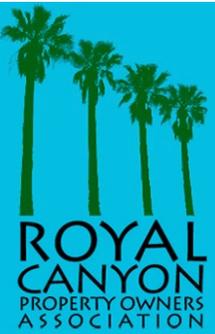


# Royal and Greenbriar Canyons Neighborhood News

A Newsletter for the Residents of Royal & Greenbriar Canyons



Happy New Year!

2017 was a busy year — here's a quick recap: In January, the RCPOA Neighborhood Security Committee (NSC) was formed, which includes volunteer neighbors, and is chaired by RCPOA Director Armine Perian. They meet once a month to find ways to make our neighborhood a harder target for criminals. You can reach them at [nsc@rcpoa.net](mailto:nsc@rcpoa.net) with any questions. This group has been working hard, so please look for their updates on [Nextdoor.com](http://Nextdoor.com) and in our newsletters.

In February 2017, we held our Annual Business Meeting at the Oakmont Country Club and again held the first City Council Forum of the year. It was moderated by Glendale Community College (GCC) Superintendent/President, Dr. David Viar, and if you were not there, you missed out on a great forum as we keep improving the format!

We held the annual picnic a bit early last year, in May instead of the usual June. It was a traditional family picnic, and more people were able to attend as kids were still in school. The picnic is always a great way to meet your neighbors, bring the kids and dogs and enjoy some food and games. Tina Parsegian was our Picnic chair and she did a fabulous job with help from the Social Committee.

In June, the NSC held the first Neighborhood Security and Crime Prevention meeting at Brad and Valerie Nelson's beautiful home with Officer Sue Shine, and we're glad we had one last neighborhood crime prevention meeting with her before she retired. The NSC also had a Crime Prevention meeting in

## President's Message



RCPOA President  
Cheryl Frees-Yvega

December at Armine Perian's home featuring Lt. Oscar Rodriguez of the GPD Crime Impact Team, among others.

In August, we had our National Night Out (NNO) event, which is another way to meet and get to know your neighbors, as well as Glendale Police and Fire Departments, GCC personnel and even your City Council members. It's another great event to bring the kids and dogs. This event is chaired by RCPOA Director Beth Volpe, and she and her team always do a great job bringing the neighborhood together. A special thank you to RCPOA Director Armine Hacopian for making sure we had a great GCC presence, including an information booth and the GCC firetruck and fire department. They were SO GREAT with the kids as they let them on the firetruck and explained about all the equipment and hoses, etc. The firetruck is always the hit of the NNO event!

Our Summer Social in September was fantastic — our Social Chair, Leanne Reynolds, did such a

great job finding the perfect home — The Bohman house, and with the help of the Social Committee, created a Fiesta theme complete with a new caterer and a margarita machine. People loved the home, the food, the theme, the company and the margaritas. If you missed that event, you missed a great party!

Our social committee changes slightly from event to event, but you can usually count on RCPOA Directors Beth Volpe, Barbara Mastro and Armine Hacopian to be doing a lot of brainstorming and working these events, and our newsletter editor, RCPOA Director Lyn Foster creates all of the event advertising and flyers as well as this newsletter.

Interest Group Chair, Stephanie Schus, coordinates with all the interest groups, making sure info about each group gets on the [rcpoa.net](http://rcpoa.net) website and calendar of events. She also chairs the Gardening Group, finding venues and fun programs for each meeting or outing.

Our VP and Membership Chair, Wendy Myers, reminds us that RCPOA annual membership dues are due. Dues are still only \$20 per household.

In February we will have our Annual Business meeting at the beautiful home of Lyn Foster and Glenn Webb. We used to have our annual business meetings in our area homes / backyards until 1981, so we're revisiting this to mix things up a bit. Look for the details and membership renewal form in this newsletter, I look forward to seeing you all in February!

Cheers!

