

Royal and Greenbriar Canyons Neighborhood News

A Newsletter for the Residents of Royal and Greenbriar Canyons



May 2018

Hi Neighbors,

This year, we changed things up and held our February Annual Member Meeting at the Glenn Webb / Lyn Foster home in the afternoon (with passed appetizers and wine), instead of our usual breakfast meeting at the Oakmont Country Club. The new venue and time of day worked out great. During the business portion of the meeting we got an overview of RCPOA financials, the Membership voted in three new Directors, and I delivered a quick "State of the Union address". A Disaster Preparedness program followed which featured Captain Joe Donnelly and the rest of Fire Truck Company 26 to talk disaster preparedness, plus local insurance agent Rick Dinger, who spoke about the types of insurance we should have for the disasters that are likely to occur in our area. In case you missed it, it was a very informative meeting. Unfortunately, one of our board members, Barbara Mastro, passed away the morning of February 10th. Barbara was very active in our community, in our neighborhood and on the RCPOA board and it was a sudden and terrible loss to her many friends.

President's Message



As we look forward to the RCPOA's 50th anniversary next year, there is yet another change – 2019 will NOT be an election year, as the Glendale City Council elected to extend elected officers terms for 11 months, to coincide with the proposed state-wide Primary election date in March 2020. This was done to comply with Senate Bill SB 415, which requires cities with voter turnout rates lower than that of statewide elections to consolidate with the State. This means our Annual Member Meeting next year will not have a City Council Candidates Forum along with the usual RCPOA business items.

With our new Directors already hard at work, we now have new people helping on the Social Committee and bringing new ideas for

a theme and food for our Annual Family Picnic to be held on May 19th. Look for further information about that in this newsletter, which is also being produced by our new newsletter editor. See the spotlight on outgoing and incoming RCPOA Directors in this newsletter for details.

With all of this change, there is one constant. We will again be hosting our National Night Out (NNO) event at on Royal Boulevard. For anyone who may not know, NNO is an annual nationwide community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. It's a great way to meet your neighbors, police and City Council members in an enjoyable setting. Knowing who your neighbors are and watching out for each other is fundamental to neighborhood security. It's also great fun for the kids, so please mark your calendars for August 7th.

I look forward to seeing you at our upcoming family picnic in May and at National Night Out in August.

HOT HOUSING MARKET MARCHES ON INTO SPRING

No Let-Up on Price Gains

By Leanne Reynolds

All of Southern California has seen home prices rising on a year-over-year basis each month for almost six years. The on-going mismatch between housing supply and demand is behind the steady rise in home costs. When you have rising demand for homes facing a limited supply, it translates into price growth.

Currently, lack of supply - rather than the risky lending practice that fueled the bubble of a decade ago - is keeping prices high. CoreLogic, a real estate tracking firm, predicts that prices in LA County will shoot up a hefty 6.4 percent before the year end.

Younger buyers are fueling a particularly hot market for more affordable properties forcing lower quartile priced homes to rise. Millennial first-time buyers have a surging demand to buy while many homeowners are inclined to stay in place for fear of not finding another house in a competitive market, or don't want to take out a new, higher-rate mortgage.

Rising interest rates and the recent tax-changes could both temper the rapid growth in LA home prices, simply by making mortgages less affordable for some entry-level buyers, and encouraging current homeowners to stay in their homes and not move up to higher quartile priced homes .

RCPOA NEIGHBORHOOD HOMES FOR SALE - As of March 25, 2018

<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>
1860 Greenbriar Rd	3	3	2,366	14,045	\$ 979,000	5	Active
1630 Puebla Dr	4	3	2,740	9,253	\$ 1,379,000	16	Active
941 Pebbleshire Rd	4	4	2,960	9,591	\$ 1,695,000	2	Active
1623 Oakengate Rd	7	7	5,642	18,593	\$ 2,799,999	52	Active

RCPOA NEIGHBORHOOD HOMES IN ESCROW OR SOLD SINCE January 3, 2018

(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</u>	<u>DAYS ON MARKET</u>	<u>STATUS</u>
1345 Imperial Drive	4	4	3,795	12,058	\$ 1,627,000	38	SOLD
1620 Lamego Drive	4	3	2,950	49,789	\$ 2,099,000	60	Pending
1066 Old Phillips Rd	4	3	2,448	9,396	\$ 1,395,000	22	Under Contract
1601 Puebla Drive	3	2	1,843	12,101	\$ 1,100,000	9	Under Contract
900 Whitehaven Terrace	5	5	3,568	13,174	\$ 1,627,000	45	SOLD
1718 Las Flores Dr	4	4	3,828	9,426	\$ 1,795,000	41	Cancelled
1853 Las Flores Drive	3	2	2,173	6,701	\$ 1,249,999	90	Withdrawn

