

# The Sentinel

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



## PRESIDENT'S MESSAGE

### RESIDENTS CELEBRATE NATIONAL NIGHT OUT ON ROYAL BLVD

Our homeowner association's participation in National Night Out on August 7th certainly demonstrated that our neighborhood is becoming a friendlier place to live! Throughout Glendale, 50 different neighborhood celebrations took place. To bring our residents together, RCPOA brought two food trucks -- The Hungry Nomad and Get Shaved -- to Royal Blvd, which allowed neighbors to eat, meet and mingle! An estimated 150 neighbors came to the event with their families ... and several with their pets too! The turnout far exceeded our expectations and was one of the largest neighborhood events in Glendale that night.



Police Chief Ron DePompa with Leanne Reynolds  
*President*, RCPOA

### Summer 2012

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We were joined by Glendale Police Chief Ronald De Pompa, Glendale Fire Chief Harold Scoggins and numerous police officers & fire fighters. Neighborhood children visited the Glendale fire truck parked on Royal Blvd and ate Hawaiian shaved ice treats on the lawns that hot summer night.

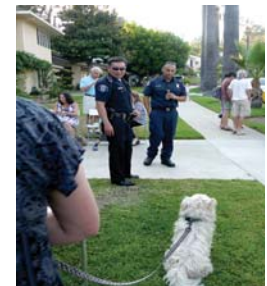
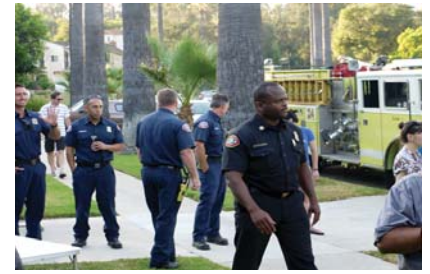
Thanks to the committee members who made this a successful event: Committee Chairman Bruce Hinckley, Mike & Wendy Myers, Lyn Foster, Rima & Donnell Cameron, Beth & Joe Volpe, Teresa Pfiffner & JP Hokanson, Dan Cabrera and Barbara Mastro.

Special thanks to Dan & Kathy Smith and Carl Kane for opening up their front lawns on Royal Blvd for our gathering!

*Leanne Reynolds*

President, RCPOA

### A Good Time Was Had by All (See slide show of NNO photos at rcpoa.net.)



## 2012 RCPOA PICNIC ... BEST YET!



Estimates of over 100 in attendance



Our Banner



Longtime member Burt Payne with RCPOA President Leanne Reynolds



Heath Siefert & daughter



Lots of family participation



David Smith & sons



The Piffner/Hokanson family



Jeraldine Saunders with Koichi Mori (of Glendale's Mori Teppan Grill). Mr. Mori generously donated steaks for picnickers to enjoy and Teppan Grill gift certificates for our free raffle.

## RCPOA Interest Groups

**Join like-minded neighbors in an RCPOA Interest Group.** Contact the person noted for the specific group at rcpoa.net under Neighborhood [Interest Groups]. If you'd like to help organize a group not currently available, please contact Stephanie Schus at sschus@aol.com.

The **Cooking Group** met on August 24th, enjoying favorites of the season: grilling and farmers' market produce. October's menu is still being determined. Recipes are provided for each dish participants bring. Because interest has been high and the number of participants limited at each get-together, we are hoping to organize a second Cooking Group. Anyone interested should contact Beth Volpe at bethvolpe10@gmail.com.

The **Gardening Group** took advantage of Dean Hartwell's Composting Class offered by the city of Glendale on June 9th. All attendees received a free composting bin, so Royal Canyon now has more composting going on, producing nutrient-rich soil for our gardens. (Photo, right.) Barbara Mastro gave mature cymbidium bulbs to group members who wanted to start or add these beautiful orchids to their gardens. Given the heat and members' vacation schedules, no meetings were held over the summer. The next get-together will be on October 6, when we will be treated to two members' spectacular rose gardens on Royal Blvd.

The **Book Discussion Group** enjoyed a non-traditional July meeting in Verdugo Park, where they discussed *The Art of Fielding* by Chad Harbach and then attended a Glendale Angelenos' baseball game at Stengel Park. (The Angelenos won; the book was not considered a winner by all members.) The group will meet next on September 6th to discuss *In the Garden of Beasts: Love Terror and an American Family in Hitler's Berlin* by Erik Larson. This well-researched book is described on Amazon.com as "...a vivid portrait of Berlin during the first years of Hitler's reign, brought to life through the stories of two people: William E. Dodd, who in 1933 became America's first ambassador to Hitler's regime, and his scandalously carefree daughter, Martha."

The organizing meeting for the **Historical Issues Group** will be held on October 17th at 1455 Royal Blvd. (a designated Historical House). Email Greg Grammar at gregg1455@gmail.com, if you want to participate. Greg is the current President of The Glendale Historical Society, so this should be a wonderful addition to our neighborhood Interest Group roster.

