



Presidents' Message

by Brian Duran and Leigh Torgerson

2010 was a year of profound changes for the Chevy Chase Estates Association. Most visibly, the composition of the Board itself has changed: during the past year, three excellent directors needed to step down from their board positions, two because they moved out-of-state and one for personal reasons. CCEA now has co-presidents who share the duties of this important role, and Canyon residents Eric Meyers and Graeme Whifler joined the board to fill the remaining vacant positions.

The year has also seen a major transition in the priorities of CCEA, occasioned (or perhaps enabled) by the continuing sluggishness of our national economy: 2010 saw the sudden and almost complete halt to the proliferation of irresponsible development of substandard lots in the Canyon. For the first time in a decade, the CCEA board was not forced to expend enormous time and resources protecting the Canyon from petitions by owners and developers for variances and conditional use permits that were clearly a violation of the spirit and intent of the Hillside Ordinance. When real estate prices tumbled, so did developers' enthusiasm for developing substandard lots at the expense of our quality of life. As a result, after years of battling with the City council and developers to preserve the character of Chevy Chase Canyon, the CCEA has been able to turn its attention to many other important projects that serve the interests of the Canyon and its several thousand residents.

During 2010, your CCEA dues and the many hours volunteered by involved residents made important, positive contributions to the Canyon community:

- CCEA made a financial donation to the Chevy Chase Library in memory of past CCEA president Dick Murray.
- CCEA helped Canyon residents organize a highly successful "National Night Out" program to raise awareness about crime prevention.
- CCEA is providing ongoing assistance in the formation of Neighborhood Watch groups throughout the Canyon and has provided financial resources to help promote this important program.
- CCEA actively participates in the Glendale Homeowners Coordinating Council, which is a forum for more than 20 homeowners groups in the city to raise and attempt to resolve Citywide issues.
- CCEA has assisted Canyon homeowners resolve issues ranging from ridding their neighborhoods of unlawful "boarding houses" to dealing with the City when part of a hillside collapsed (just below one of those cliff-side "dream houses" CCEA opposed vigorously), sending a river of mud into one resident's home and causing the temporary closure of East Chevy Chase Drive.

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74TH CCEA

ANNUAL MEETING

WEDNESDAY, MARCH 9, 2011

TIME:

7:00 p.m.

LOCATION

**Chevy Chase Country Club
3067 East Chevy Chase Drive**

The 74th Annual Meeting of the Chevy Chase Estates Association will be held on Wednesday, March 9, 2011 at the Chevy Chase Country Club, 3067 East Chevy Chase Drive.

The evening will start with a half-hour social at 7:00 p.m. At 7:30 p.m., we will conduct the business portion of the meeting, including the Presidents' report, the Treasurer's report and election of Directors.

The Candidate Forum will start immediately upon the conclusion of the Annual Meeting. ■

Come On Down!

Those of you who are not dues-paying members might be wondering why you are receiving notice of the CCEA Annual Meeting. The answer is simple: we want all Canyon residents to be involved! Won't you come and join us on Wednesday, March 9? Meet the CCEA board of directors and the hundreds of CCEA members who work hard to make the Canyon and our city better for all of us. Come join us, and join CCEA. ■

Chevy Chase Canyon

THE CANYON CRIER

ANNUAL MEETING EDITION: February 2011

Chevy Chase Library News

by Denise Meyer

The Chevy Chase Library has been buzzing with monthly events. Last April, Canyon author and CCEA member Betty Fritz read and signed her book about home renovation from a child's perspective, *Bang, Bang, Bang: Hammers in the Morning*. In May, we were talking fire safety and taking kids on a tour of the fire station next door. In June, Glendale Community College instructor Jessica Groper led a fascinating presentation on the *Twilight* series of books and movies. A pumpkin-decorating event led off the fall series in October. In November, pilgrim-costumed Dorothy Reedy read Thanksgiving stories while we decorated placecards with leaves and pine cones to take home for our family feasts. December was a Wednesday night potluck and caroling party, where we sang holiday favorites to, and with, the firefighters next door. Thanks to the CCEA for supplying pizza for this popular event!

