

The Sentinel

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



PRESIDENT'S MESSAGE

I'm honored and excited on my recent election as your new President of the RCPOA neighborhood – a community of homes I most treasure in Glendale. Along with the current and new members of your Board of Directors, we are hard at work to keep our neighborhood safe, hold events of interest and maintain property values.

To accomplish those efforts, we recently completed an RCPOA survey, mailed to 680 homeowners. Details of the survey results are provided inside this newsletter. For those of you who haven't yet joined your homeowner association, we are undertaking another effort to encourage your membership.

At our Annual Meeting in February, current Board Members' responsibilities were established. Mike Myers is now Vice President & Membership Chair. Lyn Foster serves as our new Sentinel Editor. Zareh Amirian is our Secretary, while Richard Lee continues as our Treasurer, Nominating Committee Chair and representative of RCPOA at the monthly Glendale Homeowners Coordinating Council meetings. Bea Wojtyla is now Co-Chair of our annual picnic. Carol Merry continues as our Social Committee Chair and Co-Chair of the Neighborhood Issues & Projects Committee.

Let's also welcome Todd Yvega and Stephanie Schus as new Directors-At-Large. Todd will become our new Webmaster. You asked for our web site to be more dynamic and current, and Todd's the man! Stephanie is coordinating interest groups now being formed as a result of our recent household survey. Read her article on the survey results. Stephanie has got the ball rolling – over five different groups already have plans to meet and share their



Leanne Reynolds
President, RCPOA



www.rcpoa.net

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interests. I'm part of the Gardening Group! Join the Association and engage with your neighbors in these fun groups.

Our next member event is our Annual Picnic on Saturday, June 11th. A free member benefit, this catered event will once again be held in Verdugo Park on Saturday, June 11, from 11:30 to 2:00 PM. A representative of the Glendale Police Department will present information on how we can form a Neighborhood Watch program and will announce the date for the kick-off event.

Two homes in our neighborhood were added to Glendale's Register of Historic Resources and both are located in the Royal Blvd Historic District. The home located at 1441 Royal Blvd was selected for its Spanish Colonial Revival architecture style. 1446 Royal Blvd was recognized for its Colonial Revival architecture, and the owners will host our Summer Social Party on Sunday, September 18th. There are now four homes on Royal Blvd with historic designation!

Going forward, my goal is to further strengthen our community spirit. Your Board has new and creative opportunities for you to truly enjoy this premier neighborhood we all share. It will be great to see both returning and our many new members at our upcoming Picnic in June and our Summer Social Party at a new venue in September.

Lastly, a big thank you to our former President, John Wolff, for running the association in such a professional manner during the past two years.

Leanne Reynolds
President, RCPOA

RCPOA SURVEY RESULTS ARE IN!

By Stephanie Schus

RCPOA recently mailed a survey to all 680 area homes in January to learn a little more about area households and what residents would like to see from RCPOA. There were 94 responses, virtually all from member households. We thank all of you who responded.

Topline Results

- Respondents live mostly in 2-person households (69%); 21% live in 1-person households.
- The 18% of households with children, have children predominantly under 11 years old, though the full range of ages was 1 to early 20s.
- The two best-attended events were the Fall Social and the Annual Meeting. The primary reason for non-attendance was "Inconvenient timing".
- Those answering the survey showed the most interest in participating in a Neighborhood Watch Group, an Area Garage Sale and a Gardening Group. The next groups with the most interest were Book Discussion, Bridge and Historical Issues, followed by a Cooking group.
- The RCPOA newsletter was widely read by survey respondents: 85% reading it "Always"; 7% "Sometimes". This contrasted with the 67% who reported having looked at the RCPOA website. Note: the positive response to adding "Recommendations for service people" to the site

as well as offering the "Ability to post information and/or requests for info" will soon be satisfied by the new website.

- Suggestions for events ranged from nature walks to more programs with city leaders, 5Ks, pot luck lunch or dinner and more specific gatherings for children.

What's Next?

Survey responses have already resulted in action.

- A representative of the Police Dept. will speak at our Summer Picnic about the value and organization of a Neighborhood Watch.
- An Area Garage Sale is in the works, with Past RCPOA President Dan Cabrera taking the lead and working with others who expressed interest in participating.
- Board members have contacted residents who indicated their interest in other groups to help facilitate their formation. Stephanie Schus is coordinating this effort. You can reach her through our website: rcpoa.net if you want to participate in any of these groups.
- We recently mailed out a Non-Member Survey. We hope each of you who received this will take the few minutes to complete it and mail it back. It's the only way the RCPOA Board can learn what you want from your neighborhood organization.



RCPOA members attended the Annual Meeting in February at the Oakmont Country Club. Brunch was followed by a lively question and answer forum with candidates running for 2 of the 5 seats on the Glendale City Council.



