

The Sentinel

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



PRESIDENT'S MESSAGE

As I write this in early January it causes me to reflect on the year just ended and think about what we want to accomplish in the new year ahead. Most immediately the fact that Christmas is now over means that it is time to put away all of the Christmas decorations and store them back in the garage, that seemingly infinite archive of "stuff" quietly aging until it is ready for the dump. Since putting away the Christmas boxes required moving things around anyway, I decided that this time I would tackle the all too obvious task and rediscover my work bench. Among many lost and forgotten treasures I found a box of materials from 1999. It contained the November 1999 issue of *The Sentinel* newsletter which I enjoyed reading again, now from a different perspective as President of RCPOA. The issues of the day have changed (Oakmont View V is now history), and our Board of Directors has completely changed, except for the steady dedicated service of your Treasurer, Richard Lee. But the service and commitment of your Association has not. If you have not yet sent in your dues for 2010, it is now time to do so. By the way, I recommend that everybody think about that "stuff" in the garage, and while the energy for the New Year is still strong, tackle that all too easy to put off task and reclaim precious lost space.

This year we are celebrating our Association's 40th anniversary of incorporation as a non-profit organization. We were officially incorporated on



John R. Wolff
President, RCPOA



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September 10, 1969. I believe that we do make a meaningful difference in our neighborhood and community. Your association has been working with the city to get street signs obscured by foliage made visible again. The striping at the bottom of Greenbriar Road was adjusted at our request so that cars approaching Mountain no longer have to cross over the double yellow line to avoid the parked cars.

On Saturday, February 6, it will be time to meet again for our Annual Business Meeting. This year we will have a special guest speaker on topics of interest. The speaker will be announced shortly on our website. The meeting will again be held at the Oakmont Country Club and includes brunch. It only costs \$25 per person to attend and is always enjoyable. Please plan on joining your neighbors and friends at this event. Find more information about the Annual Business Meeting along with an RSVP form elsewhere in this newsletter and on our web site at: www.rcpoa.net.

I look forward to seeing you all at the Annual Business Meeting at the Oakmont Country Club in February. Happy New Year.

John R. Wolff
President, RCPOA

SUMMER SOCIAL EVENT DRAWS CITY OFFICIALS

By Leanne Reynolds

Numerous city officials joined our members at the recent Summer Social Dinner Party held by popular demand once again at the home of Glenn Webb and Lyn Foster. Special guest Jay Platt, Glendale's Historic Preservation Planner, unveiled the new signage for Royal Blvd's Historic District designation. Newly appointed President for the Glendale Community College, Dr. Dawn Lindsay, met with residents to learn more about the neighborhood surrounding the campus. Also in attendance was Council Member Laura Friedman. It was exciting to have these officials at our fun neighborhood outdoor evening Summer Social Dinner Party.



Glendale City Council Member Laura Friedman, Paula Devine, and Glendale Community College President Dr. Dawn Lindsay.



Sonia Montejano, Judy Cabrera and RCPOA Past President Dan Cabrera, Treasurer Richard Lee, Greg Grammer and Membership Co-Chair Bea Wojtyla.



RCPOA President John Wolff with Director-At-Large Armine Hacopian and New GCC President Dr. Dawn Lindsay.

Glendale Historic Preservation Planner Jay Platt displays new signage for Royal Bl. Historic District.



Marnie and Bob Morrison



Olga and Neal Patel.



Steven Sears and Guest.



40TH ANNIVERSARY OF RCPOA INCORPORATION

By Mary Ann Prelock

Since 2009 was the 40th anniversary of the incorporation of Royal Canyon Property Owners Association, we thought it appropriate to review some of our activities over the years. Long time residents will remember some of these projects, many of whom still live in the same homes as when incorporated. New neighbors who are not yet members are invited to join us in our efforts to keep Royal Canyon/Greenbriar and adjacent areas one of the premier neighborhoods in Glendale.

2009 - 40th Anniversary of RCPOA.

2008 - Glendale City Council designates Royal Blvd city's first Historic District.

2007 - Palm Tree Planting on Royal Blvd to replace aging signature palms.

2006 - Permit Parking only signs installed on lower Royal for resident only parking.

2005 - First Annual Family Summer Picnic held at Verdugo Park.

1998 & 1999 - Large trash bins provided free for neighborhood paid by RCPOA. Association sponsors a Walk through the Canyon with arborist to identify trees & native plants.

1995 - Disaster Preparedness Program for all residents on lawn of Phillips Ranch.

1994 - RCPOA Board reviews objectives, which began with effort to control development. Focus on disaster preparedness, neighborhood watch and enhanced communications with newsletter.

1990 - RCPOA participates in City Planning Division. Newsletter contest to determine newsletter name, *The Sentinel*, proposed by Bea Wojtyla.

1988 - RCPOA continues pressure on City to renovate Civic Auditorium.

1981 - First RCPOA Annual Meeting & brunch at Oakmont Country Club. Stop signs installed on Royal at Princess and upper Imperial.

1978 - Moorside Development's drainage system monitored for impact on existing residents. RCPOA opposes tennis court center at top of Royal Blvd & request was withdrawn by developer.

