

The Sentinel

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



PRESIDENT'S MESSAGE

RCPOA's primary mission is maintaining and preserving neighborhood property value. A secondary objective is to promote harmony and communication between neighbors, regardless of whether they have lived in the neighborhood for many years or are just moving in. With this in mind, RCPOA sometimes gets involved with proposed home remodel/expansion projects in the neighborhood in cases where the size, scale, mass, style or layout of the project seems to be contrary to neighborhood compatibility or is viewed to have a negative visual impact by neighbors. Our interest is not to simply raise objections and block projects, but to try and make suggestions to the owner on behalf of the neighborhood that will result in compromise on issues that are of concern to neighbors. Property owners should be able to upgrade and enhance their property, which is a direct method of adding value to the neighborhood as a whole. When this is done tastefully, using quality construction materials and designs, everyone benefits. We believe that projects should adhere to city construction codes with a minimum of variances and special conditions that would deviate from code.

Your association is currently working with a group of 48 neighbors surrounding a proposed project on Stewarton Way. A small core committee of RCPOA directors and neighbors has collected a set of concerns and questions along with some suggestions for reducing the impact of the project on the neighborhood, while trying to recognize the owners' needs. As this letter goes to press, we are meeting with the owner



John R. Wolff
President, RCPOA



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and architect for the project and hope to produce a result that will satisfy as many people as possible.

I would like to take this opportunity to recognize our Secretary, Mary Ann Prelock, for all of the hard work she has done on behalf of RCPOA over many, many years. Mary Ann is moving out of our Royal Canyon neighborhood, and she will be missed by both the Board and neighbors alike. In addition to being our Secretary, she has also been the driving force behind our Neighborhood Issues & Projects committee which has gotten the city to perform many tasks within the neighborhood. Mary Ann has done just about every job there is to do within our Association, including serving many years as our President. Mary Ann, you will be missed but not forgotten, please visit us often. We look forward to seeing you at the upcoming Summer Party and Social.

On Sunday, September 12, we will hold our annual Summer Party and Social. 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 website at: 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

ZAREH AMIRIAN - Meet RCPOA's Newest Board Member

Zareh Amirian has lived in Glendale for over twenty years. For the past three and a half years, he and his wife Yvette have lived on Heather Ridge. He is an Eagle Scout and is presently employed as the VP of Operations for the largest Popeyes Louisiana Kitchen franchisee in the Western region of the U.S. He has served on the Community Development Block Grant (CDBG) Committee in the City of Glendale for three years and is currently a Commissioner serving on the City of Glendale Audit Committee. Zareh stated, "I look forward to representing the best interests of all of my fellow property owners and am always available to listen to any concerns or questions you may have. Thank you for this wonderful opportunity to serve my community."



New Board Member Zareh Amirian welcomes new members Yvonne Cunningham & her son Sean

PREPARE FOR FIRE SEASON

by Zareh Amirian

While children are getting ready to go back to school in Southern California, the hot weather of summer may not be ready to give up its hold to autumn! Wild fires are one of the biggest threats to our homes and property in the upcoming weeks and each of us can take steps to prevent and prepare for fires. Brush clearance is not only a necessary preventative measure, but it is required under the Glendale Municipal Code. The fire prevention brochure at the Glendale Fire Department's website (http://fire.ci.glendale.ca.us/images/fireprev_1/VMP%20brochure.pdf) is a fantastic quick reference tool for homeowners to help mitigate any fire dangers and ensure compliance.

Inside our homes, we can be prepared for fires by taking a few quick, easy steps:

1. Change all the batteries in your smoke detectors, even if your smoke detectors are not warning you of low batteries.
2. Have all of your important documents and pictures stored in a small, fire-proof safe. In the case of a mandatory evacuation, you should only be grabbing those documents and pictures.
3. Take an afternoon to photograph & catalog your furnishings, appliances, and other items of value. This will make navigating the insurance claim process significantly easier if the worst case scenario does occur.
4. Have an evacuation plan with your family. Decide beforehand where you will meet and how you will get there in the event of a mandatory evacuation.

Finally, some homeowners have reported signs of errant cigarette butts throughout our neighborhood streets and fire roads. Please be responsible. Properly dispose of cigarette butts, and don't litter. Report suspicious activity to police or fire departments. If you have any questions or concerns regarding fire safety and prevention, please do not hesitate to contact the RCPOA board. Have a wonderful, safe summer!

