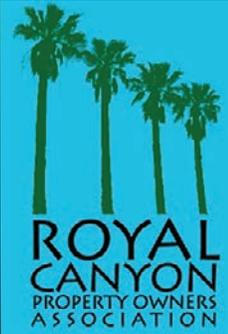


Royal and Greenbriar Canyons Neighborhood News

A Newsletter for the Residents of Royal & Greenbriar Canyons



President's Message

Happy New Year!

I can't believe it's 2017 already. 2016 was a busy year for the RCPOA. One of the things we did was revamp our neighborhood watch program – those details were in our last newsletter, but the short version is ...

In this technological day and age, people aren't signing up to be block captains, organizing phone trees and having block meetings. We found that the people who are naturally inclined to look for suspicious activity in this neighborhood are doing it, taking pictures, reporting to the police and posting the information on Nextdoor.com. With that said, we are encouraging people to sign up on Nextdoor.com, sign up for Crime Alerts from CrimeMapping.com and sign up for our Crime Alert emails*. We hope to have a page on our website (rcpoa.net) with further details up and running soon.

Some of the informative and fun events the RCPOA organized last year were the Annual Business Meeting; the western-themed Family Picnic with line dancing; a Neighborhood Watch and Crime Prevention presentation by Glendale Police Officers; our neighborhood's National Night Out, complete with food trucks, fire trucks and police participants; and the Summer Social and Dinner, which was a casino night complete with raffle prizes.



Happy New Year!

I hope everyone enjoyed the holidays. The New Year reminds us that RCPOA annual membership dues are due. Dues are still only \$20 per household, which is quite inexpensive in this day and age. Looking ahead, on April 4, Glendale voters will elect three City Council members. So be sure to attend the Candidates Forum hosted by the RCPOA at our Annual Member Breakfast and Business Meeting on Saturday, February 11, at the Oakmont Country Club. Also members will elect 6 RCPOA Directors at that meeting (nominations to be presented by the Nominating Committee). Please see further information inside this newsletter. If you cannot attend, please renew your membership for 2017 so that you can enjoy another year's events.

There is a separate form inside for renewal without attending the annual meeting, or you can pay your dues online at rcpoa.net, under Membership & Events/Join or Renew Now.

Looking ahead even further, the RCPOA will be 50 years old in September 2019, which means our 2019 Summer Social should be something really spectacular. Look for details in this newsletter about joining the Social Committee so we can get your ideas for a truly magnificent event for the "Big 50 Bash" and the events leading up to that.

I hope to see you at the Annual Member Breakfast and Business Meeting, and I wish you all a happy, safe and prosperous New Year.

* If you'd like to sign up for our Crime Alert emails, please send an email to RCPOA.Secretary@rcpoa.net with the subject line: RCPOA Email Distribution List. Please note, you will also receive emails about our events as we don't keep separate distribution lists – we're a volunteer organization and many of the people on the Board, including our Secretary, also have full time jobs.

Cheryl Frees-Yvega
President, RCPOA

RCPOA Summer Social - Casino Night!



RCPOA Interest Groups - a fun way to get to know more neighbors

Our neighborhood association offers residents something unique in Glendale – the opportunity to join a variety of Interest Groups that allows you to pursue your interests, while meeting more of your neighbors with the same interests. This is an example of what your RCPOA membership dues support.

There are now seven such groups that meet regularly. The two cooking groups are at capacity, but if enough people are interested, we can add a third group. Stephanie Schus is the person to call or email to join any of the groups or to suggest a new one. 818-550-8100; sschus@aol.com

Check out the RCPOA calendar <rcpoa.net/calendar> to see the activities coming up.

Book Discussion Group

This group's recent reads reflects wide-ranging tastes: *The Art of Loving* by Erich Fromm, *The Nightingale* by Hannah Kristin and (currently) the new Michael Lewis book, *The Undoing Project*.

Gardening Group

The Gardening Group had several professional presentations in 2016 – October's was on container gardening; November's was on irrigation systems (photo, right).

In December, the group's 6th annual Holiday Party & Plant Exchange deliciously rounded out the year.



Our **Canine Club** for dog owners and their dogs plans to hold a monthly Dog Walk in the neighborhood, as well as occasional informative programs with dog authorities -- a great way for dog lovers to get recommendations for relevant resources and services.

Photo, left: Jojo, Daisy, Riley and Chapé enjoy their November outing at the La Crescenta Dog Park.