DIM = Total number of days the home has been for sale at current price

Pending Sale = Contingencies removed from purchase offer

Under Contract = Contingencies not yet removed

Cancelled or Withdrawn = Seller removed home for sale

All Information taken from Multiple Listing Service

RCPOA Says “Thank You” to Its Outgoing Board Members



Lyn Foster was on the RCPOA Board for 10 years. Lyn served as the Editor of the RCPOA Newsletter. Lyn and her husband Glenn have hosted our Summer Social in their "tropical" backyard many times, once including a putting contest. They also hosted our Annual Meeting this last February.



Bruce Hinckley was on the RCPOA Board for nine years, and was the co-chair of the RCPOA National Night Out. Bruce has served on numerous Boards and was President of the Friends of the Alex theatre (now Glendale ARTS), Glendale Salvation Army Corp, Verdugo Hills Boy Scout Council, Community Foundation of the Verdugos and Glendale Memorial Hospital & Health Center Foundation.



Barbara Mastro was on the RCPOA Board since 2013. She served as our Parliamentarian and was active on our Social Committee, helping out at all of our social events. Extremely friendly, she could usually be found at our registration table on National Night Out or selling 50/50 raffle tickets at our Summer Social. She was also a member of the Garden Group. Barbara wanted to run for another term, but her health would not allow it.

And Welcomes Its New Board Members



Brad Nelson and his wife Valerie moved to the Royal Canyon neighborhood 3 years ago. They have 3 children and a 6 month old grandson. Brad worked as an operations executive for American Airlines, Paramount Pictures and Southern California Edison. He has served on the boards of the local boy scouts, AYSO and other non-profits. He enjoys golfing in his spare time.



Byron Hibdon Byron Hibdon is originally from Kansas City, Missouri, where he grew up, attended college and became a CPA. He moved to LA in his late twenties, where he worked most of his career as the Executive Director of Christie, Parker and Hale, a Glendale based Intellectual Property Law Firm, which has since merged and is currently known as Lewis, Rocha, Rothgerber and Christie. He has served on the Board of the Association of Legal Administrators and Pilot Legis, both organizations related to his career in the legal field. He met his husband, Rene Moreno in early 2000, and they bought their current home in Glendale in May 2001.



Richard Blasco and his wife Susan have lived in Glendale for 37 years and moved to their current home in 1986, just before their first son was born, where they raised their two sons, Brady, who is currently an attorney for the Office of the General Counsel of the U.S. Postal Service in Washington, DC, and Buck, who is currently the Quarterback Coach at the University of Pikeville in Kentucky. Richard and Susan both work in the legal field, Richard providing legal services in business, real estate and estate planning/administration, and Susan administering U.S. trademark registrations throughout the world. Richard and Susan are probably most well known for their 30 years of decorating their home for Halloween, which is known as the Halloween House (1400 Royal).

Do-Si-Do, Y'all!



*Square dancing
& Fried Chicken!*

Join your neighbors at the 13th Annual RCPOA Family Picnic!

**Saturday, May 19th
11:30 am - 1:30 pm
Verdugo Park**

Look for RCPOA signs

Our picnic is a get-together for everyone throughout the 637 homes on or adjacent to Royal Blvd. & Greenbriar Rd. The fried chicken lunch is FREE for members of households who have joined RCPOA and have paid their dues. Not a member? No worries, you can join that day. (\$20 per calendar year per household.) Outside guests - \$5 per person for the lunch and activities.

No need to RSVP. Just drop by between 11:30 and 1:30 to meet and socialize with your neighbors.

Questions? Call Tina Parsegian
at 818-476-5255

Thanks to our Sponsor
Leanne Reynolds, REALTOR
G & C Properties



Swing your partner!

Suggested attire: Squaredance-ish

2018 Annual Meeting at the Beautiful Home of Lyn and Glenn



Cheryl Frees-Yvega, Captain Joe Donnelly to her right, and Fire Truck Company 26.



From left to right in the front row are: Margo Shadburn, Councilmember Paula Devine and Debbie Hinckley. Back row are: Craig Shadburn and Bruce Hinckley.

From Wendy Myers, Membership Chair:

IT'S MEMBERSHIP DUES TIME

Thank you to all of you that have become members or have already renewed your membership for 2018! Your support enables the Association to continue its activities and efforts to keep our neighborhood one of Glendale's finest areas to live. Over the past few years, I've enjoyed visiting members that haven't yet renewed their membership, other neighbors to encourage them to join the association, and new neighbors to welcome them and inform them about us and our various activities. We have kept our membership dues at the low rate of just \$20.00 per calendar year so that all may participate. You may complete and mail in the application included in this newsletter or apply through our website at www.rcpoa.net.



