



Brad Korb

# Burbank Bulletin™

Successfully serving thousands of families since 1979

Se Habla Español, Խոսք Խոսում ենք Հայերեն, Мы говорим по-русски, On parle français, and American Sign Language



Areas include Burbank, Glendale, Sun Valley Hills, Sun Valley Horse Property, Shadow Hills Horse Property, Sylmar Horse Property, Lakeview Terrace Horse Property

## CONTACT US

The **BradKorb** REAL ESTATE GROUP

Focused on What Matters to You  
Real Estate Since 1979

Office 818.953.5300

Email Brad@BradKorb.com

www.BradKorb.com

BRE #00698730

3813 W. Magnolia Blvd.  
Burbank, CA 91505



## 13 Million Homeowners Can Still Cut Their Mortgage Payments With Refinancing



Even after a flood of mortgage refinancings in recent months and rates creeping higher, millions of American homeowners can still benefit from a refi. Mortgage data firm Black Knight estimates that roughly 13 million homeowners could save by swapping out mortgages.\*

Please call me at 818-953-5300 or email me at Brad@BradKorb.com. My team and I are on standby to help!

\*Information provided by Bankrate.

Follow The Brad Korb Team on Twitter & Facebook to receive information on upcoming open houses.



- FACEBOOK: Brad Korb
- TWITTER: @BradKorb



## THE BRAD KORB TEAM FEATURED PROPERTY!



Your Property Could Be Featured Here and Online to Reach Millions of Potential Buyers Around the World!

Call today to find out how our marketing strategy will move you!  
(818) 953-5300

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Call 1-800-473-0599, Enter Code 2578

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[www.BradKorbForeclosureHelp.com](http://www.BradKorbForeclosureHelp.com)

Think foreclosure is the only option?  
Think again!

We provide you with information about how to avoid a foreclosure, explain the effect it can have on you and your family, and offer other options that may be available to you. This includes a short sale, and we can help you determine if you qualify.

Get a Backstage Pass to the MLS—Search for any property and any Area—FREE

[www.LACountyPropertyInfo.com](http://www.LACountyPropertyInfo.com)

# In The Community

## Burbank News & Events

### H4P – Easy Qualify Financing for Seniors

What is a H4P? It's a HECM (Home Equity Conversion Mortgage for Purchase) loan. It's an FHA (Federal Housing Administration) Purchase Program for 62+ borrowers that allows seniors to buy a home with a one-time down payment. Can you imagine that? The H4P loan was introduced in 2008 by HUD (Housing and Urban Development) as an offshoot of a traditional reverse mortgage, but surprisingly many seniors are still unaware of this great program. The H4P allows senior borrowers to combine some of their equity, possibly from the sale of their previous home (funds can also come from savings and investments) with the proceeds from their H4P to complete the new home purchase.

With this kind of financing, buyers can often buy the house that fits their current needs without using all their cash, whether they wish to "upsize or downsize" to the right home. There are no monthly mortgage payments to make if the borrowers live in the home, however, they're still responsible for maintaining the home, paying property taxes and home-owners insurance, and complying with all loan terms.

Bob Petersen, a Mutual of Omaha reverse mortgage professional, has helped a number of Brad's clients refinance their existing mortgage with a Home Equity Conversion Mortgage (HECM) loan or finance their new home with an H4P loan. "When clients work with Brad and his team," Bob said, "they are going to find that special home they're looking for. And when they find out they can refinance their existing home or purchase their new home, without using all their cash or having to make any future monthly mortgage payments,



they almost can't believe it. Once people find out how the HECM refinance and HECM for Purchase loans work and just how flexible they are, plus the extra cash flow it gives them, they're pretty amazed!"

Brad Korb Real Estate Group, BRE #00698730

Brad@BradKorb.com 3813 W. Magnolia Blvd., Burbank, CA 91505

Bob Petersen, NMLS ID: 874762 Mutual of Omaha Reverse Mortgage  
BPetersen@mutualmortgage.com  
(714) 396-9512

*Borrower must occupy home as primary residence and remain current on property tax.es, homeowner's insurance, the costs of home maintenance, and any HOA fees. Mutual of Omaha Mortgage, Inc., NMLS ID 1025894. 3131 Camino Del Rio N II00, San Diego, CA 92108. Subject to Credit Approval. These materials are not from HUD or FHA and the document was not approved by HUD, FHA or any Government Agency. For licensing information, go to: www.nmlsconsumeraccess.org Licensed by the Department of Financial Protection & Innovation under the California Residential Mortgage Lending Act, License 4131356. ■*

### Tailored financial planning

A lifetime of guidance built around **your needs**

Wealth doesn't manage itself; it requires professional services. In a family or business, wealth has its own set of asset and liability needs. For long-term wealth management, Brad Korb relies on Richard V. Bertain and David Escobar of UBS Financial Services Inc., recommending them with confidence. These dedicated Certified Financial Planner™ practitioners, Korb says, consistently provide high-level customer service and extensive financial resource knowledge for planning and implementing long-term goals.

