

Royal and Greenbriar Canyons Neighborhood News

A Newsletter for the Residents of Royal & Greenbriar Canyons



President's Message

Happy New Year!

2015 went by in a flash, and for me it feels like much of my time was spent on the museum proposed for the corner of Verdugo and Mountain. The day I was elected President of the RCPOA, the "New Business" agenda item was the Armenian American Museum and Cultural Center. So our officers met with the Museum's Landmark Subcommittee and heard their plans. The subcommittee wanted our feedback, which could be incorporated in the design.

Since April, your RCPOA Board has met several times with the Landmark Subcommittee along with the City Manager's office and the Boards of the adjacent neighborhood associations: Verdugo Woodlands West and Rossmoyne Mountain. We asked the same questions you did (why this location?) and we voiced concerns about traffic, parking, noise, trees and light. We encouraged a design that would fit into the architecture of the surrounding area.

We were expecting neighborhood outreach meetings in the summer, but the Landmark Subcommittee was not ready at that time. As we were about to finalize this newsletter, the Museum unveiled its conceptual design, which gave us an opportunity to gather new information (even if it meant our newsletter would be delivered later than hoped, given the extra time we took and the printer's holiday schedule).

Now that the museum plans have been unveiled, we expect that the neighborhood outreach meetings we were hoping for last summer



RCPOA President *Cheryl Frees-Yvega* with past Presidents *Leanne Reynolds, John Wolff, Dan Cabrera & Mary Ann Prelock*

will start. We've compiled a detailed Museum update in this newsletter. I want to thank everyone who has participated in the poll on Nextdoor.com for your opinions on the museum plans that were unveiled. We are monitoring your feedback and figuring out next steps. It's clear that people want to be heard, so we will organize to make that happen while continuing to gather information to pass along to you.

It's hard to believe another year is upon us, but here we are in 2016. I hope you all enjoyed the holidays. Don't forget that with the New Year RCPOA annual dues are due. The dues are still only \$20 per household, a rare bargain in this day and age.

Among the fun and informative events organized by RCPOA last year were the Annual Member Business Meeting, Breakfast and Candidate Forum; the Summer Family Picnic;

our neighborhood's National Night Out, complete with food trucks, fire trucks and police participants; and the Summer Social and Dinner, our first to include a putting contest and a live band. Our Board and other volunteers have been busy with creative ideas to continue to make the Royal and Greenbriar Canyons neighborhood a very special place to live and thrive.

Our Annual Member Brunch and Business Meeting will take place on Saturday, Feb. 6th, at the Oakmont Country Club. There will be an election of 7 Directors. Nominations will be presented by the Nominating Committee at the meeting. Our guest speaker theme this year is "Fire and Water." Our speakers will address the drought, fire risks and the expected El Nino. Please see further information inside this newsletter. If you cannot attend, please renew your membership for 2016 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 dues online at rcpoa.net, under Membership & Events/Join or Renew Now.

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

Cheryl Frees-Yvega

President, RCPOA

2015 Summer Party & Social



The Putting Contest



Grand prize-winner, Byron Hibdon (2nd from left)



The Band



Dancing to the Music



This Year's Hosts

Interest Groups

Book Discussion Group



Gourmet Cooking Group



Gardening Group



ICG (Informal Cooking Group)



Hiking Group



Interested in joining one of these groups? Contact Stepanie Schus: sschus@aol.com. (Both cooking groups are currently at capacity, but a third group will be formed if there is enough interest.)

Annual Verdugo Woodlands Dad's Club Pancake Breakfast January 30th 7am-Noon.

The annual flapjack fiesta is back again. Bring your family, friends, relatives, and neighbors to this annual melting pot of the VW Community. Enjoy the finest pancakes in Glendale on Saturday, January 30, from 7am-Noon. Make sure to be at this one as you don't want to miss all the great food, amazing raffle prizes, and good times with good friends!

\$5 per person | 1728 Canada Blvd | Glendale, CA 91208

2016 Housing Forecast

by Leanne Reynolds

2015 was a year of low inventory of homes for sale and high prices for the homes that sold. 2016 real estate sales will likely continue down a similar path but with slowing price growth. Credit should be easier to obtain, giving more home buyers a better shot at qualifying for a mortgage. Millennials will be ready and able to buy with these trends, so first-time home buyers may make up a bigger portion of the market sales than in prior years. Maturing baby boomers will also be making moves, taking advantage of a continued seller's market to down-size or move closer to other family members. The biggest risk to the 2016 housing market will be the continuation of inventory shortage of homes for sale.

