

The Sentinel

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



PRESIDENT'S MESSAGE

Happy New Year to all the homeowners in the Royal Canyon neighborhood!

On Saturday, February 2, RCPOA hosts its first event of the year, our Annual Membership Brunch and Meeting. This is held at the Oakmont Country Club and begins with a delicious brunch and social hour. Following a brief RCPOA business meeting, our homeowner association will host a Candidate Forum. Candidates for Glendale's three open City Council positions in the April election will present their positions and answer homeowners' questions.

We are fortunate to have member Joe Russin moderate this Candidate Forum. Joe is an award-winning journalist who has served as Assistant Managing Editor for Multimedia at the Los Angeles Times, as news director for KQED in San Francisco, and has supervised news content for KTLA-TV. His experience in electoral debates includes hosting mayoral debates in San



Koichi Mori of Mori Teppan Grill with Leanne Reynolds President, RCPOA

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Francisco, producing mayoral debates for KTLA-TV, co-producing (with CNN) a Democratic presidential primary debate and producing the first presidential debate series in Bosnia and Herzegovina. He was also Supervising Producer of *America's Most Wanted* on Fox TV.

Reservations are necessary for this event. Please see the enclosed RSVP form. You may also pay on line at www.rcpoa.net using a PayPal account. Annual dues of \$20.00 are also due for the year 2013. Your association dues have remained the same for almost a decade while social and crime awareness activities have increased. I urge you to join or renew your membership to help keep our neighborhood one of the friendliest and safest places to live in Glendale!

A special thanks to Mori, a resident and member in the photo with me above, for his picnic donations this past year from his restaurant.

Leanne Reynolds

President, RCPOA

Summer Social and Dinner

Our Summer Social and Dinner this year was held at the beautiful home of Dr. Gary Gilbert. Mint julep was the featured drink. The evening was perfect, and everyone appreciated spending time in Dr. Gilbert's backyard "Garden of Eden."



ANOTHER SUCCESSFUL NEIGHBORHOOD YARD SALE



RCPOA Interest Groups (See photos, next page, bottom.)

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

We hope you will join some of your neighbors in an RCPOA Interest Group. If interested, please contact the person noted at RCPOA.net/interest_group.php for the specific group(s). If you'd like to help organize a group not currently active, please contact Stephanie Schus at schus@aol.com.

RCPOA now has two Cooking Groups. The original group chose to "go gourmet" and is more serious about wine pairings, as their seven-course dinner in October exemplified. Coming up in January will be a dining celebration of Mardi Gras, with Cajun/Creole dishes. The second group is taking a more casual and eclectic approach, with minor emphasis on wine. In January this group will be tasting Sweet and Savory dishes using ginger and/or mushrooms.

The Gardening Group enjoyed an afternoon in October in the spectacular rose garden of Don Snyder & Scott Smissen. A surprise guest was the rose expert from Armstrong Nursery, Pasadena. What a treat! November's meeting had Richard Lee informing attendees how to get rid of unwanted gophers (are there any other kind?), detailing step-by-step instructions of several approaches. The information was much appreciated. Totally fun was the second annual Holiday Party & Plant Exchange at Donnalee Monninger's home on December 8. Very delicious, plus all attendees left with plants for their gardens.

The Book Discussion Group will meet next on January 23rd to discuss its 11th book selection, *Salt: A World History* by Mark Kurlansky. "A long and intriguing history [of] salt. The only rock we eat, salt has shaped civilization from the very beginning, and its story is a glittering, often surprising part of the history of humankind." [source: amazon.com] To join the discussion, call Wendy Myers at 818-241-9154.

Historical Issues Group. At the organizing meeting, it was decided that programs will be a mix of practical presentations (e.g., how to do research on your own home; what an historic designation means for a home owner), as well as history lectures, such as a program about specific historic homes in our neighborhood. Contact Greg Grammer at gregg1455@gmail.com, if you want to participate or have requests for other relevant programs.

The Parents Group held a play date on 12/8, a beautiful day in Nibley Park. Post-holiday play dates are being planned for residents and their kids and/or grandkids. Gina Vadurro at gvadurro@gmail.com would love to hear from any parent who would like to participate or to help. More kids = more fun.

