

The Sentinel

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



PRESIDENT'S MESSAGE

I am often asked about what the Royal Canyon Property Owners Association (RCPOA) does. The general answer is that we represent neighborhood homeowners with respect to common interests and concerns. RCPOA is family oriented and concerned with community issues that may have an impact on our families, our homes and our neighborhood. We advocate these issues through our membership in the Glendale Homeowners Coordinating Council (representing more than 20 associations like ours) for citywide matters and directly to various city departments for neighborhood specific concerns. Among the neighborhood concerns are various types of safety issues having to do with street conditions and helping to keep criminal activity low. We have established a Neighborhood Issues and Projects Committee to deal with these matters.

Recently one of our members asked about why there are no street lights on upper Royal Boulevard (from Imperial Drive up to Old Phillips Road) and what could be done about it. Our Neighborhood Issues and Projects committee looked into this matter and contacted the city to bring it to their attention. This section of Royal Boulevard is narrower than lower Royal with no sidewalks or street lights, and there are cars parked on both sides of the street. There are houses at street level on the south side of the street while the north side has tall bushes that hide driveways leading down to homes below the street. This means that people have to walk in the street to get to the parked cars or just to take a walk. At night this situation is particularly dangerous for drivers (not to mention pedestrians) as it is difficult to see without turning on the bright lights, all while trying to navigate between the parked cars on both sides,



John R. Wolff
President, RCPOA



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which forces drivers to straddle the center line. To compound matters, the street has a fair amount of traffic going from/to Old Phillips Road, which limits the ability even to use bright lights. Just last night I was driving home via this route and was surprised to see a pedestrian on the north side of the street pressed against the bushes with nowhere else to go and no doubt hoping that I would see him. Street lights would have been very useful for both of us in this situation.

We are in the process of redesigning our website at: www.rcpoa.net. We plan to have a neighborhood alert indicator on the home page to help distribute awareness of any criminal activities published by the police department. As you may know, the State of California has been ordered to reduce its prison population by 40,000 inmates over the next two years, regardless of remaining time to be served, which means that Glendale neighborhoods will probably get our share of some of these folks prowling for easy pickings. A handy website to look at from time to time is www.crimemapping.com, which will give an idea of the scope of this issue.

On Saturday, June 5, we will be holding our annual picnic at Verdugo Park for all neighborhood residents. Be sure to take advantage of this opportunity to meet your neighbors and let us know what 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 for only \$20/household and support our neighborhood activities as described above. Details about this fun event are included elsewhere in this newsletter.

I look forward to meeting you at the picnic.

John R. Wolff
President, RCPOA

ANNUAL RCPOA PICNIC KICKS OFF THE SUMMER

Saturday, June 5, 2010

It's a Family Affair!

Your neighborhood picnic starts off the summer on Saturday, June 5th, a bit earlier this year before vacations and graduations. This year's theme is "It's a Family Affair." Several neighborhood families are on the picnic committee to plan great activities for the kids.

Why does your homeowner association have a picnic?

This event is the one-time-a-year get together for everyone of any age throughout the 680 homes in our area. All area residents living on or adjacent to Royal Canyon and Greenbriar Roads are invited. View a map and list of streets at www.rcpoa.net.

It's a great place to meet new neighbors, have children meet new neighborhood friends, swap baby sitter information, talk about local restaurants, maybe even network for employment? You get the idea. Your Association Board Members look forward to seeing you and welcome your thoughts on area concerns or other event suggestions.

What kind of a picnic is it?

It's a BBQ lunch cooked by a caterer at Verdugo Park. This event is free for households that have joined RCPOA. Don't worry if you aren't a member - join at the picnic or send in your membership form in the envelope enclosed with this newsletter. We have a reserved area with tables in the shade. The playground is near our tables.

What's fun aside from eating lunch?

Every year a bounce house is set up for the kids. A picnic committee is planning additional children's activities this year. Fun raffle prizes - gift certificates to favorite Glendale places - are drawn every 30 minutes. A large neighborhood map is set up for residents to learn more about where they live.

Is there a Charge to attend the picnic?

The BBQ lunch is FREE for RCPOA members! Non-members can join the Association for \$20.00. Members can bring guests, and they will be charged \$5.00 for the BBQ meal.

Where and When is the Picnic?

11:00 am - 2:00 pm

Verdugo Park

Follow signs to our reserved picnic area with tables

Do I need to RSVP?

While it is not necessary to RSVP, it is helpful to know approximately how many people will attend so we don't run out of food! To encourage residents to RSVP, please email Leanne Reynolds, Picnic Chair & Sponsor, at Leannerey@aol.com.

This year we will have a special raffle prize drawing for the residents who RSVP, so please let us know if you are coming and how many in your family will attend.