A good financial plan for your wealth isn't written in a day. In fact, a financial plan is never truly complete, because your life is not static. Even though there's no true end to the planning journey, it's clear to us where it should begin: with a deep conversation about what matters to you and your family. While each individual has their own unique objectives, the following five questions can help you start the conversation: What do you want to accomplish in your life? Who are the people that matter most to you? What do you want your legacy to be? What are your main concerns? How do you plan to achieve your life's vision?

These aren't easy questions, but the answers are key to uncovering the objectives and priorities that will form the basis of your financial plan. The next step is to use these principles and goals as a road map to build and maintain your financial plan through the UBS Wealth Way approach. The UBS Wealth Way manages wealth across three key strategies: a **Liquidity** strategy which helps provide cash flow for the next two to five years; a **Longevity** strategy that satisfies lifetime goals, such as retiring comfortably and on time or even early; and a **Legacy** strategy where you can earmark and invest capital for the goals that go beyond your own.

As life progresses, and your values and priorities evolve, it's important to make sure your financial plan can evolve with you. We suggest incorporating frequent financial health checkups into your routine to ensure your financial plan is both accommodative and reflective of your life's latest changes.

Bertain, Senior Vice President-Wealth Management, has been providing sound financial advice to clients since 1983, earning the Certified Investment Management Analyst® designation from the Wharton School. He and Escobar, Senior Vice President-Wealth Management, are involved in Burbank community organizations ranging from the Burbank Civitan



Club and Boy Scouts of America, to the Burbank YMCA and Leadership Burbank.

Bertain and Escobar's comprehensive wealth management approach for high net worth families and businesses is straightforward and thorough: Identify goals, evaluate the situation, develop a financial plan, implement it, and monitor and rebalance as needed. They seek to perform effectively and efficiently, such that each client would be proud to recommend them to their friends and family.

If you'd like a copy of our full "Seasons of Planning" report, with the checklist to keep you on the path to financial success, contact team member Taylor Moore at [taylor.moore@ubs.com](mailto:taylor.moore@ubs.com) or 626-405-4735.

#### Bertain Escobar Wealth Management

UBS Financial Services Inc.

251 South Lake Avenue, 10th Floor  
Pasadena, CA 91101

626-405-4710

800-451-3954 toll free

855-203-6443 fax

[ubs.com/team/bertainescobarwm](http://ubs.com/team/bertainescobarwm)

#### Richard V. Bertain, CFP®, CIMA®, ChFC®

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#### Taylor Jeffrey Moore

Financial Advisor

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## 2021 Summer Day Program

June 1<sup>st</sup> - August 11<sup>th</sup>

Registration **MARCH 1<sup>st</sup>** via parent portal at [parentportal.bgcburbank.org](http://parentportal.bgcburbank.org)

Due to COVID-19 Childcare guidelines, space is limited at all locations.  
The Club will follow all LA County Public Health Department guidelines, and may make changes to the summer program based on the county's recommendations.

Locations			
<b>Main Club (new location)</b> 300 E Angeleno Ave, Burbank, CA 91502  Hours: 7:30 am – 6 pm  Rising grades 1 <sup>st</sup> – 12 <sup>th</sup> (Rising TK/K allowed if they have an older sibling attending MC)  Morning/afternoon snack & lunch provided at no cost.	<b>Edison</b> 933 N Keystone, Burbank CA 91506  Hours: 7:30 am – 6 pm  Rising TK and Kinder  Morning & afternoon snack provided. <b>Members must bring a sack Lunch.</b>	<b>Bret Harte</b> 3200 Jeffries Ave, Burbank CA 91505  Hours: 7:30 am – 6 pm  Rising 1 <sup>st</sup> – 5 <sup>th</sup>  Morning & afternoon snack provided. <b>Members must bring a sack Lunch.</b>	<b>Stevenson</b> 3333 W. Oak St, Burbank CA 91505  Hours: 7:30 am – 6 pm  Rising 1 <sup>st</sup> – 5 <sup>th</sup>  Morning & afternoon snack provided. <b>Members must bring a sack Lunch.</b>