Hiking Group

You are welcome to join in on small group hikes every couple of months on nearby Glendale trails. Check for January hike details on rcpoa.net/calendar

Cooking Groups

Both Cooking Groups continue to enjoy sumptuous meals. The Gourmet Group had a costumed Dark Ages theme in October (photos, right), while the Informal/Innovative Cooking Group created dishes with pumpkin and/or maple syrup and stepped out of their kitchens to enjoy a meal at Casa Cordoba before the holidays.



Parents Group

This is set up as a private group on nextdoor.com. The group coordinated a successful group play date in Nibley Park back in early summer, which they will be repeating more often in the coming year. Parents and grandparents, aunts and uncles are welcome to join the group, which also exchanges information about family-friendly events and parenting resources online.

Neighborhood Security Committee Formed

As most of you probably know, our neighborhood has experienced a recent increase in criminal activity, including home burglaries, car breaks-ins and packages stolen from doorsteps. Neighbors have been posting information on Nextdoor regarding suspicious people in vehicles driving or parked on our streets. We were gratified to hear that an arrest was made in December of a Glendale man suspected of numerous package delivery thefts. This arrest was made possible by the vigilance of neighbors, quick postings on Nextdoor and good communication and cooperation with the Glendale Police Department.

One witness saw the suspect steal a package sitting near the front door of a neighbor's house. As the suspect fled the scene, the witness wrote down the car's license plate and reported it to the police. Detectives found that the car was associated with a person who matched the suspect's description. Soon after, on another street in Glendale, the same suspect was caught on surveillance footage stealing another package. Police went to the suspect's house in Glendale and found him to be in possession of brand new merchandise and Amazon packages. The suspect was arrested and taken into custody. All this took place within a matter of days.

This successful outcome highlights the importance of being alert and involved with your neighbors in order to keep our neighborhood as secure as possible. As RCPOA President Cheryl Frees-Yvega stated in her President's Message on page 1, each of us should be signed up on Nextdoor.com in order to be aware (often in real time) of what is going on around us. If you have not yet signed up on Nextdoor, the easiest way to do it is to ask someone who is on Nextdoor to send you an email invitation.*

To help keep our residents, our homes and personal property as safe as possible, RCPOA has formed a Neighborhood Security Committee. This committee will meet to discuss and investigate all possible options to deter criminal activity in the RCPOA neighborhood. Suggestions will be presented to the RCPOA Board at our March quarterly meeting and reported in our next edition of this newsletter.

Meet Armine:

The Chairman of the new Neighborhood Security Committee is Armine Perian, a Board Member for four years, a hardworking professional and a committed neighbor. Several residents have joined the committee; other neighbors interested in serving on the committee or wanting to have input should contact her as soon as possible at rcpoa.neighborhoodwatch@rcpoa.net.



* If you do not know someone who is already on Nextdoor, then please email Armine at the email address above to ask for an invitation. Be your own best protection against crime by becoming aware of what is happening around you right now. Join your neighbors in helping to discourage crime by letting potential wrongdoers know that we will be vigilant, and they will be caught. And help all of us and our GPD take the criminals off the streets.

In December, the RCPOA Board gathered at Mori Teppan Grill to celebrate another successful year. If you haven't been to Mori Teppan Grill before, you are sure to find it a treat. Chefs put on a fun tableside show, and the food (Japanese steak & seafood & veggies & rice) is delicious! Mori's is located at 120 W Stocker Street. Mr. Koichi Mori, who is an RCPOA neighbor, is sure to greet you with a smile!



Meet Wendy Myers, VP and Membership Chair of RCPOA (She might be knocking on your door tomorrow.)



For over a year, I have had the pleasure to meet and visit with many neighbors to encourage membership renewal and to welcome newcomers to our neighborhood. Thank you to all of you for your friendly greetings and for renewing your membership or becoming new members. Your membership support helps to give us a strong voice in the community and helps enable our many activities to continue. I hope we'll see you at our upcoming events. If you are not a member or haven't renewed your membership for 2017, please complete and mail in the application on the last page of this newsletter or apply through our website at rcpoa.net.