Due to budget cutbacks, which almost closed our library completely in the summer of 2008, the City does not fund regular programming at our local branch. But the Chevy Chase Library Volunteers Committee (Carol Choy, Asiya Hasan, Mark Markarian, Denise Meyer, Carol Nicoll, Pamela Tom, Kimberly Burns Turner, and Jaimie Yun) has filled that gap with monthly programs that have had

outstanding support and involvement from the community. The three fall events each drew from 75 to more than 100 participants!

If you want to be on the e-mail list for library events, just send us an e-mail at chevychaselibraryvolunteers@yahoo.com ■



Participants at the library's November kids' event decorate placecards to take home for Thanksgiving dinner.



Chevy Chase community serenades Station 23 firefighters with holiday carols



Canyon "pilgrim" Dorothy Reedy engages kids with Thanksgiving stories at Chevy Chase Library's November event.

Upcoming Library Events

(All Events are on Saturdays at 3:00 p.m.)



March 12: Jorge Vasquez from the Jet Propulsion Laboratory will be talking to us about the water cycle and NASA's latest mission, "Project Aquarius," which is scheduled to launch in 2011. Project Aquarius aims to better measure salinity (the relative proportion of salt in water) which is key to understanding interactions among the ocean, climate, and water cycle. This event is intended for older kids and grown-ups.

April: TBA

May 21: Come learn Korean-American dance and martial arts for Asian-Pacific Islander month.

June 11: Noted author Mark Salzman (*Iron and Silk*, *Lying Awake*, *The Soloist*) will talk to kids and families about what it's like to write a book, and will read excerpts from several of his critically acclaimed books. Expect a fun, entertaining, and eye-opening event!

Remember to check out materials at our library. Since it's the closest one to our neighborhood, it's the "green" way to do research projects, check out new books you've heard about, and peruse movies and magazines. You can also check out the combined collection of the Glendale and Pasadena Public Libraries online at <http://catalog.glendalelibrary.org>. Reserve your books and indicate you want to pick up the materials at the Chevy Chase branch. It couldn't be easier or cheaper. You'll be amazed at the convenience, not to mention the savings in time and gas! ■



The Steep Price of Inaction

in·ac·tion/in'akSHən/

Noun: Lack of action where some is expected or appropriate.

Wildfires aren't the only threat to Chevy Chase Canyon. Another very real threat to our community is inaction. As Benjamin Franklin said, "The problem with doing nothing is not knowing when you're finished." We would respectfully add to Mr. Franklin's wisdom, "And the cost of inaction can be high indeed."

One need look no further than our own community to see evidence of the damage inaction can inflict. Here is one account of City inaction which reached such an intolerable level of egregiousness that concerned neighbors had no choice but to take matters into their own hands – not by lighting torches or brandishing pitchforks, but rather, by becoming local sleuths and spies, and ultimately shelling out a lot of hard-earned money to do the job we supposedly pay the City to do. We

hope this story will not depress you, but instead, inspire you to demand that the City "earn its keep" just as every private citizen is required to do.

We all know that the Canyon is zoned R1R, meaning single-family residences. Nevertheless, an individual rented a home in the Canyon, placed old mattresses in almost every square foot of space – living room, dining room, family room, garage, etc. – and rented each bed to strangers for \$30 per day, essentially creating a "transient motel." As you can probably guess, this type of living arrangement did not generally attract families, professionals or even students.