Fees	T-Shirts	Field Trips
Registration: <b>\$65</b> Option 1: Partial Day Weekly (7:30am-4pm): <b>\$155</b> Option 2: Full Day Weekly (7:30am-6pm): <b>\$180</b> <small>*Payment is due Friday for the following week. Sibling discounts available – for info contact Priscilla.</small> <b>Want to save 10%? Purchase a Block</b> Block 1: June 1 – July 9 Full Day: \$900 Partial Day: \$780 Block 2: July 12 – Aug 11 Full Day: \$740 Partial Day: \$640 <small>*Important: High School Students are no cost. However, HS members who are enrolled for summer need to attend at least 2-3 times a week to secure their spot. Otherwise, they will be removed from future weeks to allow other members to participate in the program regularly.</small>	Purchase your shirts at your summer location. Summer camp shirts must be worn daily to participate in all activities. <b>1 shirt for \$7 or 2 for \$12</b>	<b>Field trips and recreational sports</b> will be announced as soon as we receive more information and availability from the LA County Public Health Department. We hope to incorporate field trips as soon as possible. Please visit our website ( <a href="http://bgcburbank.org">bgcburbank.org</a> ) for more information.

Financial Aid
We accept CCRC and Financial Aid is available to qualifying families on our website. We <b>strongly recommend</b> you to submit applications at least one week prior to your child's attendance. Financial aid forms can be found on our website ( <a href="http://bgcburbank.org">bgcburbank.org</a> ) under the "Membership" tab.

# Backpack Giveaway

## August 2-6, 2021

### 8:30 a.m. to 5:30 p.m.

**3813 W. Magnolia Blvd.**  
Sponsored by Brad Korb Real Estate Group and Toroja



# In The Community

## Burbank News & Events

### How to Minimize Capital Gains Taxes: Korb Talks 'Owner-Will-Carry'

A bit like the experienced boat skipper who navigates deep water to find the best fishing for his passengers, a good realtor plots a course for the best financing arrangement to minimize capital gains taxes for his sellers.

"We call it 'owner-will-carry,' or 'seller financing,'" Brad Korb explained. "I recently was talking to a client who wanted to sell his property but didn't want to pay such high capital gains. He wasn't aware of the tax deferral he could get if he carried the loan on the property once he sold it."

According to Korb, an example would be of a buyer who put 25% down on the property, with the structure being that the seller take back the loan and carry a note secured by the property, just as a bank would do. **The capital gains taxes would be calculated on the money received rather than full purchase price.**

"The seller also gets a much better return interest rate than he would from putting his money in a bank," Korb added. "I can help the seller when minimizing capital gains is an issue. It's the job of a good agent to help clients through territory that

is new to them, but familiar ground to us."

Korb invites anyone who wants to know more about owner-will-carry structuring to call him at (818) 953-5300.

*When you sell a piece of property with owner financing, it is considered an installment sale instead of a regular sale of real estate for tax purposes. For example, when you sell a house or a piece of land normally, the buyer gives you a lump sum of money for the purchase on the closing date. With an installment sale, the buyer gives you a down payment on the closing date and then gives you regular payments over the life of the contract.*

#### Spread Out the Gain

*When you sell with owner financing and report it as an installment sale, it allows you to realize the gain over several years. Instead of paying taxes on the capital gains all in that first year, you pay a much smaller amount as you receive the income. This allows you to spread out the tax hit over many years. When you sell a property that has appreciated significantly in value, it could require you to pay a large amount of capital gains taxes. ■*

### The Brad Korb Team is Growing!

**D**ue to our growth, The Brad Korb Real Estate Group in Burbank has a unique opportunity for talented Buyer's Agents. In addition to being endorsed by Barbara Corcoran, we are the only company in our area that offers an iron-clad guarantee – we either sell the home or we buy it. Please email us for details on this new and exciting career for you. Mention that you saw the ad in the Burbank Bulletin! [courtney@bradkorb.com](mailto:courtney@bradkorb.com).

**The Brad Korb**  
REAL ESTATE GROUP

*Focused on What Matters to You  
Real Estate Since 1979*

**We look forward to hearing from you.**

Visit [www.BradKorb.com](http://www.BradKorb.com)  
For All Your Real Estate Needs!

### How to Get Your Affairs in Order... 'NO MATTER WHAT DOCUMENTS' Advanced Health Care Directive, Power of Attorney, HIPAA Release Form, Will and/or Trust

*Attorney Joseph McHugh is LA Law Center's founder. As an Estate Planning / Elder Law / Special Needs Attorney, Joe feels strongly that every adult, must have a selection of these 'NO MATTER WHAT DOCUMENTS' to stay in control of their life.*

Sadly, death or mental incapacity due to illness or accident may strike at any time, and now with the COVID 19 epidemic getting your affairs in order should be an even more important consideration. Executing these documents NOW, while healthy and competent will prevent the need for unnecessary court intrusion and expense, and unintended consequences!