RCPOA Could Use Your Help (For Having Fun)

RCPOA Board Members serve without remuneration. We don't get paid for serving. So why in the world do we do it? We're not crazy. We do it because it's fun! We get to meet lots of neighbors, we get to hang out with each other (from time to time) and we get to do fun things. Like what? Like planning and putting together great parties for the whole neighborhood. Those family picnics in the Spring don't come from nowhere. They percolate in the brains and creativity of Picnic Committee members, who imagine, then create, a theme ... then figure out a way (within a budget) to bring that theme to life (almost like Hollywood) to the delight of parents, grandparents, children, seniors and everyone else. Another committee has fun planning our Summer Social and Dinner parties toward the fall ... for adults only. Same with our Annual Business Meetings every February (with a Candidates Forum every other year). Another committee gets to help plan our National Night Out, held in August every year - another event where children are not just welcome but celebrated.

The good news for you: You don't have to be a member of the RCPOA Board to participate in this kind of fun. The truth is that the Board could really use other volunteers who would enjoy helping with these activities. Whether it's finding a face-painter for the picnic or helping to pose cogent questions for a Candidates Forum, if you have the desire to pitch in, we would love to get you involved. In the past, very often new Board Members are chosen from those who have volunteered to serve on committees like these. The time commitments are easily doable. Each of these committees gears up just once a year -- for one event. The people who have been putting on these events all work full-time. If you would like to get involved (or just dip a toe into that water), please contact Leanne Reynolds at RCPOA.Social@rcpoa.net. The more the merrier! If you're a fun person, then you get to meet and hang out and network with other fun people. Isn't that what life is all about?

Here are some Social Committees that would welcome volunteers: Picnic Committee, National Night Out Committee, Summer Social Committee, Annual Business Meeting and Breakfast Committee. (See opposite page for the Neighborhood Security Committee.) If you like being a stand-up member of your community, this is your chance. We look forward to meeting you ...

Crossed the Bridge



Wylie Mitsui

He lived to about 16 and spent nearly 15 years with us. He loved his daily walks in the neighborhood!

Gary & Gail Mitsui



Maggie McGee Foster

Maggie was a force to be reckoned with who turned into the most mellow, loving friend. She left us too early at age 12.

G. Webb & L. Foster

2017 Housing Outlook

By Leanne Reynolds

2016 was a banner year for home sellers. Buyers competed against each other for a low inventory of homes available at historically low interest rates, driving home sale prices up in all price ranges in Glendale.

We've been spoiled with these low rates, which haven't risen despite threats to do just that over the past few years. No more. Buyers and sellers will need to adjust to continued interest rate hikes over the next couple of years.

Housing inventory — or the lack thereof — was a big deal in 2016, and it will continue to be a problem next year. Household psychology has affected people; they're willing to take less risk than they were in the past. People are staying in place and remodeling their existing homes at a higher rate than in the past. In my view, this factor alone will hold home prices steady in spite of the slow, continuous mortgage rate hike.

A Trump Presidency, with suggested reduction in regulation and a likely end to the Dodd-Frank stricter restrictions on lending, will make it easier for lenders to be more creative; likely we will see more innovation in mortgage lending. Good news for millennials coming into family and home buying years with pent-up demand for home ownership. Under the new administration, a general easing of real estate development is expected but is still not expected to result in enough housing for LA's growing population.

From LA Curbed: Los Angeles's 90012 zip code is shaping up to be the 2nd fastest growing area in the nation at 8.8% growth. The 90012 zip code includes Chinatown, the Civic Center, Elysian Park, Victor Heights, parts of the Arts District and Bunker Hill, and most of Little Tokyo. My sense is this continued excitement in the greater downtown area neighborhoods just makes living in Glendale that much more desirable with our close proximity to all the urban fun.

RCPOA NEIGHBORHOOD HOMES FOR SALE - December 20, 2016

<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>
1361 Greenbriar Rd	3	3	2,340	11,540	\$ 1,150,000	45	Active
1211 Imperial Dr	2	2	1,882	6,200	\$ 998,000	5	Active
1944 Las Flores Dr	4	4	2,593	49,982	\$ 1,999,000	16	Active

RCPOA NEIGHBORHOOD HOMES IN ESCROW OR SOLD SINCE August 1, 2016 (date since last RCPOA real estate update)