Cheryl Frees-Yvega  
President, RCPOA

# 2018 California Housing Outlook

By Leanne Reynolds

Strong demand for housing, tempered by lack of a lack of supply and limited access to affordable housing, will define 2018's housing market. California's housing recovery is projected to continue for a sixth straight year in 2018, but gains will be more modest than in the past, according the California Association of Realtors (CAR) housing forecast. After five years of recovery, prices are getting too high for some buyers, while the number of homes to choose from remains too low.

CAR also expects mortgage interest rates to rise slightly next year, but not enough to deter homebuyers since they are still low by historical standards. With the economy expected to continue growing and favorable interest rates, housing demand should remain strong.

A new question that looms over housing is the impact on home sales from the recently passed Trump tax reform plan. This bill limits households in 2018 to an annual combined deduction of no more than \$10,000 in state and local income, sales and property taxes. And in greater Southern California, the effect of losing over 1,000 structures to wildfires will further add pressure to home availability and raise home prices.

### RCPOA NEIGHBORHOOD HOMES FOR SALE - As of January 3, 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>
1853 Las Flores Drive	3	2	2,173	6,701	\$ 1,249,999	28	ACTIVE
1620 Lamego Drive	4	3	2,950	49,789	\$ 2,099,000	2	ACTIVE
1601 Puebla Drive	3	2	1,843	12,101	\$ 1,225,000	90	ACTIVE

### RCPOA NEIGHBORHOOD HOMES IN ESCROW OR SOLD SINCE AUGUST 2, 2017 (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>
1500 Greenbriar Rd	4	5	3,301	10,202	\$ 1,575,000	82	SOLD
1836 Greenbriar Rd	3	3	2,027	12,061	\$ 1,200,000	10	SOLD
1345 Imperial Drive	4	4	3,795	12,058	\$ 1,649,000	32	Under Contract
1718 Las Flores Dr	4	4	3,828	9,426	\$ 1,795,000	34	Pending
1607 Puebla Drive	3	4	1,997	11,850	\$ 1,180,000	12	SOLD
1539 Princess Dr	7	8	10,974	38,750	\$ 3,200,000	177	SOLD
900 Whitehaven Terrace	5	5	3,568	13,174	\$ 1,595,000	45	Pending

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

## From Wendy Myers, Membership Chair



The RCPOA Board and Committee Members work hard to keep our neighborhood a wonderful place to live. Your membership in RCPOA requires nothing from you other than a dues payment of only \$20 per year for an entire household. We do love to have you participate in our activities, however, if you wish. We also invite your suggestions for things you'd like us to do. Your membership support gives us a strong voice in the community, and your dues enable our activities to continue to bring neighbors together for friendship and common interests. As Membership

Chair, I've thoroughly enjoyed meeting many of my neighbors and look forward to meeting more neighbors in 2018. If you are not a member or haven't renewed your membership for 2018, please complete and mail in the application on p. 3 or p. 7 (if attending our Annual Business Meeting) or apply through our website at rcpoa.net.

## RCPOA Interest Groups - take advantage of a great opportunity

Our neighborhood association offers a *unique benefit* to its residents by sponsoring several interest groups. These offer the opportunity to get to know some of your neighbors better, while enjoying mutual interests. If you want to participate in any of the existing groups or want to help organize a new group, email Stephanie Schus at [sschus@aol.com](mailto:sschus@aol.com), providing your name(s) and contact info.

The oldest established Interest Groups (our two Cooking Groups; Gardening Group; Book Discussion Group) continue to meet regularly with much member involvement..

**The Book Discussion Group** continues with good turn-out every six weeks or so as well as an interesting variety of books, including a classic (*The Scarlet Letter*); a truck driver's commentary on the trucking industry and his journeys (*The Long Haul*); and a best seller (*The Underground Railroad*). Their next meeting in January will be a discussion of Walter Isaacson's biography of Leonardo Da Vinci, the 40th book for the group.

