

# The Sentinel

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



## PRESIDENT'S MESSAGE

What your RCPOA Board of Directors does depends on you. This past year we completed a member survey and have implemented new activities suggested by our residents. Several Special Interest Groups are meeting regularly while others are still being formed. A neighborhood-wide yard sale and Neighborhood Watch meeting took place due to member interest. Add these new events to our Annual Picnic, Summer Social Dinner and Annual Meeting & Brunch, and you can see that your homeowner organization is a vital part of this community.

We are also communicating on a more timely and informative basis via email blasts and our enhanced website, [www.rcpoa.net](http://www.rcpoa.net). Check the website for upcoming events, including interest group meetings, and a more useful Resources section.

It's often hard to find a good handy man, contractor or tree-trimmer when you need one. Where did you turn for help cleaning up your yard or fixing your property after those destructive Santa Ana winds in November? Our new interactive Recommended by Your Neighbors (under the Resources tab) offers recommendations for a variety of service people. Please add your recommendations with the easy-to-use form.

### September 2011 - SUMMER SOCIAL DINNER PARTY

90 people attended our Summer Social Dinner Party. The venue was the star attraction of the evening - the latest historical designated home on Royal Blvd. Many thanks to our hosts Don Synder & Scott Smissen for opening up their gorgeous back yard for the party and giving personal home tours to the guests. See photos inside this newsletter.

### October 2011 - FIRST NEIGHBORHOOD-WIDE YARD SALE

What a day it was in our neighborhood on October 16th. Over 29 residents held yard sales at their homes. Member and Former RCPOA President Dan Cabrera orchestrated this event, funded by the RCPOA. It was widely advertised throughout Glendale and surrounding cities. Signs were placed and maps provided, directing buyers to participating



Leanne Reynolds  
President, RCPOA,  
at yard sale



[www.rcpoa.net](http://www.rcpoa.net)

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homes. See the action in photos on the next page. Several residents told us how much they enjoyed chatting and shopping at their neighbors' yard sales.

### February 2012 ANNUAL MEETING & BRUNCH

Our Annual Meeting & Brunch will be held on **Sunday, February 4th** at the Oakmont Country Club. Reservations may be made on the enclosed form, at [rcpoa.net](http://rcpoa.net) or by phone (Carol Merry 818-240-6077). Following our brunch and brief annual meeting, our guest speaker will be Glendale Police Chief Ronald De Pompa. He will update us on recent police department issues and will outline the formation of a Neighborhood Watch Program. Although we have held one Neighborhood Watch Program training meeting for our RCPOA area, we need additional Block Captains and better communications to quickly disperse any critical news to homeowners. Block Captains will organize our neighborhood's participation in the annual National Night Out event held in August 2012. Please contact me directly if you are interested in becoming a Block Captain.

### ANNUAL RCPOA MEMBERSHIP DUES DUE JANUARY 2012

Obviously there are numerous ways to get involved with your neighbors and neighborhood. Membership has increased steadily this past year to almost 200 members. My goal is to see our membership rise from under one-third of our 678 households to more than half. Some residents participating in interest groups or the recent yard sale have not yet joined RCPOA. I hope you now see the value that RCPOA offers and will become members in 2012!

Member dues fund the events described in this newsletter as well as the cost of mailing this newsletter to all households. The enclosed membership form and dues are due January 2012 for the calendar year. Including your email address will allow us to communicate more quickly and economically. Please join or renew your membership today to help us continue to serve our neighborhood.

See you at the Annual Meeting in February.

*Leanne Reynolds*

President, RCPOA

## SUMMER SOCIAL DINNER PARTY



Elaine Wilkerson &  
Glendale Mayor Laura Friedman



Board Member & Webmaster Todd Yvega  
& Host Don Snyder



John & Lorena Parker with  
David & Agneta Hurst

## RCPOA GARDENING GROUP



September's tour of Cheryl Freese's garden offered the opportunity to identify "mystery plants," as they did at Leanne Reynolds' garden in November, also providing new landscaping ideas.



