publicly available systems" and entering "glenn" in the search box.

Based on performance during the first six months of operation, the payback period for our investment will be about 9 years, and just think about all of the coal that won't have to be strip-mined, transported and burned because of this installation!"

Glenn is a proponent of solar energy technologies and is happy to talk with other homeowners or businesses wanting to 'Green-Up.'



Glenn Webb in front of his electronic inverters

# HOME SALES UPDATE

## As of August 7, 2009

### ROYAL BLVD & GREENBRIAR RD & ADJACENT AREA STREETS

*By Leanne Reynolds*

It's been just over two months since our last newsletter and update on real estate sales. Since the end of May, of the 14 area homes up for sale, four sold and six are in escrow and four homes dropped out of the sale process.

As you can see from the real estate chart, a large percentage of houses during this time frame are

short sale or foreclosure.. The homes currently pending sale accepted offers far quicker than the homes sold. This may just indicate that the tide is turning in real estate. Home sale prices are more realistic in today's tough economy . Buyers are stepping up quickly to purchase these well priced homes in our neighborhood while benefiting from the historically low interest rates.

#### RCPOA NEIGHBORHOOD HOMES SOLD SINCE 5/28/2009

	BED ROOMS	BATH ROOMS	SQ FT HOME	SQ FT LOT	SALE PRICE	DAYS ON * MARKET	
1857 Las Flores Dr	3	2	2,242	11,915	771,000	276	SOLD
1003 Old Phillips Rd	3	4	3,301	15,548	900,000	389	SOLD /Foreclosure
1627 Oakengate Dr	4	6	3,406	23,403	1,195,000	70	SOLD
1433 E. Mountain St	4	3	3,345	10,800	900,000	305	SOLD/Short Sale
1015 Alcalde Way	3	2	2,664	16,022	1,095,000	33	Back Up Offer
1832 Greenbriar Rd	3	2	2,489	13,079	1,150,000	192	Back Up Offer
1610 Arboles Dr	4	3	3,023	17,030	849,000	4	Pending
1741 Royal Blvd	2	2	1,927	16,290	662,000	5	Pending/Foreclosure
1919 Las Flores Dr	3	3	3,429	24,100	1,060,000	4	Pending/Short Sale
1023 E Mountain St	5	6	4,040	10,057	1,062,900	109	Pending
1638 Greenbriar Rd	4	3	2,227	10,441	895,000	51	Hold
858 Moorside Drive	4	3	3,405	26,866	1,379,000	12	Cancelled
1611 Moreno Drive	3	4	2,273	11,740	995,000	31	Expired
1714 Royal Blvd	3	3	2,266	12,537	715,000	29	Expired/Short Sale

#### RCPOA NEIGHBORHOOD HOMES FOR SALE - August 6, 2009

	BED ROOMS	BATH ROOMS	SQ FT HOME	SQ FT LOT	SALE PRICE	DAYS ON * MARKET
1445 Imperial Dr	4	5	2,643	10,800	1,650,000	32
905 Stewarton Way	4	3	3,892	13,571	1,280,000	91
1557 Remah Vista Dr	3	4	2,559	9,665	895,000	6

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 8/06/09

Cancelled = Sale cancelled

Pending Sale = Contingencies removed from offer