RCPOA NEIGHBORHOOD HOMES FOR SALE - As of January 1, 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>
1316 Greenbriar Rd	3	3	2,359	9,616	\$ 1,110,900	63	Active
1500 Greenbriar Rd	4	4	3,301	10,202	\$ 1,498,000	53	Active
1201 Imperial Drive	2	2	1,887	7,833	\$ 950,000	74	Active
1211 Imperial Drive	2	2	1,832	6,200	\$ 875,000	0	Back Up
1659 Puebla Drive	3	2	2,210	22,444	\$ 1,095,000	52	Active

RCPOA NEIGHBORHOOD HOMES IN ESCROW OR SOLD SINCE August 5, 2015

(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>
1029 Alcalde Dr	4	3	2,604	13,901	\$ 1,090,000	91	SOLD
1031 Alcalde Way	4	3	2,485	21,450	\$ 1,050,000	89	SOLD
1730 Alamo Drive	2	2	1,448	8,793	\$ 780,000	7	SOLD
1708 Briar Ridge Rd	5	3	3,295	8,631	\$ 1,167,000	27	SOLD
1611 Heather Ridge Dr	4	4	3,300	10,343	\$ 1,150,000	65	SOLD
1221 Imperial Dr	3	2	2,434	6,596	\$ 1,150,000	28	SOLD
1621 Las Flores Dr	3	3	2,495	9,096	\$ 1,310,000	20	SOLD
1735 Las Flores Dr	4	4	3,887	25,762	\$ 1,600,000	128	SOLD
1936 Las Flores Drive	2	2	1,661	15,223	\$ 885,000	14	SOLD
1944 Las Flores Dr	4	4	2,593	49,896	\$ 2,165,000	254	Back Up
1650 Oakendgate Dr	5	5	4,021	9,750	\$ 1,492,000	15	SOLD
1440 Royal Blvd	4	5	5,050	11,888	\$ 1,620,000	68	SOLD

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

Back Up Offer = Contingencies not yet removed

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

All Information taken from Multiple Listing Service



Traffic Circle Planting

In order to comply with California's requirement for cities throughout the state to collectively replace millions of square feet of lawns and ornamental turf with drought-tolerant landscapes, the City of Glendale has made many changes. In early November, the median traffic circle at Royal and Mountain was replanted with predominantly native plants, which include a small Red Bud tree and Manzanita, Sage, Rosemary, Lavender and Cuphea plants. We hope more rain this winter and spring will bring abundant growth to the current sparse look of this new landscaping.

Armenian Museum Proposed

Since the article in the June 2015 RCPOA newsletter about the proposal to build a museum on Lot 31 (Verdugo and Mountain), significant facts have been made public regarding other plans for this and adjacent properties.

Previously this issue may have appeared to be a question of a museum vs. the status quo (parking lot). The new information presented herein suggests that the status quo will not be an option indefinitely. This issue will likely become a question of museum vs. college expansion or museum vs. some form of commercial development.

Civic Auditorium

• Quoted from the Fiscal Impact section of the Civic Auditorium Annual Report presented at the 11-16 regular meeting of the City of Glendale Parks, Recreation & Community Services Commission:

As an enterprise operation, the Civic Auditorium has been operating at a loss for many years.

• Here is a summary of the profit/loss compiled from said Civic Auditorium Annual Reports for the last four fiscal years:

Fiscal Year	Total Profit/Loss
2014-15	\$(92,298.00)
2013-14	\$(113,443.00)
2012-13	\$(214,138.00)
2011-12	\$(273,086.00)

Glendale Community College Potential Land Acquisition

• Quoted from the “Recommendations: Land Acquisition” section of the Glendale Community College District 2015 Facilities Master Plan presented at the 11-17 regular meeting of the GCCD Board of Trustees:

GCCD is considering the acquisition of the Glendale Civic Auditorium and city-owned parking lots that are situated directly across N. Verdugo Road from the campus. These facilities and sites are owned by the City of Glendale, and their locations are illustrated on the accompanying graphic. This option to expand the Verdugo Campus would secure the use of parking facilities that are currently leased by GCCD. This site presents an opportunity for the development of multi-level parking facilities, which may be built instead of all or part of the South Parking Structure project.