SOCIAL EVENTS STRENGTHEN COMMUNITY SPIRIT

by Leanne Reynolds

In mid June neighbors enjoyed the annual Family Picnic for RCPOA families. With the upcoming Summer Party & Social on September 12th (see enclosed RSVP form), I am reminded of one of the objectives of our homeowner association: "To strengthen community spirit by knowing your neighbors and cooperating with them for the betterment of the area." Your RCPOA social events, such as the Picnic and Summer Party, really bring us together in a fun, informal way to get to know each other. Together we can be actively involved in issues of concern that affect us as residents of the RCPOA area and make some great friends.



Board Members Nick Friesen, Bill Fonnet & Richard Lee



Areg & Adrineh Sarkissian & their new baby!



Jennie & Rene Melendez



Picnic Sponsor Leanne Reynolds with husband Ron Jefferies & daughter Kelly Anne

HOME BUYERS GET PICKY & SELLERS MAKE CONCESSIONS

RCPOA Home Sales Update

By Leanne Reynolds

"Before the recession, people simply looked for a house to buy. Later they got squeamish just thinking about buying. Now they are on a quest for perfection at the perfect price." That's the lead paragraph by David Streitfeld, writer for the New York Times, in his article of June 16th.

Despite historically low interest rates, buyers are upending the battered real estate market, leading to demands for seller concessions on repairs or price. Inventory – homes available for sale - is low in our neighborhood, with only three homes for sale as of August 8, 2010. The days-on-market are high for these homes, reflecting the sentiments of Mr. Streitfeld.

In the RCOPA area , there are eleven homes in escrow or sold since our last newsletter in May 2010. The shorter days-on-market for many of these homes reflects realistic seller pricing. The number of short sales in our area has tapered off for now, but industry experts remain cautious on the impact of a lingering recession on the housing industry.

RCPOA NEIGHBORHOOD HOMES FOR SALE AS OF AUGUST 8, 2010

ADDRESS	BED ROOMS	BATH ROOMS	SQUARE FEET	SQ FT LOT	ASKING PRICE	DAYS ON MARKET	STATUS
1811 Las Flores Dr	5	3	2,544	17,646	\$849,000	161	Active for Sale
1340 Rossmoyne	3	3	2,600	9,217	\$1,189,000	178	Active for Sale
1734 Royal Blvd	2	2	1,549	14,530	\$699,000	152	Active for Sale

RCPOA NEIGHBORHOOD HOMES IN ESCROW OR SOLD SINCE MAY 20, 2010

	BED ROOMS	BATH ROOMS	SQUARE FEET	SQ FT LOT	SOLD PRICE		STATUS
1006 Alcalde Way	4	3	2,914	17,424	\$1,050,000	11	Back Up Offer
1640 Ivy Bridge Road	6	4	3,384	10,454	\$1,095,000	42	Back Up Offer
1525 Moreno Dr	3	2	2,214	17,840	\$1,125,000	105	Back Up Offer
1733 Royal Blvd	4	3	2,268	20,038	\$829,000	51	Back Up Offer
1431 Greenbriar	4	5	3,136	25393	\$949,000	15	Pending Sale
1820 Las Flores Dr	3	3	2,491	13,939	\$745,000	32	Pending Sale**
1919 Las Flores Dr	3	3	3,429	24,100	\$1,060,000	49	Pending Sale *
1550 Royal Blvd	2	3	2,544	16,888	\$789,000	36	Pending Sale
1814 Greenbriar	3	2	2,242	12,689	\$715,000	2	SOLD*
1510 Majestic Way	3	2	2,372	18,068	\$950,000	66	SOLD
1638 Royal Blvd	3	2	1,326	8,276	\$609,000	29	SOLD
1832 Greenbriar Rd	3	2	2,489	11,500	\$994,000	91	Expired

DOM = Number of days the home has been for sale
 Back Up Offer = Contingencies not yet removed as of 8/8/10
 * Short Sale = Home sells for less than mortgage

Pending Sale = Contingencies removed from purchase offer
 Expired = Seller withdrew home for sale
 ** Foreclosure sale