1969 - RCPOA incorporated as a non-profit organization. (Originally formed in 1961 to represent neighbors adjacent to Deadhorse and Royal Canyons when Greenbriar development was proposed. First homeowner group formed in Glendale.)

RCPOA HOME SALES UPDATE As of January 5, 2010 2009 Real Estate in Review & A Few Predictions for 2010

By Leanne Reynolds

It was an active four months of home sales in the RCPOA Neighborhood. Of the twenty homes on the market from September to year end of 2009, ten sold, another six are in escrow and four homes were taken off the market. Of the ten sold homes, eight of these required significant repairs or remodeling. Pricing reflects the condition of these sold homes, with only one home selling above \$1 million. Only two homes are currently for sale. This follows the trend of a low inventory of homes for sale throughout Glendale.

2009 Real Estate in Review:

2009 was one of the most tumultuous years in real estate. Home values dropped. Delinquencies skyrocketed. Interest rates collapsed. Loan modifications tanked. Distressed properties caused bidding wars. Appraisals by banks were problematic, often coming in so low homes sales fell out of escrow.

2010 Real Estate Predictions:

* Interest rates will rise * Bottom of the market for first-time buyers will soon be past us * Downward pricing pressure in high end homes due to difficulty in qualifying for loan * Foreclosures & short sales will continue in all price segments of the market * Loans will still be hard to obtain. As lenders experience record default rates, lending guidelines will tighten. * Real estate should return to a more normal environment as a place to call home vs speculation

RCPOA NEIGHBORHOOD HOMES FOR SALE

As of January 5, 2010

| | BED ROOMS | BATH ROOMS | SQ FT HOME | SQ FT LOT | SALE PRICE | DAYS ON * MARKET | STATUS |
|--------------------|-----------|------------|------------|-----------|------------|------------------|--------|
| 1832 Greenbriar Rd | 3 | 2 | 2,489 | 13,079 | 1,095,000 | 336 | ACTIVE |
| 1510 Majestic Way | 3 | 2 | 2,372 | 18,068 | 995,000 | 22 | ACTIVE |

RCPOA NEIGHBORHOOD HOMES SOLD

September Thru Year End

| | BED ROOMS | BATH ROOMS | SQ FT HOME | SQ FT LOT | SALE PRICE | DAYS ON * MARKET | STATUS |
|---------------------|-----------|------------|------------|-----------|------------|------------------|--------------------|
| 1610 Arboles Dr | 4 | 3 | 3,023 | 17,030 | 800,000 | 4 | SOLD |
| 1065 Alcalde Dr | 3 | 2 | 2,062 | 8,186 | 650,000 | 31 | SOLD |
| 1071 Alcalde Dr | 3 | 4 | 2,698 | 10,330 | 850,000 | 127 | SOLD |
| 1015 Alcalde Way | 3 | 2 | 2,664 | 16,022 | 950,000 | 47 | SOLD |
| 1031 Alcalde Way | 4 | 3 | 2,196 | 21,572 | 840,000 | 25 | SOLD |
| 1857 Las Flores | 3 | 2 | 2,242 | 11,915 | 771,000 | 276 | SOLD |
| 1510 Moreno Dr | 3 | 3 | 2,865 | 11,156 | 735,000 | 32 | SOLD |
| 1023 E Mountain St | 5 | 6 | 4,040 | 10,057 | 1,062,000 | 4 | SOLD |
| 1557 Remah Vista Dr | 3 | 4 | 2,559 | 9,665 | 850,000 | 74 | SOLD |
| 1741 Royal Blvd | 2 | 2 | 1,927 | 16,290 | 750,000 | 5 | SOLD/Foreclosure |
| 858 Moorside Drive | 4 | 3 | 3,405 | 26,866 | 1,230,000 | 141 | Back Up Offer |
| 1814 Greenbriar | 3 | 2 | 2,242 | 12,689 | 749,000 | 2 | Pending |
| 1919 Las Flores Dr | 3 | 3 | 3,429 | 24,100 | 1,060,000 | 4 | Pending/Short Sale |
| 1515 Moreno Dr | 5 | 3 | 3,661 | 21,150 | 1,397,000 | 50 | Pending |
| 1451 E Mountain St | 2 | 2 | 1,792 | 7,418 | 659,800 | 8 | Pending/Short Sale |
| 1550 Puebla Dr | 3 | 3 | 2,600 | 8,070 | 974,999 | 25 | Pending |
| 905 Stewarton Way | 4 | 3 | 3,892 | 13,571 | 1,280,000 | 119 | EXPIRED |
| 1611 Moreno Dr | 3 | 4 | 2,273 | 11,740 | 799,900 | 97 | EXPIRED |
| 1638 Greenbriar Rd | 4 | 3 | 2,227 | 10,441 | 895,000 | 51 | EXPIRED |
| 1445 Imperial Dr | 4 | 5 | 2,643 | 10,800 | 1,650,000 | 60 | WITHDRAWN |

DOM = This is the total number of days the home has been for sale

Expired = No longer for sale

Back Up Offer = Contingencies not yet removed as of 1/5/10

Withdrawn = Seller withdrew sale

Pending Sale = Contingencies removed from offer