THE BENEFITS OF MEMBERSHIP

By Nick Friesen, Vice President and Membership Co-Chair

Joining your neighbors as members of the RCPOA brings many benefits to you and your family, including the opportunity to attend RCPOA's Annual Picnic for FREE! (See details above.) Later in the summer members enjoy an annual evening social event at a member's home for a minimal cost. The evening features entertainment, cocktails, dinner and a great opportunity to meet and socialize with old and new friends from the city and neighborhood.

RCPOA holds its Annual Meeting and Brunch on the first Saturday of February. A short business meeting (report of activities and election of officers) is followed by a program of interest to Glendale residents. Every other year, as is planned for 2011, there is a Candidate's Forum, where the candidates for Glendale City Council are invited to speak and answer questions from the audience. It is an early look at future Glendale leadership and an opportunity to get to know the local movers and shakers.

Unlike other homeowners' groups in Glendale, RCPOA mails its Sentinel newsletter to all 680 households in the area at no charge! Other organizations just mail to members who pay dues. Membership dues support this mailing with important neighbor news and updates for every household. Our website is undergoing a face lift and improving to provide timely information to area residents. Your dues will support this effort as well.

- ★ **Become an active participant in your community.**
- ★ **Get to know your neighbors.**
- ★ **Make new friends and contacts.**
- ★ **Let your voice be heard on issues of local importance.**
- ★ **Gain the support of fellow homeowners on matters of mutual concern.**

Join RCPOA now! Dues are only \$20 per household per calendar year.

HELPFUL PHONE NUMBERS AND WEBSITES

Street Light Repair:	818 548 2011	Americana at Brand	www.americanaatbrand
Bulky Item Pick Up:	818 548 3916	Glendale Schools	www.gusd.net
Animal License, Registration:	818 548 2090	Glendale Community College	www.glendale.edu
Senior Citizens Program	818 548 3775	Glendale Cmty Svcs & Parks Dept.	www.parks.ci.glendale.ca.us
Recycling Center	818 552 2870	Glendale Police	www.ci.glendale.ca.us/police
Design Review Board Hotline	818 548 3171	Glendale Art Calendar	www.GlendaleArts.org

RCPOA HOME SALES UPDATE As of May 20, 2010 By Leanne Reynolds

Here's a recap of the first four months of 2010 home sales in the RCPOA neighborhood. Four homes sold, and three are currently for sale. Another four homes are pending sale or are still taking back up offers, plus three homes withdrew from selling.

Recent stimulus packages by state and federal governments for home buyers gave the market a real flurry of activity to be

in escrow by April 30, 2010. Inventory has recently picked up, but appraisals by lenders of homes in escrow continues to be problematic. Interest rates are expected to start climbing soon. It's a buyers market, but sellers who have well-appointed, up-to-date homes or larger than average lot sizes, and are priced right, are selling briskly in all price ranges.

RCPOA NEIGHBORHOOD HOMES FOR SALE AS OF MAY 20, 2010

ADDRESS	BED ROOMS	BATH ROOMS	SQUARE FEET	LOT	SQ FT MARKET	ASKING PRICE	DAYS ON	STATUS
1832 Greenbriar Rd		3	2	2,489	11,500	\$999,000	443	Active for Sale
1811 Las Flores Dr		4	3	2,544	17,646	\$899,000	86	Active for Sale
1340 Rossmoyne		3	3	2,600	9,217	\$1,269,000	86	Active for Sale

RCPOA NEIGHBORHOOD HOMES SOLD SINCE JANUARY 5, 2010

ADDRESS	BED ROOMS	BATH ROOMS	SQUARE FEET	LOT	SQ FT PRICE	SOLD PRICE	DAYS ON	STATUS
858 Moorside Dr		4	3	3,405	26,866	\$1,150,000	65	SOLD
1515 Moreno Dr		5	3	3,661	21,500	\$1,300,000	50	SOLD
1451 E Mountain Str		2	2	1,792	7,418	\$659,000	8	SOLD *
1550 Puebla Dr		3	3	2,600	8,070	\$910,000	25	SOLD
1814 Greenbriar		3	2	2,242	12,689	\$749,000	2	Pending Sale *
1919 Las Flores Dr		3	3	3,429	24,100	\$1,060,000	4	Pending Sale *
1643 Moreno Drive		3	2	2,040	12,746	\$775,000	12	Pending Sale
1525 Moreno Dr		3	2	2,214	17,840	\$1,125,000	13	Back Up Offer
1510 Majestic Way		3	2	2,372	18,068	\$995,000	66	Withdrawn from Sale
1505 Royal Blvd		4	2	2,392	8,398	\$930,000	48	Withdrawn from Sale
1734 Royal Bld		2	2	1,540	14,530	\$717,000	85	Withdrawn from Sale

DOM = Total number of days the home has been for sale

Back Up Offer = Contingencies not yet removed as of 5/20/10

Pending Sale = Contingencies removed from purchase offer

Withdrawn = Seller withdrew home for sale

* Short Sale = Home sells for less than mortgage