*With respect to having these 'NO MATTER WHAT DOCUMENTS' in place... there is no time like the present! Do not wait until you do not have the ability to make choices about your body and your assets.*

*The following are the Top 10 Reasons to protect yourself and your family with personal legal documents.*

#### 1. Choosing a Personal Representative for Health Care Decisions

Executing an **Advanced Health Care Directive** (medical durable power of attorney) assigns the person of YOUR CHOICE to act on your behalf to make medical decisions if you are mentally or physically incapable of making those decisions yourself. Having this document can prevent the need for someone having the need to proceed to court to be appointed conservator of your Person.

#### 2. Choosing a Personal Representative for Financial Decisions

Executing a **Durable Power of Attorney** identifies the person of YOUR CHOICE to act on your behalf to make



financial and administrative decisions for you, if you are mentally or physically incapable of making those decisions yourself. Again, having this document can prevent the need for someone having the need to proceed to court to be appointed conservator of your Estate (assets).

#### 3. Allow Person(s) You Choose to Communicate with Doctors and Medical Facilities

Under the HIPAA Privacy Rule, an individual may authorize release of his or her protected health information (PHI) to only a specific person(s). Executing a **HIPAA Release Form** allows your doctor to speak with those you designate regarding your health issues if you are mentally incapable... even for a short time.

#### 4. Appointing Guardians for Minor Children

Executing a **Will** is extremely important if you have children under 18 of age. Creating your **Will** gives you the opportunity to assign guardians to care for your minor children in the event of your incapacity or death. Choosing the right person(s) to care for your children and possibly raise your children is one of the most important decisions you make.

#### 5. Having Peace of Mind

A **Will** gives your loved one's peace of mind that you have recorded your wishes for after your death. Your **Will** allows you to put in writing who you want to administer your estate, and how you want your estate distributed. Even with small estates, giving your property to specific loved ones allows you to stay in control even after death. A **Will** can prevent your family from fighting over the estate. The last

thing you probably want is a family battle after your death. A **Will does not avoid Probate if your assets are more than \$166,000 (without beneficiaries on accounts) or a house in your name.**

#### 6. Avoid Probate!

Creating a properly drafted **Trust** will avoid putting your loved ones through the complicated court ordered Probate process **ESPECIALLY IF YOU OWN REAL PROPERTY**. Instead of paying thousands of dollars in probate costs, fees, and attorney charges, a trust allows your estate to be administered without necessary court involvement and distributed according to your direction upon your death. Instead of taking months or even years, with a **Trust**, your estate can be settled with no court or judicial interferences. In the event of your incapacity, your Successor Trustee immediately takes control of your estate for your benefit. **There will be NO court Conservatorship required.**

#### 7. You Keep Control!

Your **Trust** has your personal instructions for managing your assets, and the use of your funds in the event of your incapacity or death. Your **Trust** also gives more detailed instructions about who will be in charge and how your estate will be managed if you become incapacitated or die. While you have capacity, you still have full control to buy, use, spend, or even give away your property as you wish. You can sell property, change your beneficiaries, or

your trustee, or even revoke the trust if you should decide to do so.

#### 8. Your privacy is protected

A **Trust** is private and does not have to be made a part of public records (**Wills** must be filed and are available to the public). If you become incapacitated, it will remain a private family matter. Your beneficiaries need not be made public.

#### 9. Be Proactive with Medi-Cal Planning for Long Term Care and Lawsuits

By creating an Irrevocable **Trust** in advance, you can protect your assets from Medi-Cal and Personal Injury Lawsuits (car accidents as you get older become a potential problem). This allows client to more quickly qualify for Medi-Cal if they need nursing home care.

#### 10. Protect Those with Special Needs

If you or other family members wish to leave an inheritance to a disabled or aged family member on SSI, Medi-Cal, Veteran's Benefits, Section 8 housing, etc., it is critical to set up a system to have the inheritance or any distributions sent to a **1st party or 3rd Party Special Needs Trust**. This ensures the person will not become disqualified from government public need benefits programs.

If you have questions about your plan, see an experienced attorney. Joe's firm is happy to offer a free consultation, so you know your affairs are in order!

Phone: 818-241-4238, Fax: 818-507-0785, [www.la-lawcenter.com](http://www.la-lawcenter.com) ■



**"True success** is found when you stay focused on **what's really important**—family, friends and community." — **Brad Korb**

**NEW!**  
**COVID-19 JOB LOSS BILL CREDIT**  
**Get \$200 or \$300 in Bill Credits**

The COVID-19 Job Loss Bill Credit program provides a bill credit for residential customers who are currently unemployed.