Before long, trash was overflowing dumpsters in the driveway, upwards of seven cars were parked haphazardly in the street, the smell of burning items (dare we say drugs?) wafted from the backyard, and there was a never-ending

turnover of "tenants" who rented beds by the day or the week. Thoroughly disgusted, surrounding neighbors began complaining to the City. The City responded to complaints of excessive trash, and on a few occasions, even inspected the property (which was miraculously transformed back into a single-family residence just in time to pass inspection). But despite credible stories from numerous neighbors, the City took no further steps, claiming they didn't have "evidence." Inaction.

Facing a stone wall at the City, the neighbors had no alternative but to investigate on their own, hoping to gather the magical "evidence" which the City claimed was not their job to obtain. Most frustrating was the inaction by the City Attorney's office: they couldn't even be bothered to return neighbors' many pleading phone calls, e-mails and letters. Inaction.

Luckily, the neighbors found one shining light at the City: a police officer who was willing to help the neighbors by offering concrete suggestions on how they could legally obtain evidence which the City Attorney or some other City department might deign to acknowledge was worthy of their attention. It took months of daily sleuthing, but the neighbors finally discovered an ad on Craigslist listing beds for rent in Chevy Chase Canyon!

"The problem with doing nothing is not knowing when you're finished."

The neighbors quickly printed out the ad (before the operator of the "motel" could rent the bed and remove the ad) and, armed with concrete evidence

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City Election 2011: Isn't It Time for the City to Serve the Public?

As the 2011 Glendale election approaches, we should all be asking ourselves, "Does anyone in the City of Glendale actually listen to the citizens?" Unfortunately, from the perspective of your homeowners association, the answer to that question is all too often, "No."

As cities and towns throughout America grapple with reduced revenues, unemployment, crime and all manner of social problems, how can we make "public servants" actually serve the public interest? How can we get City bureaucrats to be even the slightest bit responsive to the legitimate concerns of City residents? And how can we make both elected officials and civil servants take responsibility for the consequences of their poor decisions, or their failure to make decisions at all?

While CCEA is always proud to report the many excellent things the City accomplishes, we would be shirking our duty if we neglected to report the not-so-excellent things. ■

Make Your City Work for You

These are only two stories about how your City government is serving you. Do you think this is acceptable? We hope you will all attend CCEA's 2011 Candidate Forum to make it clear to all the candidates that the responsibility of the City Council and City employees is to provide for the safety and welfare of the citizens, not the other way around! ■

And the Hillside Came A-Tumbling Down (aka "We Told You So")

CCEA is proud that we actively fight to maintain the rustic beauty of the Canyon without unduly infringing on individuals' personal tastes and choices. Unlike some homeowners associations, we don't tell you what color to paint your house or what kind of fence you can put up. Our aim is to protect the overall character of the Canyon and prevent irresponsible over-development, which not only creates eyesores, but can also cause real danger to Canyon residents. Take the example of one development which was approved by the City over the strenuous objection of CCEA and the surrounding neighbors, and which has now resulted in disastrous consequences for one of your neighbors.

In 2004, a developer sought variances and conditional use permits to build a house on a substandard and extremely steep lot on Kennington Drive. Among CCEA's many objections to this project was the fact that the land was clearly marked as a "Landslide Hazard Area" on the US Geological Survey maps. CCEA fought this development all the way to the City Council, which chose to ignore the USGS maps (and all the other objections from CCEA and the neighbors) and granted permission to build the house.

The project took many years to complete. The initial developer did the usual "flip," selling the property to another developer as soon as the City Council approved all the required variances and CUPs. Time passed as no progress was made. The "we told you so" moment came quickly: the construction caused a landslide onto the property below. (It turns out those folks who draw the USGS maps do know a little something about geology after all.) More time passed as

the developer and the City tried to figure out what to do about the landslide. It was then determined that the street had to be lowered 6"-12" to conform to the driveway slope requirements. Months stretched on while that process was being settled with the City, and meanwhile, the house framing became infested by termites. Looking for the quickest, cheapest fix, the builder then illegally sprayed an unapproved toxic substance all over the house, hoping to kill off the termites! In response to overwhelming outcry from horrified neighbors who were worried that they would be the ones killed off by the toxic spray, the City forced the developer to tent the entire structure and abate the toxic materials, which required hazmat abatement and sand blasting of the framing (further exposing the neighborhood to the toxic substance). Yet more time passed as the hazmat team abated the illegally applied toxic material. Finally, in 2009 – five years after the initial approval by the City Council – the construction resulted in a broken water main, causing mudslides and water damage to the home below. According to the owner of the home below, the City then promised to add retaining walls to the hillside above his property, but never did build those walls.