• Mayor Ara Najarian said during a 12-17 phone interview with a Glendale News-Press reporter that both college and city officials have been exploring the idea.

• If GCCD purchases the Civic Auditorium, which includes Lot 31 and the parking structure, they will have to honor any land lease agreement the Landmark Subcommittee might negotiate with the city during the term of its exclusive negotiating agreement.



• From the 11-17 GCCD Board Of Trustees meeting: Dr. David Viar (Superintendent/President) emphasized that, based on current needs, there are no plans to change the potentially acquired properties beyond retrofitting the interior of the Civic Auditorium. However, needs can change over time.

• 12-09: The GCCD Board Of Trustees held a closed conference with real property negotiators concerning price and terms of payment in the potential acquisition of the Civic Auditorium.

• 12-15: At the regular meeting of the GCCD Board Of Trustees the Board voted to adopt Resolution No. 19-2015-2016 – approving the investigation of local funding sources for the aforementioned 2015 Facilities Master Plan.

What’s New with the Museum?

• 08-26: The Armenian Genocide Centennial Committee-Western US “AGCC-WUS” established a Museum Governing Board of 9 committees.

• 11-06: The Armenian American Museum’s website went live (<http://armenianamericanmuseum.org>).

• 11-11: The AAM announced they have initiated discussions with the City of Glendale on the terms for a Ground Lease Agreement.

• 11-19: The AAM’s Governing Board appointed Tigranna Zakaryan as Outreach Director. She is tasked with implementing the community engagement initiatives.

• 12-08: The AAM unveiled its conceptual design at the Glendale City Council meeting. The design can be seen at <http://armenianamericanmuseum.org>. Alajajian-Marcoosi Architects, a Glendale-based architectural firm, was selected to design the project. Incidentally, Co-principal Sako Marcoosi resides in this neighborhood and is an RCPOA member. In 2001, Mr. Marcoosi designed St. Gregory Armenian Catholic Church, located across the street from the proposed museum site.

At the unveiling of the Museum’s design, City Council member Laura Friedman offered a word of caution about an externally lit building being so close

for Verdugo & Mountain (Update)

to a residential neighborhood: “Be sure that you work with those residents and address any issues they have with such a large source of light being close to them.”

Some design details:

Square footage: 22,000 initial phase, 33,000 optimal phase. The footprint occupies roughly half of the 1.7 acre lot. The building is set back from both streets. Parking must be underground. The entrance is on Mountain, the exit on Verdugo. The bus area is in the entrance alley parallel to the wash.

- 12-12: In order to gauge the opinion of the residents of the neighborhoods adjacent to the proposed museum regarding the unveiled design, RCPOA President Cheryl Frees-Yvega posted a poll on Nextdoor .com. As of 12-31, 183 residents had voted with 70% opposed, 26% in favor, and 4% neutral. Much of the commentary left by the poll takers focused on the location, rather than the concept, being problematic.
- 12-16: Community leaders of three neighborhood associations in the vicinity of Lot 31 met at City Hall with Phil Lanzafame and Darlene Sanchez of the Glendale Economic Development Corporation to air concerns that they felt were not addressed in the design unveiled to the City Council, among other issues.
- The AAM has already submitted their economic feasibility study to the City Manager’s office.

What’s Next?

- Having gathered this information, RCPOA is presently forming a committee to determine how to proceed on this matter.
- The AAM has scheduled a **community briefing for Sunday, January 17 at 2:00 PM at St. Gregory Armenian Catholic Church.**
- The AAM has until April 2016 to complete its milestones and, as they appear to be on track, they’ll likely not need to extend their Exclusive Negotiating Agreement with the City.
- Quoted from the 12-09 AAM news release:

The next stage for the Museum project will be to secure a Ground Lease Agreement with the City of Glendale and commission a master plan that will provide operational direction on programming, business strategy, facility development, and governance.

The Museum will launch a wide-range of outreach programs in the coming months with City of Glendale government, businesses, homeowner associations, and community members to ensure collaboration, feedback, and community-driven opportunities to raise awareness about the Armenian American Museum.

