

Neighborhood News

A Newsletter for the Residents of Royal and Greenbriar Canyons



Spring is Here!

By Beth Volpe, President

As we enter Spring, the RCPOA Board has had little downtime. We started the year with the most successful membership drive we have ever had, signing up 14 new residents who have recently moved into our neighborhood. For the first time, we ended January with the same number of members we ended last year with. That's great when you consider our dues are annual and we start with zero members each January 1st. And with our upcoming events, we look forward to welcoming more neighbors to our association. On behalf of the RCPOA Board of Directors, we thank our renewing and new members for your support.

Royal and Greenbriar Canyons is a powerful community of neighbors who truly love where we live and the friendships made through our association activities. Remember, if you are not a member, you're not taking advantage of all we have to offer such as our social, civic and Interest Group activities.

If you have lived here for any length of time and feel like you would like to get to know more of your neighbors, there is no better way than to join RCPOA. For \$35 a year, you have the opportunity to

join our Special Interest Groups such as our book club, two gardening clubs, walking and hiking club, two cooking groups and our game group. With just one visit to an activity, you will meet new neighbors and create friendships.

This year's Annual Meeting and City Council Candidate Forum held at Glendale Community College and sponsored by Chris Cragnotti, owner/broker of G&C Properties was a huge success. The event was moderated by Phillip Palmer, ABC7 eyewitness news anchor and all 8 candidates were asked questions developed by the RCPOA leadership and our membership. It was very informative and a pleasure to meet the candidates and learn about their priorities for our City.

How lucky are we to have Glendale Community College right in our neighborhood. The college does so much to support not only their students, but also the community at large. Having our Candidate Forum at GCC elevated the event to a new level of professionalism. The staff and administration were wonderful and generous, and we thank them for helping make this event a great success.

Speaking of GCC, the RCPOA Board of Directors congratulates our neighbor Dr. Armine Hacopian, President of the Glendale Community College Board of Trustees for being recognized and honored on April 30th by the Community College League of California (CCLC). Every year, CCLC recognizes those trustees in California who have persevered continuously in serving students. The League highlights the enduring



Dr. Armine Hacopian

dedication, commitment and service of California's community college trustees who have served 20 years at a California community college district.

Armine and Vahe Hacopian are members of RCPOA, and Armine served on our RCPOA Board for many years.

Our Social Committee has already begun work on our Summer Social for September 10th at the home of Brian Welsh and Tamsin Glasson. This historic home has been beautifully restored and features one of the only remaining original Olive Groves in Glendale. The address is 1422 Imperial Drive. Summer Social in 2021 sold out in 1 week. It's an extremely popular event and the only event that requires all attendees to be members.

Outside of our Interest Groups, the next big neighborhood event is National Night Out on Tuesday, August 2nd at the corner of Royal Blvd. and Moreno Dr. This is a free, outdoor event with food trucks, Farmer's Market and a great way to relax outside with friends and neighbors.

RCPOA wishes all of our neighbors a fun, safe Spring and Summer. Please don't forget to check out our website event page for opportunities to be social and meet new neighbors.



If you hear a neighbor's security siren alarm, please don't ignore it. Contact the GPD 24-hour dispatch 818-548-4911.

Real Estate Continues to Defy Gravity

A look into some of the reasons behind a real estate market that continues to defy gravity. pg. 2

RCPOA Special Interest Groups

Neighbors sharing their interests in knowledge and having fun are thriving. pg. 4

Door-to-Door Solicitors

While some solicitors are legitimate, others may have criminal motives. Follow these guidelines to stay safe. pg. 6

Real Estate Continues to Defy Gravity

End of the Ultra Cheap Mortgage Loans

The Federal Reserve raised its federal funds in March for the first time in three years to curb rising inflation and rate hikes have continued. This promoted interest rates for home loans to climb, with the average 30-year rate mortgage now at 5%. More rate hikes have been announced for the rest of the year.

Despite recent rate increases, the housing industry outlook is that the market is still strong, with the momentum continuing thru 2022 and perhaps until 2024. Let's look at some of the reasons behind a real estate market that continues to defy gravity.