Would that we could say this story had a happy ending, but it is still unresolved. During the heavy rains this winter, more of the hillside under this irresponsible development came tumbling down, further inundating the home below with mud and water. Thanks to heroic and quick work by the Glendale Fire Department, the homeowners below were not injured, but their property has been further damaged. The homeowner and CCEA have repeatedly brought this to the attention of the City Planning Director, the City Council and several other City departments. The City's response? Silence. Complete and utter silence. ■

The Hillside Ordinance (aka “The Never Ending Story”)

On November 16, 2004, the City Council directed Planning Department staff to review whether additional amendments to the Hillside Ordinance were warranted to address the concerns of the residents about development on steep lots and the desire of builders to decrease the front setbacks. Nearly two years later, the Planning Department convened a community working group which consisted of residents from all over hillside areas in Glendale, as well as many architects, contractors and developers. Ultimately, 14 recommendations for amending the Hillside Ordinance were presented to the City Council, whose members promptly and unanimously voted to refer the items to the Planning Commission for “further study.” Over the following year and a half, the Planning Commission held eight study sessions on the issue. Finally, in November 2007, the Director of Planning submitted a report recommending that the City Council adopt a number of tighter standards for hillside development in the Chevy Chase, Northwest and Adams Hill areas. Although the process had been tedious and slow (the Declaration of Independence was written in a fraction of the time!), all signs finally pointed to a victory for homeowners’ rights. But then all forward momentum came to a grinding halt: the matter was raised to City Council again in February 2008, at which time the City

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Thanks to the City of Glendale

Many of the articles in this Canyon Crier tell stories of when the City failed to act. While we believe those failures were inexcusable, we also believe it is also important to tell you about some of the great things the City has done, and reasons we should all be proud and glad to live where we do.

Following are just a few instances where City departments have really shone, and for these and similar instances, we all owe the City our thanks:

- It was dinnertime on Christmas Eve on Cornwall Drive and the lights began to flutter. GWP had a man at the door to investigate within 30 minutes after being called. The problem was resolved with new power lines the next working day.
- In mid-January, power went out in the upper Golf Club area due to tree branch snapping a power line. Within 40 minutes of receiving the call, the line was repaired and power was restored.
- In December, an elderly man walked away and left his laptop at the Chevy Chase Library. Frantic, the man returned, only to find the laptop gone from the table. The librarian behind the counter simply smiled as he retrieved the laptop from lost and found and reunited it with the grateful owner.
- In mid-September, GWP was notified of possible voltage variation on Edmonton Drive and Graceland Way. An inspector was on the scene the same day and within two days, a major power delivery line serving 20 homes was replaced.
- After promptly obtaining a meeting with a Neighborhood Services official

to discuss an issue of concern, a Canyon resident was provided with a personal escort to another department where a consultation with the appropriate personnel was expedited. The next day Neighborhood Services called to follow up on the handling of the resident’s issue.