**The Gardening Group's** meetings are now seeing a consistent increase in attendance. This fall brought a wonderful visit to Alice Headley's extensive and varied plantings, as well as two excellent illustrated lectures: "Fall and Winter Gardening", presented by Yvonne Savio, who had run the LA County Master Gardener program for many years; "California Native Plants: Brown is NOT the New Green" by Lisa Novick, Director of Outreach for the Theodore Payne Foundation. The group's 7th annual Holiday Party & Plant Exchange rounded out the year, graciously hosted by Carol and Richard Lee.

### Cooking Groups

Both Cooking Groups continue to enjoy sumptuous meals and both enjoyed a similar theme for their most recent get-togethers (Fall Soups - the Gourmet Group; Fall Festival - the Informal/Innovative Cooking Group). Other dining themes enjoyed this past year included Argentinean cuisine, tapas, "Retro" Recipes from the 1940s & 1950s, Romantic Dishes.

The cooking groups are fully subscribed, but a third group can be organized if there is sufficient interest.



**The Hiking Group** will announce a January hike on the Events calendar at [rcpoa.net](http://rcpoa.net).

**The Parents Group** now functions as a private group on [nextdoor.com](http://nextdoor.com) to set up play dates and other get-togethers. Each month a list of free family friendly events in LA County is posted for members. Email [silviya.karapetian@gmail.com](mailto:silviya.karapetian@gmail.com) if you are a parent or grandparent interested in being added as a member.

### 2018 RCPOA Annual Dues Are Due - Join or Renew Now

Planning on attending the Annual Meeting? See form on p. 7. If not, please use this form to join or renew **OR** pay dues online at [rcpoa.net](http://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

## From Alarm to Police, Your Neighbors Can Help

As you may know, an alarm system does not fully protect your property from burglary, forced entry, or malicious damage. There is a considerable and unavoidable time lapse from the time the alarm goes off to the time the police arrive. Neighbors can help, if they are alerted, by **safely** observing and reporting their observations.

The Neighborhood Security Committee ([rcpoa.net/security](http://rcpoa.net/security)) has created a template that you can download, complete and give to your neighbors in order to secure their approval and gather their information (while also giving them your info). This exchange of information will allow each of you to be alerted when another's alarm goes off. An example of the template is on the next page. →

You can download the template from: <https://goo.gl/PmWvTa>. Complete the template and share it with your adjacent and line-of-sight neighbors. Let's include ourselves on one another's alarm notification via TXT/email (not the call-list) to help keep our neighborhood as safe as possible.

Please contact us at [nsc@rcpoa.net](mailto:nsc@rcpoa.net) with any questions.

### RCPOA Director and Spouse Honored



RCPOA Board Member Bruce Hinckley and his wife, Debbie, were recently honored by the Glendale Association of Realtors as Citizens of the Year for 2017. This award was made in appreciation for their outstanding services to many organizations and charities in Glendale.

Bruce has served on numerous Boards and was President of many, including the Friends of the Alex theatre (now Glendale ARTS), the Glendale Salvation Army Corp, the Verdugo Hills Boy Scout Council, the Community Foundation of the Verdugos and the Glendale Memorial Hospital & Health Center Foundation. He is currently the Chair of the Glendale Police Foundation. Bruce joined the Glendale Kiwanis Club in 2003 and served as President of the club in 2010-11. He most recently served as co-chair of the club's "Project Eliminate Campaign" helping the Club raise over \$200,000 to eliminate Maternal Neo-Natal Tetanus worldwide. In addition he was Kiwanis Lt Governor for the Glendale area in 2016-17.

For Debbie as well, community involvement has been an important part of her life. Besides serving as President of Las Candelas, Glendale Healthy Kids, National Charity League of Glendale and PTA, she has served on the YWCA Board. She is currently serving as President of the Ascencia Board of Directors. She is also a member of PEO. She has served as Glendale Kiwanis First Lady and as the Kiwanis Division 3 First Lady. Debbie enjoys traveling, cooking and reading in her spare (?) time.

We are proud to have two such community-minded, service-oriented people as neighbors!