REAL ESTATE UPDATE Year End 2012 and a Look Toward 2013

By Leanne Reynolds

Both sales and prices, the two biggest measures for the housing market, showed an uptick at the end of 2012. 2013 could be the year that inventory turns around, just as 2012 was the year that prices started recovering. Rising prices will bring out more sellers, especially if price increases lift them back above water with their mortgages.

Home interest rates remain low, but it's still a struggle to get a mortgage. The combined issues of stringent mortgage lending requirements and lower than anticipated appraisals are hampering otherwise qualified buyers from purchasing a home in a timely fashion.

Home inventory remains low in active neighborhood home sales (see chart below). This decrease in home supply is causing rising home prices. May 2013 be the year of the great housing recovery !

RCPOA NEIGHBORHOOD HOMES FOR SALE

<u>ADDRESS</u>	<u>BED ROOMS</u>	<u>BATH ROOMS</u>	<u>SQUARE FEET</u>	<u>SQ FT LOT</u>	<u>LISTING PRICE</u>	<u>DAYS ON MARKET</u>	<u>STATUS</u>
1621 Greenbriar Road	4	4	2,917	10,411	\$ 1,190,000	2	Active
1621 Ivy Bridge Road	5	5	3,000	22,000	\$ 1,299,000	2	Active
900 Whitehaven Terrace	5	5	3,740	13,600	\$ 1,525,000	129	Active

RCPOA NEIGHBORHOOD HOMES IN ESCROW OR SOLD SINCE AUGUST 26, 2012

<u>ADDRESS</u>	<u>BED ROOMS</u>	<u>BATH ROOMS</u>	<u>SQUARE FEET</u>	<u>SQ FT LOT</u>	<u>SOLD</u>	<u>DAYS ON MARKET</u>	<u>STATUS</u>
1033 Alcalde Way	4	3	2,700	22,430	\$ 599,000	33	Pending - Short Sale
1750 Alamo Dr	3	3	2,008	17,275	\$ 800,000	29	Sold
1415 Del Monte Dr	3	3	2,164	13,546	\$ 699,990	29	Pending
1356 Greenbriar Rd	3	3	2,217	8,213	\$ 550,000	106	Pending
1714 Heather Ridge Dr	5	4	2,977	12,347	\$ 670,000	29	Pending - Short Sale
1617 Moreno Dr	6	4	3,448	9,960	\$ 700,000	16	Pending - Short Sale
1634 Oakengate Dr	4	3	2,848	9,556	\$ 760,000	1	Sold - Short Sale
1553 Puebla Dr	3	2	1,289	24,074	\$ 650,000	77	Pending
1670 Royal Blvd	2	1	1,377	23,686	\$ 560,000	6	Sold
905 Stewarton Way	4	3	2,448	13,570	\$ 710,000	3	Sold

RCPOA NEIGHBORHOOD HOMES EXPIRED OR CANCELLED SALES SINCE AUGUST 26, 2012

1234 Imperial Drive	3	5	2,986	16,334	\$ 1,449,000	38	Cancelled
1709 Ivy Bridge Rd	3	3	2,368	.3 acre	\$ 570,000	40	Expired - Short Sale
1345 Greenbriar Rd	4	4	2,720	12,509	\$ 899,000	210	Expired
1360 Greenbriar Rd	4	5	3,099	8,173	\$ 599,000	192	Expired
933 Misty Isle Dr	5	4	2992	15464	\$ 609,000	107	Hold

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

Back Up Offer = Contingencies not yet removed

Pending Sale = Contingencies removed from purchase offer

Short Sale = Home will be sold for less than outstanding mortgages

Expired = Sales contract ended

Hold = Sellers put sale on hold

All Information taken from Multiple Listing Service



Cooking Group I -- Fall dinner at the home of T. Pfiffner & J.P. Hokanson.



Gardening Group - Holiday Party at the home of Donnalee Monninger

Call for volunteers

Because the RCPOA actively sponsors events, issues a newsletter, maintains a Web site, etc., we can always use help from residents who have skills applicable to these activities. If you have such skills and would be willing to volunteer, we'd like to hear from you. Email RCPOA.President@rcpoa.net.

More specifically, if you have experience with Linux, general web design or graphic design skills and would like to contribute to the RCPOA's web presence, please contact RCPOA.Webmaster@rcpoa.net.