ANNUAL RCPOA PICNIC

Saturday, June 11, 2011
11:30 AM - 2:00 PM
Verdugo Park



Who?

Our picnic is a get-together for everyone throughout the 680 homes in or adjacent to Royal Canyon and Greenbriar Roads. (View a map and list of streets at www.rcpoa.net.) Children are especially welcome.

What?

A FREE BBQ lunch, cooked by a caterer, for all members of households who have joined and paid their dues! Are you not a member? That's OK. You can join that day. (\$20 per calendar year per household.) Outside guests - \$5 for lunch. There will be a reserved area with tables in the shade. Look for the RCPOA signs.

What Else?

- A raffle drawing every 20 - 30 minutes for gift certificates to favorite Glendale places
- A bounce house for the kids
- Playground near our tables
- Representative from Glendale P.D. to present info on how to set up Neighborhood Watch program

Why?

Meet your neighbors, meet your volunteer officers, let your voice be heard on issues of local importance.

Any Questions?

Contact Bea Wojtyla 818-246-3205, Picnic Chair

REAL ESTATE UPDATE – SPRING 2011

By Leanne Reynolds

A couple of notable properties are changing ownership in our neighborhood. The Old Phillips Ranch, at the top of Greenbriar, and the Lewis Home on Royal Blvd, a Mills Act historic home.

Year-to-date, eleven homes are either in escrow or have sold while four homes are currently for sale. Another five homes that were for sale this year were taken off the market. Several homes were sold as a short sale transaction and another as a foreclosure reflecting the nationwide trend of ongoing distressed sales.

Multi-year state budget deficits, likely higher interest rates and a continued fussy mortgage market will impact future home sales.

RCPOA NEIGHBORHOOD HOMES FOR SALE AS OF May 1, 2011

ADDRESS	BED ROOMS	BATH ROOMS	SQUARE FEET	SQ FT LOT	ASKING PRICE	DAYS ON MARKET	STATUS
1862 Greenbriar Rd	3	3	2,974	3.75 Acres	\$2,375,000	35	Active for Sale
1511 Heather Ridge	4	3	2,992	9,796	\$776,000	40	Active for Sale
1618 Lamego Drive	3	4	3,012	26,860	\$1,049,000	24	Active for Sale
1630 Puebla Dr	4	3	2,748	9,096	\$979,000	176	Active for Sale

RCPOA NEIGHBORHOOD HOMES IN ESCROW OR SOLD SINCE JANUARY 5, 2011

	BED ROOMS	BATH ROOMS	SQUARE FEET	SQ FT LOT	SOLD PRICE	DAYS ON MARKET	STATUS
1521 Puebla Dr	3	3	2,798	21,440	\$899,000	71	Back up Offer
1415 Royal Blvd	4	3	3,159	9,610	\$1,475,000	11	Back Up Offer
1401 Imperial Dr	3	4	4,200	12,898	\$1,250,000	99	Pending Sale
1648 Moreno Dr	4	4	3,165	28,330	\$1,250,000	137	Pending Sale
1033 Old Phillips Rd	2	2	2,273	12,000	\$699,000	87	Pending Sale *
1521 Greenbriar Rd	4	3	2,227	12,460	\$750,000	45	SOLD
1641 Heather Ridge	4	6	4,121	13,775	\$1,325,000	18	SOLD
1910 Las Flores Dr	5	4	2,981	34,277	\$1,400,000	23	SOLD
1919 Las Flores Dr	3	3	3,429	24,100	\$600,000	9	SOLD *
901 Penshore Terrace	4	3	2,488	14,610	\$762,500	8	SOLD **
1520 Remah Vista Dr	3	3	2,670	18,295	\$700,000	10	SOLD *
1533 Arboles Dr	2	2	2,018	20,900	\$870,000	113	WITH DRAWN
1730 Heather Ridge Dr	4	4	2,678	8,723	\$849,000	15	HOLD *
1740 Heather Ridge	3	3	2,366	16,200	\$700,000	0	WITH DRAWN *
1505 Royal Blvd	4	2	2,392	8,398	\$930,000	48	EXPIRED
1641 Royal Blvd	4	3	2,478	10,975	\$629,000	6	WITH DRAWN *

DOM = Number of days the home has been for sale per MLS
 Back Up Offer = Contingencies not yet removed as of 5/01/11
 * Short Sale = Home sells for less than mortgage amount
 Cancelled = Contract cancelled with agency

Pending Sale = Contingencies removed from purchase offer
 Expired = Seller's contract ended with agency
 ** Foreclosure sale
 Withdrawn = Seller took home off market for sale

INTRODUCING OUR NEW RCPOA BOARD MEMBERS



Stephanie Schus



Todd Yvega