Learn more and apply online at [BurbankWaterAndPower.com/COVID19Credit](http://BurbankWaterAndPower.com/COVID19Credit)

**CITY OF BURBANK WATER AND POWER**

# In The Community

## Burbank News & Events

### BRAD KORB TEAM RECENT LISTINGS AND SALES

24-hour Recorded Info at 1-800-473-0599

LISTINGS		SALES		SALES...Continued	
1137 Orange Grove	2278	2037 Jolley	3998	915 Plaza Serena	6438
14219 Hubbard	2188	15206 Burbank #307	2018	2105 Freeman	6428
1610 Riverside	2228	10244 Wheatland, Seller	2088	25402 Via Novia	6368
15220 Morrison	2298	10244 Wheatland, Buyer	2088	4454 Lubbock Unit D	6398
16414 Nicklaus #146	2338	238 S. Lincoln	3678	700 Union #109	6378
1625 N. Buena Vista	2208	1625 Riverside #1	2118	212 W. North Shore	6388
7774 Via Rosa Maria	2418	7706 Paso Robles	3778	4622 Park Granada #78	6588
250 N. First #527	2348	1137 Orange Grove, Seller	2278	17900 Sherman Way #231	6508
8624 De Soto #104	2478	1137 Orange Grove, Buyer	2278	3426 Wichita Falls	6408
7106 Willis	2428	11803 Snelling	2218	10757 Hortense #207	6458
8876 Wonderland	2398	12733 Welby	2078	36453 Rodeo	3468
412 S. Everett	2148	15220 Morrison, Seller	2298	1415 El Sereno #6	6488
8235 Laurel Canyon	2488	15220 Morrison, Buyer	2298	19600 Blythe	6518
9819 Marklein	2408	2405 Jolley	3688	8221 Langdon #210	6568
5604 Rhodes #102	2368	1610 Riverside, Seller	2228	27837 Parker	6598
3404 Caroline	2518	1610 Riverside, Buyer	2228	5349 Newcastle #16	6538
7207 Cravell	2468	16414 Nicklaus #146	2338	73 1/2 N. Catalina	6548
18349 Sylvan	2308	250 N. First #527	2348	23642 Aetna	6498
631 E. Magnolia #103	2328	7774 Via Rosa Maria	2418	1841 N. Niagara	6528
11500 Fenton	2378	4209 Jacaranda	3858	19350 Sherman Way #235	6558
246 N. Fairview	2578	8235 Laurel Canyon	2488	7904 Radford	6578
2031 N. Frederic	2628	5045 Fair #5	6478	16061 Devonshire	6608
		11300 Foothill #89	6308	3863 Vista	6618
		3500 Manchester #197	6328	12411 Osborne #4	6638
		729 E. Lemon	6298	1072 Anza	6648
		14025 Riverside #2	6418	16747 Vanowen #18	6688
		5411 Tyrone #104	6358	7924 Woodman #8	6628
		250 N. First #332	6338	28868 Silversmith	6668
		18724 Runnymede	6318	22325 Devonshire	6678
		10340 Margate	6348	11335 Bessemer	6658
		20650 Leadwell	6448		

#### USE THIS TRUCK FREE!

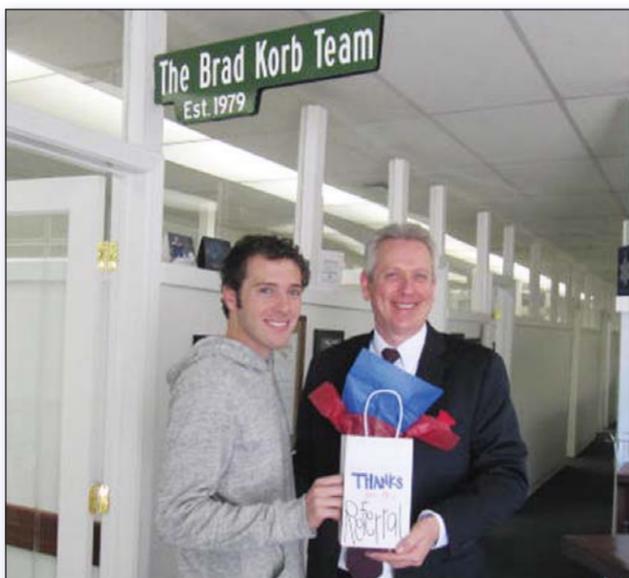


Call 1-800-473-0599  
Enter Code 4408

### Thanks for Being Our Eyes, Voice & Ears!

At the Brad Korb Team, we treat our clients in a world-class way because it's what we believe in. So it means a lot to our Team when clients like Matthew Black (below) show how much they believe in us by telling their friends, neighbors, and family about our great service. It means a lot when clients show how much they believe in us by letting us know if they hear of a neighbor who's thinking of selling their home.