- Sue Shine, East Command Lead Officer for the Glendale Police Department, has come to the rescue of Canyon families more times than we can count. Officer Shine (the name really does suit her) has been an invaluable resource, giving her time and professional advice beyond the call of duty. Additionally, Officer Shine has been instrumental in organizing the Canyon’s Neighborhood Watch program, providing advice, supplies and organizational help. We don’t want to embarrass her, but “Bravo, Officer Shine!”
 - In July, Police Chief Ron DePompa, Officer Shine and others held an informational meeting to update residents on the department’s reorganization and effectiveness in light of new financial realities.
 - Cindy Cleary, Director of Libraries, Officer Shine and the entire crew of Fire Station 23 provided support for the August 2nd Neighbors Night Out, which helped revitalize the Canyon’s Neighborhood Watch Program.
- To all of these City departments and employees (and any we inadvertently did not mention), Chevy Chase Canyon thanks you! ■

Presidents' Message *(continued from page 1)*

- And of course, CCEA continues the diligent monitoring of potential construction in the Canyon, because we all know the real estate downturn will not last forever, and when it's over, the developers *will* return.

2010 also saw a change in ownership of the Chevy Chase Country Club. It is no secret that the Club's continued viability has been a source of concern over the past few years, and we are very pleased to report that the new owners appear to be committed to preserving this important Canyon landmark. They have already made much-needed improvements to the clubhouse and the beautiful surrounding grounds, and are working hard to expand the Club's services. If you haven't visited in a while, you really need to stop by and enjoy this great gem in the Canyon.

We are looking forward to an exciting and challenging 2011. One of our most important goals is to develop the CCEA website into a source of timely and relevant information to keep Canyon residents up-to-date on current news that affects you and all other Canyon residents. This is your homeowners association. Tell us what information you want to see on our website and we will try to make it happen.

2011 is an election year in the City. In keeping with a 50-year tradition, our March 9th Annual Meeting will once again host the popular City Council Candidate Forum. Come and hear first-hand the men and women who are asking for your votes – and your trust – to elect them to lead the City. We are grateful that renowned Glendale journalist Will Rogers has once again agreed to host our Candidate Forum. As most of you know, behind Will's good-natured humor is a vast knowledge of the issues facing Glendale and an uncanny ability to ask the tough questions politicians would do anything to avoid. Please join us for this important evening.

Your CCEA Board of Directors is made up of volunteers dedicated to protecting and preserving the natural beauty of the Canyon, and the safety and welfare of all its residents. To do that, we need to know what is important to you as a Canyon resident. So please, take part in your association. Join us for the Annual Meeting and let us hear from you! ■

Candidate Forum

For nearly 50 years, CCEA has sponsored a City Council Candidate Forum to give Canyon residents an opportunity to meet and hear from individuals running for City Council. Our Forum will again be moderated by journalist Will Rogers, who is as probing as he is witty.

The City Council election is vital to the future of Chevy Chase Canyon and to the entire City of Glendale. It is important for all of us to be informed about the candidates seeking our votes. We encourage all members to attend the Candidate Forum and to vote in the City election. ■

Election of Directors

The following CCEA Directors whose terms will expire in March 2011 have agreed to serve another three-year term and will stand for re-election by the membership at the Annual Meeting:

Ken Boss	Greg Crawford
Bill Nicoll	Brit Trydal

CCEA's bylaws provide, "Other and additional candidates for Directorships may be made by the Members by submitting to the Secretary of the Association, at least two (2) weeks prior to such election and not more than four (4) weeks before such election, a petition signed by at least ten (10) Voting Members of the Association, to the effect that they would like to nominate a certain person as a candidate for Directorship and containing also the consent of such person to be so named. Thereupon such name or names will be added as candidates."

If you are interested in standing for election, you may send your petition to Bill Nicoll, CCEA Secretary, 1671 Chevy Knoll Place, Glendale, CA 91206. ■

Keep Your Neighborhood Safe Join Neighborhood Watch

After a successful National Night Out gathering last August at the Chevy Chase Library, CCEA is spearheading a revitalization of the Neighborhood Watch program in the Canyon. Neighborhood Watch is a grass-roots neighborhood safety program that seeks to foster contact among neighbors to safeguard neighborhood security with a block captain as contact and liaison with Glendale Police. Officer Sue Shine of the Glendale Police Department has been in close contact with Block Captain volunteers to help implement this program. Now we need your help to contact your block captain and provide information so your protection can be increased.