The **Parents Group** has been growing in participants, and a July play date was their fifth, thanks to Gina Vadurro's efforts. The group plans to schedule more after the weather cools off. Contact Gina at gvadurro@gmail.com to have your name added to the Play Date notification list. We are also looking for someone to co-chair this group; if you are willing to help, please let Gina know.

All group meetings are listed at rcpoa.net under Membership & Events [Calendar of Events].

# REAL ESTATE UPDATE – SUMMER 2012

By Leanne Reynolds

Take a look at all the sold homes in our RCPOA area of homes over the past three months since our last update in May. Now compare that to the number of homes for sale, and you can see how low the home inventory is in our neighborhood. Numerous short sales amongst our home sales are keeping a lid on home pricing increases. We are not alone -- throughout Glendale there is high demand for homes and low inventory for sale. Buyers wanting to take advantage of historically low interest rates have finally accepted that housing prices have hit bottom ... perhaps a perfect buying opportunity.

## RCPOA NEIGHBORHOOD HOMES FOR SALE

ADDRESS	BED ROOMS	BATH ROOMS	SQUARE FEET	SQ FT LOT	LISTING PRICE	DAYS ON MARKET	STATUS
1345 Greenbriar Rd	4	4	2,720	12,509	\$ 899,000	190	Active
1234 Imperial Drive	3	5	2,986	16,334	\$1,395,000	38	Active

## RCPOA NEIGHBORHOOD HOMES IN ESCROW OR SOLD SINCE MAY 11, 2012

ADDRESS	BED ROOMS	BATH ROOMS	SQUARE FEET	SQ FT LOT	SOLD	DAYS ON MARKET	STATUS
631 Benowe Scotia Rd	3	2	2337	12054	\$ 720,000	30	SOLD
1463 Del Monte	4	2	1,789	13350	\$ 689,000	49	SOLD
1356 Greenbriar Rd	3	3	2,217	8,213	\$ 550,000	106	Pending
1360 Greenbriar Rd	4	5	3,099	8,173	\$ 599,000	141	Pending
1826 Greenbriar Rd	4	3	2,662	12,461	\$ 705,000	115	SOLD
1714 Heather Ridge Dr	5	4	2,977	12,347	\$ 670,000	29	Pending - Short Sale
1709 Ivy Bridge Rd	3	3	2,368	.3 acre	\$ 570,000	40	Pending - Short Sale
1620 Lamego Drive	4	3	2,950	51,351	\$ 1,485,000	13	SOLD
1860 Las Flores Dr	3	3	2,950	17,557	\$ 1,335,000	21	SOLD
933 Misty Isle Dr	5	4	2992	15464	\$ 609,000	101	Back Up Offer
824 Moorside Drive	5	3	3,093	10,085	\$ 1,208,000	374	SOLD
1510 Moreno Drive	4	3	2,865	12,108	\$ 780,000	122	SOLD
1611 Moreno Drive	4	2	1,789	13,350	\$ 710,000	51	SOLD - Bank Owned
1617 Moreno Dr	6	4	3,448	9,960	\$ 700,000	16	Pending - Short Sale
961 Pebbleshire Road	4	3	2,689	14,280	\$ 680,000	112	SOLD -Short Sale
1630 Puebla Dr	4	3	2,748	9,096	\$ 750,000	84	SOLD - Short Sale
901 Rasic Ridge Rd	4	3	2,559	10,319	\$ 850,000	39	SOLD
1471 Royal Blvd	3	3	2,370	12,934	\$ 860,000	112	SOLD
901 Stewarton Way	4	3	22,323	16,461	\$ 699,000	1	Pending - Short Sale

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 5/10/12  
 Short Sale = Home will be sold for less than outstanding mortgages  
 Hold = Sellers put sale on hold  
 Bank Owned = Bank foreclosed on home and resells

Information taken from Multiple Listing Service



Gardening Group member Wendy Myers adds vegetable trimmings to her compost bin.

**Don't Miss  
 2012 RCPOA  
 Yard Sale  
 Sunday 10/14.  
 See Insert for  
 details.**

**Recommended by Your Neighbors** at rcpoa.net can be a handy resource to find local service providers (e.g., landscapers; plumbers; carpenters; etc.) ... but only if more of us remember to participate. Please remember to consult the listing when you need someone's service. Just go to rcpoa.net. [Recommended by Your Neighbors] is under the Resources tab. To add your own recommendation, simply click the link provided and fill out the form.

### Remembering Susie Cross

Our hearts & prayers are with Dick Cross and his family as they said goodbye to wife and mother Susie Cross. Dick is a past president of RCPOA, and he and his wife loved serving and partying in our neighborhood. Dick and Susie moved into their home on Greenbriar Road in the 1950's, where they raised their three children John, Carolyn and Paul.