To all of you, we extend a sincere **THANK YOU!**



818.953.5300 or www.BradKorb.com

### City of Burbank's BEST Program / WorkForce Connection

Are you a student looking for employment?

Come to the Youth Employment office to pick up an application



Are you interested in EXPANDING your support of Burbank's youth?

Participate in the City of Burbank's BEST Program

(Burbank Employment & Student Training)

by hiring a qualified and pre-screened student today!



Are you an Adult looking for employment?

Come to City of Burbank's WorkForce Connection

(A FREE self-serve job resource center)

City of Burbank  
Youth Employment/WorkForce Connection  
301 E. Olive Avenue Ste. 101, Burbank, CA 91502  
(818) 238-5021



# In The Community

## Burbank News & Events

### BURBANK COORDINATING COUNCIL...

Serving Burbank since 1933

Burbankcc.org •  
bcc.camper@gmail.com  
818-216-9377

Did you go to camp as a child? Did you enjoy the out of doors, making new friends, learning new skills? That is



what we wish for our Burbank campers. Children come from low income or homeless families, and children learn and grow from the Camp experience! BCC plans to send children to daycamps, resident camps, after school programs, and specialty programs. (All programs depend on Covid restrictions/precautions, of course).

Make your tax deductible donation today! Mail to BCC, PO Box 10126, Burbank, CA 91510 ... or use Paypal on the website at burbankcc.org. Camps are costly, so your contribution of \$250 should send one child to enjoy a week of a camp experience!!! And most important, **CAMP CHANGES LIVES!!!**



Help us by making cards, pictures, notes for local nursing homes. They help to brighten the day for those in care facilities. And, of course, any contributions to cards, or stories, qualifies for high school Service Learning Hours.

This is a fun and feel good project.... Anyone can draw or write a note to just say Hello...Have a Happy Day!!



We are still collecting stories of "My Life In Covid" along with drawings and poems, to create a Burbank Covid Story. Anyone may participate....write out a short or long review of how life has changed during Covid....and send it to BCC through email [bcc.info1933@gmail.com](mailto:bcc.info1933@gmail.com) We are planning to share our booklet with everyone....it will be our living history of how we fared through Covid. So, children, adults, seniors, write and submit your Covid experiences for future generations to read!!

One more thing...BCC is looking for permanent home to store our supplies for Holiday Baskets, Camperships, and GALA, along with tables, and shelving, to organize everything for all the programs we offer to the community. It would take up a two car garage or classroom sized space, and would become our new office as well. If anyone knows of a location, please let us know!! We could be partners, and the space is a tax deduction too.

We want to move in by middle of July!!! ■



### BURBANK-VALLEY GARDEN CLUB

We are so pleased to present "The Gottlieb Native Garden: A California Love Story" at our June meeting.

More than 30 years ago, Susan Gottlieb, creator of The Gottlieb Native Garden, started on a journey that would ultimately convert her one-acre property in Los Angeles into one of the premier native gardens in the United States. Today, it's a flourishing ecosystem, containing 200 species of California native plants and trees.

As this ecosystem's architect, Susan has cultivated a miniature biome that's a National Wildlife Federation Certified Backyard Habitat, a Xerces Society designated Pollinator Habitat, and an active site for scientific research, education, and collaboration among a wide range of environmental groups and universities. In her talk, Susan shares stories and photos from this urban oasis.

The Burbank-Valley Garden Club will hold a ZOOM MEETING on **Thursday, June 10, 2021 at 10:00 a.m.** Pre-registration necessary.

Please join us for this very special educational and inspirational program.

**NOTE: THIS ZOOM PROGRAM IS FREE AND OPEN TO EVERYONE, BUT YOU MUST PRE-REGISTER.** Please email Kathy Itomura for Registration information and the Zoom Link at [kkitomura@gmail.com](mailto:kkitomura@gmail.com). ■



PHOTO CREDIT: Noella Ballenger

**Call the Bank Foreclosure Hotline now to find out about the current REOs. 1-800-473-0599 / Enter Code 4208**



### Burbank Temporary Aid Center Updates

#### BTAC Continues to Serve Record Numbers

As the need in the community has increased, so has the generosity of this wonderful community. Thanks to our supporters, BTAC has been able to offer two grocery orders for 6 months! This helps our friends in need put money they might have spent on groceries toward other household bills, such as car insurance and payments, utilities, and rent.

#### How does someone sign up for services?

So many people are struggling to make ends meet and many have never had to ask for help. BTAC is here to help you. Burbank residents are welcome and encouraged to sign up for services. It is a simple process.

- Just gather the following for your household: ID's, proof of income (social security, unemployment, etc.) and a BWP or other bill that lets us know you live in Burbank.