## From Alarm to Police, Your Neighbors Can Help (Cont'd)

### FROM

{your name}

{your address}

{your alarm monitoring company}

{your cell}

{your email}

### YOUR NEIGHBORS

{choose adjacent neighbors or those with a vantage point}

{list their street number and name – this will encourage a chain reaction by prompting them to reach their neighbors}

Hello Neighbor,

As you may know, an alarm system does not fully protect your property from burglary, forced entry, or malicious damage. ***There is a considerable and unavoidable time lapse from the time the alarm goes off and the police arrive.***

The neighborhood security committee ([rcpoa.net/security](http://rcpoa.net/security)) has proposed a plan that lets us ***fill in that crucial time***. Let's include ourselves on one another's alarm notification via TXT/email (not the call-list).

Anytime our alarms go off we will receive a TXT and/or email notification, which will alert us to safely **OBSERVE ONLY**, document and report.

### WHO SHOULD PARTICIPATE?

Next door neighbors.

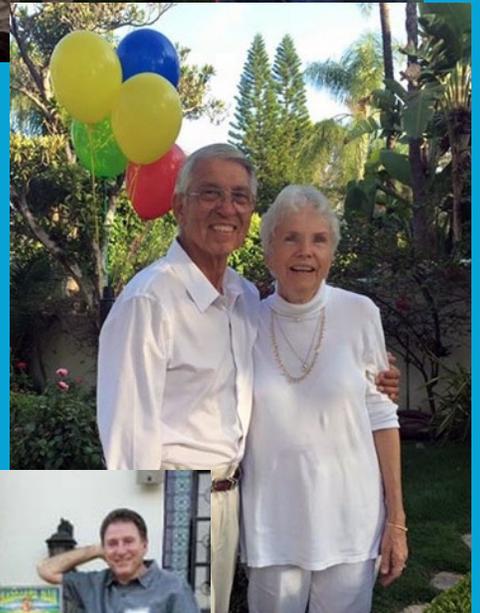
This is entirely voluntary. Success will depend on high participation.

### WHAT NEXT?

Contact me via email or cell with your details and approval so that I may add you to my notification list.

If/when you receive an alert and happen to be home, safely from the privacy of your home **OBSERVE ONLY**, document and report.

# RCPOA Summer Social - A Royal Fiesta!



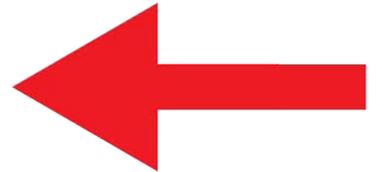


# Be Prepared!

**RCPOA Annual Business Meeting  
Saturday, Feb. 10th 3:00 - 5:00 PM**

*at the home of*  
**Lyn Foster & Glenn Webb**  
**1670 Arboles Drive**

**New time,  
place & price!**



**3:00 Hors d'oeuvres & Social**

**· No Host Bar - Wine & Beer**

**3:30 Meeting & Speakers**

**· Glendale officials & Insurance professionals will speak about emergency preparedness.**

**· Only \$15 per person!**

**· Meet your neighbors.**

**· Support your neighborhood association.**

**· Learn what to do before and after an emergency.**

**RESERVATIONS ARE ESSENTIAL. RSVP BY FRIDAY, FEB. 2nd.**

Please either complete and mail this form and include the cost of \$15 per person for admission to the Business Meeting as well as \$20 per household for the calendar year 2018 (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 \$15 = \$\_\_\_\_\_ 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

**TO JOIN OR RENEW YOUR RCPOA MEMBERSHIP (without Annual Bus.Meeting), see p.3.**

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

rcpoa.net



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## UPCOMING CALENDAR OF EVENTS

### *ANNUAL BUSINESS MEETING*

### *Wine & Gourmet Hors d'oeuvres*

**New time & place!** 3:00 - 5:00 pm

*at the home of Glenn Webb & Lyn Foster*

See p. 7 for details.