Housing Market Inventory Hits Record Lows

The inventory of homes available for sale is worth tracking just as closely as interest rates to understand the state of the market.

"The hot job market and rapid wage growth continues to support housing demand, despite the surge in rates and swift home- price appreciation," explains Joel Kan, an economist at

the Mortgage Bankers Association. "However insufficient for sale inventory is restraining purchase activity."

For much of the pandemic, the underlying issue in the housing market has been a lack of inventory. A demographic wave of first-time millennial homebuyers - enticed by the low interest rates, jumped into the market, and dried up inventory. This year inventory levels fell further which has only intensified the housing boom. Rising mortgage rates create costlier mortgages so logically this should mean fewer bidding wars and slower house price appreciation.

Adding to reduced inventory are homeowners turned landlords. Many homeowners began doubling up on their real estate investments. Because mortgages have been historically low since 2019, it has been an opportunity for homeowners to keep their home as a rental unit when they trade up or down to another primary home. Individuals then become real estate investors because of an abundance of home equity and low interest rates.

FOMO Driving Housing Sales & Pricing

Now let's add on buyer FOMO.

Some buyers believe prices will continue to climb and fear they will miss out on snagging lower prices on a home now and get stuck paying more later. This

fear of missing out, or FOMO, effect can drive up prices and expectations of higher prices ahead. Expect the feeding frenzy among homebuyers to continue even as prices and rates climb. The continued limited supply in the market is currently driving demand and so far, outweighs the impact on affordability.

Home Prices Continue to Surge

Home price appreciation was up 19% across the country in 2021 due to limited supply and strong demand from homebuyers seeking to take advantage of the historically low interest rates. And while surging interest rates may cause demand to slow down, experts expect median prices to continue soaring 9% thru 2022. Real estate experts polled in the Zillow Home Price Expectation Survey (ZPHE) expressed that housing inventory won't meet demand until 2024. Home price appreciation will slow down but continue to grow over the next several years.

In summary, housing inventory and mortgage rates will determine how far and how fast home prices will rise this year and next.

Leanne Reynolds,
REALTOR
eXp Realty of
California



RCPOA Hosts Glendale City Council Candidate Forum

RCPOA kicked-off the Spring election season this year as the host to the first City Council Candidate Forum at Glendale Community College. All eight candidates are competing for three available at-large seats with the top three vote getters to prevail. The Candidate Forum was a great way to meet the candidates and learn about their background qualifications, achievements, and priorities for Glendale. Phillip Palmer, ABC7 Eyewitness News anchor moderated the Forum by addressing to each candidate a range of topical questions generated by RCPOA residents and board members.



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ROYAL GREENBRIAR CANYONS RECENT AREA HOME SALES

As of April 15, 2022

HOMES IN ESCROW OR SOLD SINCE DECEMBER 1, 2021

(date since last RCPOA real estate update)

| Address | Bedrooms | Baths | Sq. Ft. House | Sq. Ft. Lot | Sold Price | Days on Market | Status |
|-----------------------|----------|-------|---------------|-------------|--------------|----------------|---------|
| 1330 Imperial Drive | 4 | 4 | 2,829 | 13,227 | \$ 1,695,000 | 29 | SOLD |
| 1459 E Mountain Drive | 3 | 4 | 2,140 | 12,563 | \$ 1,900,000 | 49 | SOLD |
| 1810 Las Flores Drive | 3 | 4 | 3,075 | 14,336 | \$ 2,355,000 | 9 | SOLD |
| 1513 Majestic Way | 2 | 2 | 1,739 | 5,619 | \$ 1,325,000 | 14 | PENDING |
| 1621 Puebla Drive | 2 | 1 | 1,410 | 7,166 | \$ 1,230,000 | 15 | SOLD |
| 1521 Roca Drive | 4 | 4 | 2,868 | 16,827 | \$ 2,730,000 | 94 | SOLD |
| 1502 Royal Blvd | 2 | 3 | 2,530 | 11,595 | \$ 1,749,000 | 13 | PENDING |
| 1656 Royal Blvd | 5 | 5 | 4,077 | 25,453 | \$ 2,900,000 | 20 | SOLD |
| 1408 Torres Drive | 4 | 4 | 3,562 | 13,609 | \$ 2,550,000 | 18 | SOLD |
| 1714 Heather Ridge Dr | 4 | 4 | 2,977 | 12,347 | \$ 2,699,000 | 0 | Expired |

Prepared by Leanne Reynolds, Realtor, exp Realty. An area expert for over two decades.