Donnalee Monniger (R) graciously hosted the Gardening Group's first holiday get-together on Dec. 3rd, with Barbara Mastro (L) and others in attendance. Members exchanged a variety of plants, herbs and fruit from their own gardens, while enjoying delicious treats provided by Donnalee.

## RCPOA NEIGHBORHOOD YARD SALE



Yard Sale Organizers Dan & Judy  
Cabrera (center) with family  
members Leta & Mark Higgins



Yvonne & Mike Cunningham



Seema Patel (center) hosts  
garage-tidying yard sale

## MORE REASONS THAN EVER TO VISIT THE RCPOA WEBSITE

*By Todd Yvega*

**RCPOA.net now has more useful features for area residents.**

- **Services Recommended by Your Neighbors** (the #1 website request from our January survey): Many homeowners occasionally need to hire service companies or individuals for home improvement work, but finding reputable, high quality local firms can be a challenge. To help you, RCPOA is building a list of service people recommended by area residents. This can be found at <http://rcpoa.net/recommended.php>, with the option to select the specific type of service you need. Only those resources that have been personally used by residents are listed. To help us build this list, we are asking you to submit recommendations using the easy online form at [http://rcpoa.net/recommendation\\_submission.php](http://rcpoa.net/recommendation_submission.php) (or a simple "click" from the Recommendations page).
- **Interest Groups:** In response to our neighborhood survey conducted early in 2011, RCPOA has organized a number interest groups, with more to come in 2012. See [http://rcpoa.net/interest\\_groups.php](http://rcpoa.net/interest_groups.php) for a list of these group, along with the person to contact to learn more about a particular group and/or to indicate your interest to participate.
- **Other useful information to be found on the website:** RCPOA.net offers past newsletters, maps of the neighborhood, a list of streets, historical information, RCPOA business records, Local Schools & Utilities, Police Emergency Contacts, City of Glendale Problem Solving Directory, Helpful Web Links and a Lost and Found page. Plus, the following helpful information: Calendar of RCPOA events; event RSVP forms; RCPOA membership application and renewal form; membership roster; list of neighborhood homes for sale or recently sold; and contact information for RCPOA officers.

**We encourage you to explore RCPOA.net. Check out the navigation bar and drop-down menus to find this useful information. Visit often and let us know what other helpful information you'd like to see on the website.**

## RCPOA INTEREST GROUPS

**RCPOA'S Gardening Group** has been active since its first meeting in May. (See photos above.) In addition to the September and December events pictured, the Group's October 1st visit to Descanso Gardens was a wonderful afternoon that confirmed how knowledgeable some of our members are, something greatly appreciated by the new gardeners in attendance.

**RCPOA's Book Discussion Group** has read and discussed three books (pictured below) since it began meeting this summer. The Group's next meeting is Jan 26th to discuss *Night Soldiers* by Alan Furst, a well-researched spy thriller set in Europe in the years 1934-1945.



**Coming in 2012:** A Cooking Group (contact Byron Hibdon 818-553-2127) and a Film Discussion Group (contact Donnalee Monninger 818-241-7061). An Historical Issues Group still needs an organizer, though we already have the promise of a fascinating program and someone who will send out notices.

## CALLING ALL PARENTS AND KIDS!

- For kids between the ages of newborn and seven.
- Meet other parents and children for walks, Nibley Park play dates and family picnics.
- Receive group emails about local, family-friendly events like the Descanso Gardens concert series.

Join our Neighborhood Parents Group and help build a fun, safe community for our children!

To join, or for more information, please email Gina Vadurro Seifert at: gvadurro@gmail.com

## RCPOA BOARD OF DIRECTORS VACANCY

There will be a vacancy on the Board this year. If interested in serving, contact Mike Myers (818-241-9154) or John Wolff (818-547-6818).

## REAL ESTATE UPDATE – YEAR END 2011

*By Leanne Reynolds*

Don't shoot the messenger! If you haven't been reading the news the last quarter of the year, there is a continued decline in the median home prices compared to a year ago throughout Los Angeles. Year over year, Los Angeles home prices are down 4.9%, as measured by the Case-Shiller index, a reliable gauge of home values.