- Take this information to BTAC on a Tuesday, Wednesday, or Thursday between 9 a.m. and 11 a.m. (we close at noon but need time to get everything into our system and your groceries gathered!)

- You will be signed up and on your way home with groceries before you know it!

#### Homeless Services

Mondays and Fridays are the days BTAC provides groceries, any case management support for those who are homeless. This is also when they can sign up for services.

Homeless clients can opt to receive either a very hearty daily (M-F) sack lunch OR monthly groceries for those who have access to cooking facilities.

#### BTAC Donation Policy During the Pandemic

As you can probably imagine, BTAC has had to make several adjustments during this pandemic. Several items BTAC could previously accept are now not allowed due to health guidelines.

##### BTAC cannot accept any of the following items:

- Any used items: clothing, blankets, towels, etc.
- Previously used grocery bags or any other pre-used bags
- Home grown fruits and vegetables.

##### Hours for donations have changed:

- Weekdays, Monday – Fridays: 8:00 a.m. – 3:00 p.m.
- Weekends: by appointment only

**Most Needed Items:** When deciding what food items to donate, keep in mind the kind of things your family needs and enjoys. Also, our families especially appreciate full-size hygiene items, such as toothpaste, body wash, deodorant, etc.

**Monetary Donations are important, too:** Many people are not aware that your monetary donations to BTAC help support BTAC's Bill Assistance program. Whether helping with rent, a BWP or Gas Co. bill or subsidizing transportation – just to name a few, these donations help some of our friends and neighbors to keep from becoming homeless. ■

### Burbank African Violet Society

The Burbank African Violet Society will be having their next club meeting on Thursday morning June 17, 2021 @ 10:00 A.M. The location is The Little White Chapel Christian Church, 1711 North Avon Street in Burbank.

The program will be the annual judging of the project plant "Sassy Sadie." The new 2021 project plant will be "Fisherman's Paradise." The members grow their project plant for the year with members giving updates from time to time.

The meetings include a learning lab, raffle and silent auction tables. Friendships are made. African violets are easy to grow and are America's favorite houseplant.

Guests are always welcome to attend our meetings. For more information please telephone (661) 940-3990 or reference our website:

[www.BurbankAfricanViolets.weebly.com](http://www.BurbankAfricanViolets.weebly.com)

Masks are required and social distancing. ■

Shark Tank's Barbara Corcoran says,  
**Partner with the agent I TRUST!**

"In Los Angeles  
I would hire Brad Korb."

He knows how to attract the right kind of buyers  
and he creates so much demand that if your home  
doesn't sell at a price and deadline you agree to...  
**Brad will BUY IT!**



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AT A PRICE ACCEPTABLE TO YOU  
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**GUARANTEED**  
OR I'LL BUY IT!

# In The Community

## Burbank News & Events



**Burbank Public Library**  
knowledge • discovery • community  
**Welcome Back to the Library**

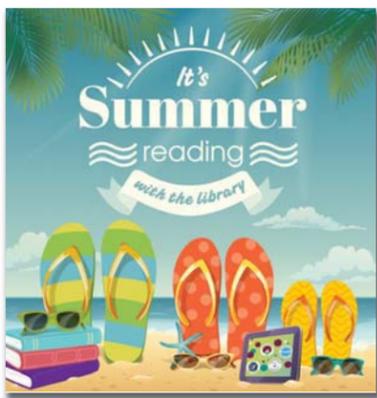
### All Burbank Public Libraries are open!

Our hours have been fully restored and in addition, the Northwest Branch is now open Wednesday evenings and Sunday mornings. Welcome back! Proper face coverings and social distancing are required, but you are welcome to browse the collection, check out materials, use the public computers or WiFi.



If you're not quite ready to come inside, we are still offering Curbside Pickup, and our librarians can put together a selection of books for you through The Book Connection at BPL.

### It's Time for Summer Reading with the Library



Our program encourages everyone to develop a habit of daily reading.

Read a book or magazine, listen to an audiobook, read aloud to a child or as a family - all types of reading count!

Keep track of the days you read and earn prizes June 1 – July 31. There are two ways to track your reading this summer; online or on paper. Sign up today!

Summer Reading is open to ALL ages - babies, kids, teens, adults, and seniors  
Everyone is welcome to join in on the fun.

### June Programs

Registration is required for Library programs. Visit the event calendar on our website for more information.

**KIDS:** Pillow Fort & PJ Story Time, Clay Art, Bilingual Babies, Summer Story Time, Come Paint with Us, Music & Movement, Rainbow Babies, and DIY Optical Illusions.