Definitions:

Cancelled = Seller removed home listing
Hold = Sellers have put sale on hold
Pending = Contingencies removed from purchase offer

Days on Market (DOM) = Number of days home has been for sale

Under Contract = Contingencies are not yet removed

Expired = Sale listing contract period ended

All information taken from Multiple Listing Service

RCPOA EDUCATION SERIES

An informative homeowner video learning series.



Check out our YouTube RCPOA Education Series Channel. We're publishing informative homeowner video learning topics from resident experts living in our neighborhood.

Welcome! New RCPOA Board Members



EDUCATION COMMITTEE CHAIR

Nicholas Barone has lived in Glendale for over a decade. He has spent over 20 years working in digital entertainment and education. He enjoys traveling, cycling, and running; where you may see him in our beautiful neighborhood zipping about. He is looking forward to meeting members of the community and participates in one of RCPOA's Special Interest Groups playing board games. He is a veteran of the United States Air Force and graduated from Syracuse University.



SOCIAL COMMITTEE CHAIR

Valerie Nelson and her husband Brad purchased their historic Monterey Revival home in Royal Canyon in November 2014. They have lived in Glendale most of their lives. They have 3 children who attended local schools and they all graduated from USC. Valerie is a Human Resources professional and has served on the HR Committee at Flintridge Sacred Heart Academy and Oakmont Country Club for 10 years.

RCPOA Special Interest Groups Are Having Fun!

GARDENING GROUP

Members of the Gardening Group enjoyed a leisurely walk in March in the Descanso Gardens to view their spring blossoms. The tulips had started to open, daffodils were still blooming, along with many beautiful flower trees such as magnolias, lots of varieties of Camellias and even some lilacs, as can be seen in the photo.

April 2nd's get together was a visit to member Agneta Hurst's wonderful garden that eliminates any myths someone might have that a drought tolerant/low water garden cannot have a lot of color or needs to be primarily succulents. Agneta has incorporated dozens of species into her landscape, which she pointed out individually and described as we toured the various sections of her garden. The photos hardly capture her landscaping accomplishment.

May's big event, is a demo-lecture by Scott Daigre, the founder of Tomatomania. Scott will share his expertise on everything you ever wanted to know about tomatoes and how to grow them successfully.

BOOK DISCUSSION GROUP

The Book Discussion Group continued its pattern of alternating a fiction book with a non-fiction book. The timely fiction selection for March was *American Dirt* by Jeanine Cummins; in April the group discussed the riveting non-fiction book *Facing the Mountain* by Daniel James Brown. Both books provided the basis for good discussions as well as good reads and might be of interest to other residents.

The group's next book is the novel *The Lincoln Highway* by Amor Towles and will be discussed later in May.

INFORMAL & INNOVATIVE COOKING GROUP

The April dinner held by this group featured Indian cuisine. It was a great



hit, starting with made-from-scratch Naan cilantro bread and ending with a perfect dessert of a Mango Yogurt drink. Two vegetarian dishes complemented two meat stews (one with lamb, the other with chicken) both served with a choice of basmati or brown rice. Despite the heat of the day, this meal minimized the heat of its seasonings so everyone could enjoy each dish in comfort.

ROYAL GAMERS

The Gaming group continues to meet monthly with new neighbors joining. The March Game night was at the home of Brian Robbins and the games consisted of the 1960 edition of Password, Trivial Pursuit and Clue. The group meets once a month, on a Friday night and from what we are told, they have a great time together. Lots of laughing and great neighbor camaraderie.