CCEA Board member John Martin is the head of the CCEA Neighborhood Watch Committee. He can assist you in getting in touch with your Block Captain or becoming a Block Captain yourself. There is no requirement that you oversee any more of your neighbors than you are comfortable with. All we ask is that you try to make contact with your neighbors – let them know about the program and encourage them to provide you with basic contact information to be used in case of emergency.

The following volunteers are acting as Block Captains and can be contacted if they are in your area:

- John Martin** – Edmonton Road and Golf Club Dr.
- Brian Duran** – Graceland Way, Edgewick Rd. and Golf Club Dr.
- Jean Simone** – St. Andrews
- Kathy Hartley** – Greenwich Road
- Gerry Ebert** – Cornwall Drive
- Sandy Meyers** – 2700 E. Chevy Chase area
- Bill Nicoll** – Chevy Knoll area
- Rukmani Ramdharry** – Kennington Road
- Viggen Garibian** – Cascadia
- Gene and Rosemarie Lossone** – Belleau Road
- Suzanne Whitman** – 3300 E. Chevy Chase area
- Tim and Pat Conroy** – Flintridge Highlands

If you have any questions or can help the Neighborhood Watch effort in any way, please contact John Martin at 818-502-6550 or jpma1119@yahoo.com. ■

The Hillside Ordinance *(continued from page 1)*

Council tabled the matter until after the next election. And what did the new City Council do? They dropped the matter completely.

In the last three years, despite repeated inquiries by CCEA and many other homeowners associations, the City Council has simply ignored this issue. Why? One source inside the City (who, for obvious reasons, spoke on condition of anonymity) told CCEA that the City Council felt the slump in the housing market had eliminated most of the objectionable speculative building, so it was easier to ignore the homeowners associations so the City would not annoy the developers and the builders.

We leave it to you to decide whether that type of behavior is acceptable by elected City officials. Oh, did we mention that almost all the City Council candidates have received campaign contributions from developers and contractors? ■

The Steep Price of Inaction

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and the assistance of the police officer, were finally able to pressure a City department into taking action.

In this situation, the Police Department was the only City office which even returned a call, much less was willing to assist in what was clearly becoming a crisis situation. (Oh, did we forget to mention the sudden increase in crime that accompanied the creation of the transient motel?) And as for the City Attorney's office, they have yet to respond to even one of the many contacts from neighbors. Next, perhaps they will be asking us to prosecute criminals because they're just that busy. Perhaps we need more City Attorneys. Or perhaps we just need ones who will bother to pick up the phone after receiving a few dozen messages.

The neighbors are truly grateful to the Police Department – particularly one officer (who shall remain nameless lest they get in trouble from some other City department for actually being helpful to residents) – for helping shut down the illegal transient motel. But shame on all the other City departments who just couldn't be bothered. Is this why we pay taxes?

As John Stuart Mill put it, "A person may cause evil to others not only by his actions but by his inaction, and in either case he is justly accountable to them for the injury." We hope the City Attorney and other City departments learn that lesson before they find themselves "accountable" for some of those unanswered phone calls. Because in the end, when the City has to pay out real money for its inaction, guess who really gets stuck with the bill? ■

REAL ESTATE NEWS Chevy Chase Canyon Home Sales in 2010

by Brit Trydal

(The following sales were recorded by the Los Angeles County Tax Office)