<u>ADDRESS</u>	<u>BED ROOMS</u>	<u>BATH ROOMS</u>	<u>SQUARE FEET</u>	<u>SQ FT LOT</u>	<u>SOLD PRICE</u>	<u>DAYS ON MARKET</u>	<u>STATUS</u>
928 Chudleigh Ln	7	4	4,420	14,322	\$ 1,689,000	125	Under Contract
1820 Greenbriar Rd	4	3	3,000	13,954	\$ 1,505,000	26	SOLD
1201 Imperial Drive	2	2	1,887	7,833	\$ 798,000	90	SOLD *
843 Moorside Dr	4	3	2,646	10,483	\$ 1,160,000	15	SOLD *
855 Moorside Dr	3	3	3,126	13,731	\$ 1,420,000	0	SOLD
1601 Moreno Dr	4	5	3,636	22,424	\$ 1,625,000	58	SOLD *
957 Pebbleshire	3	4	2,772	9,667	\$ 1,165,000	15	SOLD *
1477 Royal Blvd	3	2	2,090	13,867	\$ 1,187,000	36	SOLD *
1511 Royal Blvd	3	3	2,558	10,789	\$ 1,050,000	7	SOLD *
1631 Royal Blvd	3	2	2,205	9,632	\$ 1,099,000	25	Pending

RCPOA NEIGHBORHOOD HOMES CANCELED OR EXPIRED LISTINGS

<u>ADDRESS</u>	<u>BED ROOMS</u>	<u>BATH ROOMS</u>	<u>SQUARE FEET</u>	<u>SQ FT LOT</u>	<u>LISTED PRICE</u>	<u>DAYS ON MARKET</u>	<u>STATUS</u>
1640 Arboles Dr	3	4	2,076	10,453	\$ 1,198,000	2	Expired
1944 Las Flores Dr	4	4	2,593	49,896	\$ 2,289,000	168	Cancelled
800 Moorside Dr	4	3	2,018	10,036	\$ 1,149,000	9	Cancelled

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

Pending Sale = Contingencies removed from purchase offer

Expired = Sales contract ended Hold = Sellers put sale on hold

Under Contract = Contingencies not yet removed

Cancelled = Seller removed home for sale

All Information taken from Multiple Listing Service

* = Property was pending sale last newsletter



RCPOA Annual Business Meeting & Breakfast

Saturday, Feb. 11th
Oakmont Country Club
3100 Country Club Drive

Candidates Forum
Glendale City Council

10:30 Social
11:00 Breakfast
12:00 Meeting & Forum

Meet and hear the candidates for Glendale City Council while enjoying a delicious breakfast with your neighbors.



Be informed.

RESERVATIONS ARE ESSENTIAL. RSVP BY FRIDAY, FEB. 3rd.

Please either complete and mail this form and include the cost of \$35 per person for admission to the breakfast/forum as well as \$20 per household for the calendar year 2017 (if not already paid) ... or sign up online at rcpoa.net. Hit Membership & Events/RSVP for an RCPOA Event. Questions? Call Leanne Reynolds at 818-244-9766.

Name(s): _____ Phone No.: _____

Address: _____ Email Address: _____

Check enclosed for (no. of people) _____ x \$35 = \$_____ plus \$20 for membership (if applicable).

Return RSVP form and check to:
Royal Canyon Property Owners Association
P.O. Box 9082
Glendale, CA 91226-0082

TURN OVER TO JOIN OR RENEW YOUR RCPOA MEMBERSHIP (without Annual Bus.Mtg & Breakfast).

Royal Canyon Property Owners Association
P.O. Box 9082
Glendale, CA 91226-0082
rcpoa.net



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UPCOMING CALENDAR OF EVENTS

ANNUAL MEETING & BREAKFAST & CITY COUNCIL CANDIDATES FORUM

Saturday, Feb. 11th - Oakmont Country Club

10:30 AM Social - 11:00 Breakfast & Meeting

In this Issue:

President's Message	p. 1
Summer Social Photos	p. 2
RCPOA Interest Groups	p. 3
Neighborhood Security Committee Formed	p. 4
RCPOA Could Use Your Help	p.5
Real Estate Chart & 2017 Housing Outlook	p. 6
Annual Meeting & Breakfast Details	p. 7

2017 RCPOA Annual Dues Are Due - Join or Renew Now

Planning on attending the Annual Meeting? See form inside.
If not, please use this form to join or renew **OR** pay dues online at rcpoa.net.
Under Membership & Events, Click Join or Renew Now.

PLEASE PRINT CLEARLY

Name(s) _____

Address _____

Email Address _____

Please Check if you are interested in joining one of these committees:

Security Committee A Social Committee

Include this form & check for \$20 in the enclosed envelope

*Royal Canyon Property Owners Association
P.O. Box 9082 Glendale, CA 91226-0082*