EDIBLES GARDENING GROUP

The Edibles Gardening group met in March at the home of Levon Thomassian and Tina Hovanessian. We had many new members, so this meeting was basically to share where we are with our Spring vegetable gardens and to discuss our different levels of expertise, what fruit trees we have and issues we are currently having with anything edible in our yards. This popular group has doubled in size since we started, and members of any gardening level are welcome to join. The next meeting will be at the home of Glenn Webb for a discussion on growing and caring for Pomegranate trees.

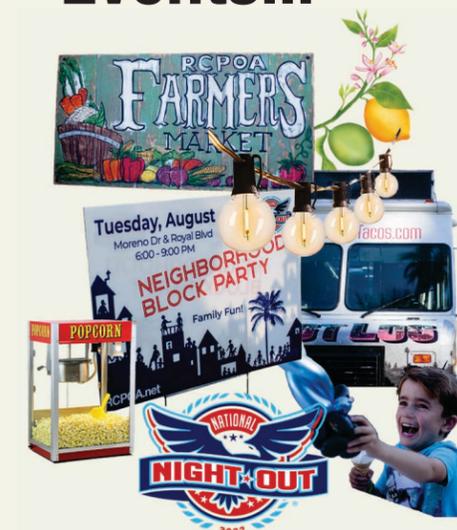
GOURMET COOKING GROUP

The Gourmet Cooking Group celebrated a Valentine's Day Dinner at the home of Brad and Valerie Nelson. The dinner included Caprese Verrines, Lobster and Steak, Risotto and Chocolate Mocha Roll with wines and liquors to pair. The next dinner will be held at the home of Glenn Webb and Lyn Foster with a Sicilian theme.

WALKING GROUP

In April the Walking Group hiked the 2.9 mile Descanso Gardens Motorway trail.

Upcoming Events...



NATIONAL NIGHT OUT Tuesday, August 2, 2022 6:00 PM

Corner of Moreno Dr. & Royal Blvd.

Please consider donating your extra garden crops to our annual Farmer's Market Neighborhood Exchange.



SUMMER SOCIAL

Saturday, September 10, 2022 6:00 PM

1422 Imperial Dr.

The Anastasia & George Moore Estate was custom built by the family in 1929. Today, almost a century later, it stands renewed as one of Glendale's finest examples of Spanish Colonial Revival architecture. The adjacent olive grove provides a unique setting for this year's Summer Social with privacy, serenity & views of the prestigious Royal Canyon neighborhood and Los Angeles City lights.



Vacation Checks by GPD

Heading out of town for an extended period of time this summer? Let the Glendale Police Department know so they can periodically check on your property while you're away. Navigate to Glendale Police Department Community, Outreach, Resources, and Engagement (C.O.R.E.) web page for instructions or follow this short-link to sign up <https://bit.ly/3vryjom>.



The Glendale Police Department's Community Relations Lead Officer for the Royal and Greenbriar Canyon neighborhood is Officer Sahak Nersesyan. If you are experiencing issues related to safety and security, including issues that are not crimes please contact Officer Sahak at the GPD non-emergency phone number 818-548-4840. Glendale Police Department recognizes that community engagement is essential towards building a safer and happier city.



Sahak Nersesyan, GPD Community Relations Lead Officer

Help Keep Our Community Safe:

Register your Home Surveillance Camera with GPD

Register your home or business surveillance camera with the Glendale Police Department and help us keep our community safe. This collaborative effort will help detectives and officers identify criminals, victims, and witnesses to crimes in our neighborhood. Registration is voluntary and all personal information provided is for official use only and will not be released to any member of the general public except by court order or other lawful process. Navigate to Glendale Police Department Security Camera Registration web page for instructions or follow this short-link to sign up <https://bit.ly/37myAB2>.



Guide to Door-to-Door Solicitors

One of the most frequent consumer scams is the door-to-door scam. Not every door-to-door salesperson is dishonest, but when someone solicits you at home, you should be extremely careful and follow these guidelines. While some solicitors are legitimate, others may have criminal motives such as burglary or theft.