Address	Br/Ba	Sq Ft	Sales Price
3014 Annita Dr	3/2	1844	\$725,000
1956 Ashington Dr	4/5	3371	\$1,025,000
1987 Ashinton Dr	4/4	3537	\$1,230,000
1991 Ashington Dr	4/5	4244	\$850,000
2006 Ashington Dr	4/3	3198	\$800,000
2024 Ashington Dr	4/3	3198	\$800,000
2111 Balmain Way	4/3	2901	\$870,000
1502 Belleau Rd	4/3	2064	\$715,000
1523 Belleau Rd	4/2	2529	\$725,000
3013 Buckingham Rd	3/2	1714	\$600,000
3170 Buckingham Rd	3/2	2257	\$775,000
3154 Chadney Dr	3/2	1861	\$742,000
3149 Charing Cross Pl	3/2	1673	\$698,500
136 Coventry Pl	3/2	2026	\$600,000
2249 E. Chevy Chase Dr	4/5	3696	\$890,000
2323 E. Chevy Chase Dr	4/3	3095	\$975,000
3030 E. Chevy Chase Dr	6/5	4686	\$1,400,000
3041 E. Chevy Chase Dr	3/4	3075	\$1,200,000
3208 E. Chevy Chase Dr	2/1	1240	\$540,000
3381 E. Chevy Chase Dr	2/2	2037	\$600,000
3146 Dragonfly St	4/3	3029	\$910,000
2040 Dublin Dr	4/3	2853	\$800,000
2979 Edgewick Dr	4/5	3001	\$789,000
2990 Edgewick Dr	3/3	2103	\$605,000
3013 Emerald Isle Dr	3/3	3417	\$820,000
3175 Emerald Isle Dr	4/3	2580	\$886,000
3422 Emerald Isle Dr	4/3	2600	\$800,000
3429 Emerald Isle Dr	4/3	2762	\$885,000
3500 Emerald Isle Dr	3/3	2052	\$777,000
3561 Figueroa St	3/2	1650	\$475,000
2212 Flintridge Dr	3/3	2368	\$916,000
2567 Flintridge Dr	4/3	3702	\$850,000
1636 Golf Club Dr	3/2	1127	\$650,000
2946 Graceland Way	4/3	3017	\$795,000

Address	Br/Ba	Sq Ft	Sales Price
3136 Grangemount Rd	3/2	1854	\$715,000
2845 Kennington Dr	4/5	4400	\$565,500
3127 Kingridge Way	5/2	2700	\$885,000
3279 Kirkham Dr	4/3	2674	\$925,000
2155 Lenore Dr	4/3	2856	\$753,500
3311 Linda Vista Rd	5/3	2580	\$565,000
3455 Linda Vista Rd	2/1	1184	\$530,000
1037 Marengo Dr	4/3	3069	\$875,000
966 Norham Pl	4/3	3090	\$750,000
3036 Paddington Rd	4/5	2964	\$825,000
1539 Parway Dr	3/3	2506	\$950,000
1610 Parway Dr	4/3	2321	\$945,500
1621 Parway Dr	3/3	2214	\$800,000
2369 Paseo De Cima	4/4	3235	\$1,000,000
3593 Pheasant St	3/3	3275	\$982,000
2981 Saint Gregory Rd	4/3	2867	\$900,000
1531 Sheridan Rd	3/2	1933	\$705,000
1917 Sussex Ct	3/3	3294	\$1,100,000
1462 Thurlene Rd	3/2	1832	\$695,000

Receive E-mail Updates from CCEA

CCEA would like to keep all Canyon residents updated with information of importance or interest to them, and it goes without saying that the fastest and most effective way to communicate these days is by e-mail. Consider joining our e-mail list so you can be informed of what is happening in the Canyon – whether it's a Canyon barbecue at the Country Club or the sighting of a mountain lion in Emerald Isle.

CCEA will not inundate you with e-mails. (Last year, we sent fewer than one e-mail per week.) Plus, we never include commercial, religious or political information in our communications. Just Canyon news you need to know. And of course, we never, ever sell or release your e-mail address to any third party.

If you would like to join our e-mail list, please send your request to info@chevychaseestates.us with a subject line "Join CCEA E-mail." ■