Current Traffic Flow Proposal



TRAFIC STUDY CIRCULATION

As indicated in the above Traffic Study Circulation map, the present proposal is to have the Museum entrance on Mountain Street. Many residents have raised concerns that such a placement would cause serious traffic problems because that portion of Mountain Steet is a one-lane street and could not be widened because of a bridge. This could cause traffic to back up into the Mountain/Verdugo intersection.

Proposed Design



Poll

Much of the feedback on the Nextdoor.com poll about the museum design became a discussion about the location. In this newsletter, we informed you that Glendale Community College is looking to purchase the Civic Auditorium and adjacent parking lots. Does this change your opinion of the location of the museum? We are conducting a new poll here, **1 vote per household**, no photocopies.

YES, I want the proposed museum to be at the corner of Mountain and Verdugo.

NO, I do not want the proposed museum to be at the corner of Mountain and Verdugo.

Name/Address: _____

Inspired by the Drought

Front Yard

We can all learn something from Angela Kohan's recent amazing landscape transformation. She removed 2,066 sq. ft. of turf and replaced it with pavers, river rock and drought-tolerant plantings. It took only 18 working days, and she used only 4 types of plants in the front: 54 trays of Dymondia; 10 trays of Escheveria; 40 trays of Dwarf English Lavender and 2 additional Tabebuia Trees (aka trumpet yellow trees). Her entire property is now on a drip irrigation system, and she even collects rainwater in barrels with spigots and tubing to direct the water to her plantings.

Angela worked closely with the City to identify appropriate drought-tolerant species. She qualified for a state rebate for turf removal.



Small Ruby Magnolia surrounded by English Lavender

Angela added a variety of succulents throughout her property. She raised many of them from cuttings given to her by fellow members of the RCPOA Gardening Group. The Dymondia Margueritae resembles turf and can be walked on, but it eliminates the hefty water bills. The pavers Angela installed are set with sand and allow for the drainage and absorption of water.



Front yard before turf removal



Front yard after new plantings



Dymondia Margueritae

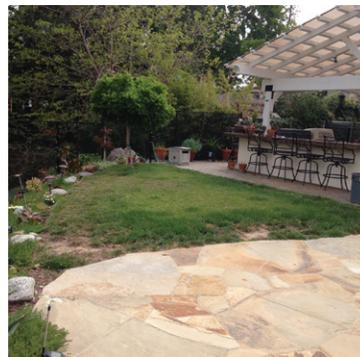
Side and Back Yards



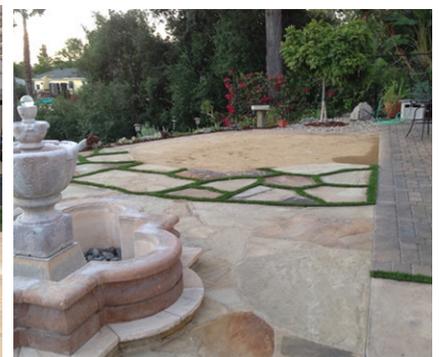
Side yard before turf removal



Side yard after pavers installed



Back yard before removal of turf and trees



Back yard after installation of stone separated by artificial turf

Angela is an involved member of the RCPOA Gardening Group, whose members learn from each other and share gardening and landscaping tips as well as cuttings. They meet monthly at different locations. If you are interested in joining, please contact Stephanie Schus, sschus@aol.com. Many of our neighbors have opted out of turf for creative drought-tolerant landscaping. Take a walk or drive around to see how they are doing it.

Fire &



Water

Glendale's new Fire Chief, Greg Fish, &

Glendale Water & Power Asst. General Manager, Michael DeGhetto

Meet the speakers at this year's **RCPOA Annual Meeting & Breakfast**

Are you prepared for El Nino?

Learn about Glendale's preparations for El Nino and what you can do to be prepared.

Find out the results of Glendale's drought policies.



Join your neighbors for a delicious breakfast at the

Oakmont Country Club

3100 Country Club Drive

Saturday, Feb. 6th

10:30 Social / 11:00 Breakfast & Meeting

Reservations are essential. RSVP by Friday, Jan. 29th



Please either complete and mail this form and include the cost of \$30 per person for admission to the breakfast as well as \$20 per household for the calendar year 2016 (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 \$30 = \$_____ 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 Mtg & Brunch)

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
Saturday, Feb. 6th - Oakmont Country Club
10:30 AM Social - 11:00 Breakfast & Meeting

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2016 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 _____

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

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