In an effort to help combat against these types of crimes, the Glendale Police Department would like to offer the below safety measures:

- When someone knocks on your door, acknowledge you are home.
- If you are unsure if a solicitor is legitimate, ask for identification verifying that they are employed by the company or organization they claim to work for. If they don't have identification, do not give them any money, and ask them to leave.
- If a person is trying to sell you something, he/she must have a commercial solicitation license issued by the City of Glendale Community Development Department. Ask to see the permit and make sure the dates

are current. Possession of a commercial solicitation license does not mean the city endorses the product being sold.

- If there is a "No Soliciting" sign posted, it is illegal to solicit regardless of whether the solicitors have a permit. Point out the sign to the solicitors and if they refuse to leave, call 9-1-1. When such a sign is posted, the Glendale Municipal Code 9.14.110 prohibits solicitation on the premises.
- At no time should you let a solicitor into your home. Not even to use the phone.
- Teach your children what to do if they are alone and someone comes to the home or is looking in windows.
- Always keep doors and windows locked. Security screen doors are helpful when dealing with solicitors.
- If you don't feel comfortable giving the solicitor any money DON'T! Do not let anyone "guilt" you into giving them money or buying their product.
- If you have already purchased something from a solicitor and have paid by check and no longer feel comfortable with the transaction, cancel the check as soon as possible.
- Always use extreme caution before providing any personal or financial information.
- Do not believe stories such as, "I live in your neighborhood," or "My car is broken down just around the corner," etc. If you do not recognize the person as one of your neighbors, he/she is probably not. If their car is truly broken down, offer to call them a tow truck.
- Do not hire anyone who comes to your door offering to clean your house, do home improvements, etc. and definitely do not give them any money before they do any work.
- Call your neighbors and warn them to watch out for suspicious activity.
- Look for suspicious behavior such as looking into car windows, testing doors and locks, or entering into back yards.
- If you observe suspicious activity, call the police department immediately. Call 9-1-1 or 818-548-4911.

If you have questions relating to door-to-door soliciting permits, please contact the City of Glendale Community Development Department at 818-937-8300.



RCPOA
P.O. Box 9082
Glendale, CA
91226-0082

Membership Application

Membership is open to any resident residing within the Royal Canyon and Greenbriar neighborhoods in the City of Glendale. And is comprised of your neighbors who share a love for our neighborhood and desire to effect actions on matters involving the development of the RCPOA community, including the hills and other adjacent areas, to assure its orderly development in the best interests of all the citizens in the community, while preserving the integrity of our native resources and their natural beauty.

The association's volunteer board meets every other month to discuss issues and ideas that enhance neighborhood safety and security, organize and host social and civic events that connect neighbors, and publish regular newsletters, social media posts, and emails to keep you up-to-date and informed. Through the resources of RCPOA, membership funds support events such as National Night Out, Neighborhood Security Meetings, Annual Evening Summer Social, and the Annual Membership Business Meeting with City Council Election Forum.

We welcome your membership as the best way to be included in all events and neighborhood issues. Please consider joining by completing this application and sending it to the address below with your \$35 annual dues payable to RCPOA. Or, you may join and pay online at rcpoa.net/membership or pay touch-free with QR code.



Scan.
Pay.
Done.

Household Information

| | | |
|--------------------|--|-------|
| Primary Contact | Email | Phone |
| Secondary Contact | Email | Phone |
| Street Address | | |
| Areas of Expertise | When did you move into the neighborhood? | |

I'd like to help out in the following areas:

- Photographer for events
- Advertising sales for newsletter and website
- New neighbor welcome kits
- Annual membership drive
- Educational programs
- Event planning and support
- Neighborhood security committee

I would like more information about the following Interest Groups:

- Cooking groups
 - Book group
 - Gardening groups
 - Hiking/Walking group
 - Parent's group
 - Games group
 - Other (please specify) _____
- Are you willing to organize this new "Other" group?

Royal Canyon Property Owners Association
P.O. Box 9082
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