2018 RCPOA Annual Dues Are Due - Join or Renew Now

Planning on attending National Night Out or the Picnic this year? See the flyers for the Picnic on p. 4, and National Night Out on p. 6. 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 (e.g., Picnic, Nat'l Night Out, Summer Social, Annual Mtg)

Include this form & check to RCPOA for \$20 to:

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

Glendale Fire Prevention Introduces New Vegetation Management Software

In Southern California, the combination of terrain, dense vegetation, and extreme fire weather places communities at risk for catastrophic damage when wildfires occur in and around homes. Several sections of Glendale, including Royal and Greenbrier Canyons, are at increased risk for these catastrophic fires where homes and buildings extend into the natural, undeveloped hillsides and canyons. Fortunately, the risk to homes and buildings can be substantially reduced if the surrounding vegetation is maintained to minimize the intensity and spread of wildfire.

The areas of increased risk for catastrophic fire in the City are designated as 'High Fire Hazard Areas'. Every year, Fire Department staff inspect all of the properties in the High Fire Hazard Areas to ensure that the nearby vegetation does not present a fire hazard. The Glendale Fire Department is introducing a new tool that will improve the ability of Fire Department personnel to inspect these properties and notify property owners when hazardous conditions exist.

This new tool is centered on a cloud based software suite that automates the entire vegetation management inspection program with tools that allow Fire Department personnel to plan, schedule, and provide notice of vegetation management inspections from a mobile device in the field.

The cost associated with the administration of the new software for the inspection program will be offset by property owners located within the High Fire Hazard Areas of the City. You have probably already received the new \$15 annual fee invoice in the mail from the Fire Department, along with the annual notice to maintain hazardous vegetation around properties. To learn more about the City's vegetation management program, please contact the City.



Royal & Greenbriar Canyons 7th Annual National Night Out

Mark your calendars for August 7th, from 6 to 8 pm, on Royal Blvd., the 2018 National Night Out is an annual community-building campaign that promotes police-fire-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. National Night Out enhances the relationship between neighbors, the fire department and law enforcement while bringing back a true sense of community. Furthermore, it provides a great opportunity to bring fireman, police and neighbors together under positive circumstances.

Millions of neighbors take part in National Night Out across thousands of communities from all fifty states, U.S. territories and military bases worldwide on the first Tuesday in August. Neighborhoods host block parties, festivals, parades, cookouts and various other community events with safety demonstrations, seminars, youth events, visits from emergency personnel, exhibits and much, much more. Be there with your neighbors for food trucks, games, emergency personnel, exhibits and much, much more.

More Fun Pictures of the 2018 Annual Meeting



From left to right: Leanne Reynolds, Beth Volpe, Cheryl Frees-Yvega, Carol Lee, Councilmember Paula Devine and Richard Lee.



From left to right: Greg Grammer, Councilmember Paula Devine, Dr. Armine Hacopian and Tina Parsegian.

Neighborhood News Has A New Editor

After many years serving as the Editor of the Neighborhood News and bringing it to new heights, Lyn Foster has decided to retire. Richard Blasco has assumed the reins of Editor. If you have any events, pictures or RCPOA issues that you would like to see included in the Neighborhood News, please send an email to Richard at: richard.blasco@rcpoa.net.

Remembering Barbara Mastro



Barbara Mastro was our friend, neighbor and RCPOA board member. She and her husband Marco moved into their home on Old Phillips Road in 1975. She retired from teaching in 2010 and was very active in the community as a member of the Assistance League of Glendale, the Southern California Orchid Society and the La Canada YMCA, to name a few.

In December 2017, Barbara came down with health issues, which was very frustrating for her because she was usually very healthy and active. In early 2018 she was diagnosed with a very large brain tumor. One minute Barbara was with us during the garden group annual holiday giving out garden gnomes, and the next she was in hospice care. Barbara passed away the morning of February 10th, 2018.

We are shocked and saddened by her sudden passing. Barbara Mastro will be missed by her many friends.

Royal Canyon Property Owners Association
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UPCOMING CALENDAR OF EVENTS

13th Annual
RCPOA Family Picnic
Saturday, May 19th
11:30 am - 1:30 pm
Verdugo Park
No need to RSVP. Just drop by between
11:30 and 1:30
to meet and socialize with your neighbors

7th Annual
National Night Out
Tuesday, August 7th
Royal Blvd.
No need to RSVP. Just drop by between
6:00 and 8:00
to meet and socialize with your neighbors