In the RCPOA area of homes, over 35% of the active, pending and sold homes since August 18 (our last newsletter) are short sales – where lenders let homeowners sell their houses for less than they owe on their mortgages. For all of Glendale, bank-owned and short sales homes made up 47.5% of home sales during the month of November.

The high-end markets, or the best homes within a community, are less sensitive to a downturn in the economy. That part of the market is less likely to require a large loan or any loan at all for purchase. So there is still a good clientele base for our neighborhood of homes. While we can't escape the economic impact on the value of our homes, we can count our blessings that we are living in a wonderful part of Glendale.

### RCPOA NEIGHBORHOOD HOMES FOR SALE AS OF DECEMBER 27, 2011

ADDRESS	BED ROOMS	BATH ROOMS	SQUARE FEET	SQ FT LOT	LISTING PRICE	DAYS ON MARKET	STATUS
1862 Greenbriar Rd	3	3	2,974	3.75 Acres	\$ 1,775,000	270	Active
1511 Heather Ridge Dr	4	3	2,992	9,796	\$ 776,000	275	Active - Short Sale
824 Moorside Drive	5	3	3,093	10,085	\$ 1,195,000	181	Active
1510 Moreno Drive	4	3	2885	11156	\$ 989,000	53	Active
1145 Old Phillips Road	5	4	4023	37771	\$ 1,279,000	25	Active
1641 Royal Blvd	4	3	2,478	10,975	\$ 945,000	24	Active

### RCPOA NEIGHBORHOOD HOMES IN ESCROW OR SOLD SINCE August 18, 2011

ADDRESS	BED ROOMS	BATH ROOMS	SQUARE FEET	SQ FT LOT	SOLD PRICE	DAYS ON MARKET	STATUS
1423 Del Monte Dr	3	2.5	1,819	12,746	\$ 775,000	91	Sold
1360 Greenbriar Road	4	5	3,089	8,400	\$ 800,000	104	Sold
1641 Greenbriar Road	4	3	2,548	9,984	\$ 720,000	164	Sold- Short Sale
1715 Greenbriar Road	4	3	2,642	9,880	\$ 730,000	29	Sold
1618 Lamego Dr	3	4	3,012	26,860	\$ 1,049,000	141	Sold
1664 Las Flores Dr	4	5	3,510	11,390	\$ 1,499,000	85	Sold
901 Misty Isle Drive	4	3	2,589	14,049	\$ 750,000	14	Sold
849 Moorside Drive	5	3	3,414	9,830	\$ 1,000,000	59	Sold
911 Penshore Terrace	4	3	1,950	14,516	\$ 760,000	61	Sold
1520 Rehmah Vista Dr	3	3	2,670	18,295	\$ 750,000	504	Sold - Short Sale
1428 Royal Blvd	4	4	3,100	10,780	\$ 1,295,000	101	Sold
1641 Royal Blvd	4	3	2,478	10,975	\$ 725,000	76	Sold - Short Sale
1714 Heather Ridge Dr					\$ 700,000	25	Pending - Short Sale
933 Misty Isle Dr	5	4	2,992	16,880	\$ 745,000	9	Pending - Short Sale
901 Stewarton Way					\$ 699,000	1	Pending - Short Sale
1164 Old Phillips Road	4	3	3,181	11,703	\$ 850,000	0	Pending - Short Sale
1740 Heather Ridge Dr	3	3	2,366	16,200	\$ 889,500	114	Withdrawn
1630 Puebla Dr	4	3	2,748	9,096	\$ 920,000	273	Expired
1620 Lamego Drive	4	3	2,950	51,351	\$ 1,425,000	5	Withdrawn
961 Pebbleshire Road	4	3	2,689	14,280	\$ 752,000	105	Hold

DOM = Total number of days the home has been for sale  
 Pending Sale = Contingencies removed from purchase offer  
 Expired = Sales contract ended  
 Withdrawn = Seller withdrew home for sale

Back Up Offer = Contingencies not yet removed as of 12/27/11  
 Short Sale = Home will be sold for less than outstanding mortgages  
 Hold = Sellers put sale on hold