**TEENS:** Pride Month Teen Craft, Middle School Writers' Circle, Dungeons & Dragons, High School Writers' Circle.

**ADULTS:** Getting Started with 3D Printing, Introducción a la Computación, Burbank Book Club, Terror Talk – A Panel on Horror.

We hope to see you at the Library! ■

Burbank Central Library 110 N. Glenoaks Blvd. Buena Vista Branch Library 300 N. Buena Vista St. Northwest Branch Library 3323 W. Victory Blvd.

[burbanklibrary.org](http://burbanklibrary.org)

## Burbank Chorale



**Burbank Chorale is starting Rehearsals for the Fall Semester on September 14 at 7pm.**

Rehearsals will be either Virtual or a combination of In-Person and Virtual, depending on the public health situation. The Burbank Chorale is adhering to the LA County Guidance for Music, Television, and Film Production.

If you are interested in auditioning, please email [membership@burbankchorale.org](mailto:membership@burbankchorale.org) or call 818-759-9177.

To Contact Brad via his Social Media, please find him at:

**FACEBOOK:** Brad Korb (personal page)

The Brad Korb Team (fan site)

**LINKEDIN:** Brad Korb

**TWITTER:** @BradKorb



## NB – C You Later!

By Susie Hodgson

*Correction: Last month's column incorrectly listed Maureen O'Hara as playing Jane in the old Tarzan movies. It was actually Maureen O'Sullivan. Apologies to all the old-movie fans out there!*

It was founded in 1926 by then-owners RCA (Radio Corporation of America), RCA's parent company GE (General Electric) and Westinghouse. Over the years, its ownership would change (and change back) many times, but its name remained the same: NBC (National Broadcasting Company). And NBC has played a big part in the history of Burbank. Well, it used to.

As you can conclude from the formal name of RCA, radio was all the thing when NBC was formed. NBC did pretty well in the radio department, showcasing such hit shows as "Fibber McGee and Molly." At that time, NBC had the most powerful broadcasting abilities. At night you could hear the same NBC show whether you were in LA or Chicago. Did you know that when a radio station can broadcast that far, it is known as a clear channel?

CBS was a rival of NBC's and their top competition. CBS would "cement" their lead by allowing the radio stars to use their own production companies, thereby increasing their own profits. Many of NBC's top stars defected to CBS because of this, including radio's top star, Jack Benny. NBC had to do something big to compete. So they did.

And that "something big" was television. In 1939, NBC President David Sarnoff showed off a new gadget – a television – at the World's Fair in New York. President Franklin Roosevelt appeared on TV at that World's Fair, marking the first time a US President would appear on television. World War II put television out of the market as TV only showed war news. When victory came in Europe and the streets of New York were filled with revelers, television captured it. But it wasn't until the 1950s that television really caught on. You see, people were still listening to radio. That futuristic gadget, the television, was just too expensive for most people, plus there really wasn't anything to watch! That is, until NBC brought out Milton Berle.

Television took off fairly quickly from there. NBC's headquarters were in New York at 30 Rockefeller Plaza ("30 Rock") but it was clear that the tide was moving west. NBC had a relatively small west coast office in Hollywood, but it was quickly outgrowing its space. That's when NBC bought land in uncrowded but media-savvy Burbank. Construction began for the new west coast NBC studios in 1951. Soon, NBC was firmly planted in Burbank.

The 1950s were a time of excitement and growth. With volume came price cuts – that is, the TV set was finally affordable! In addition, with NBC and its color, you didn't need to buy a whole new TV to watch a show in color. Here are some of NBC's greatest accomplishments:

- NBC-Radio started the idea of talk radio. Sally Jessy Raphael was one of its hosts.

- NBC was the first to broadcast sports on TV.

- NBC was the first to broadcast a political convention on TV (the Republicans' National Convention of 1940).

- NBC President Pat Weaver created both the Today and the Tonight shows, which have consistently been big hits. Weaver also created the concept of modern-day commercials. (Gee, thanks Pat.)



Interestingly, Weaver had a daughter, Susan. When she was 14, she decided to re-name herself after a character in "The Great Gatsby." And that is how "Sigourney" Weaver got her name. (Now you know where her name came from!)

- In 1955, NBC televised a live play – "Peter Pan" starring Mary Martin. It was so successful, they had to show it again – live! But in time, they figured out how to videotape it so they wouldn't have to present the play live – or deal with the stars aging.

- In 1961 NBC stole a Disney-created show from the floundering ABC. Disney liked the idea of going to NBC because of NBC's expertise in color. They called the new color show, "Walt Disney's Wonderful World of Color." As an aside, did you know that the founder of ABC was the entrepreneur behind Life Saver candies?

- When NBC moved to Burbank in the early 1950s, they called the Burbank facility, "NBC Color City."

- Studio 1 at Burbank NBC was named for and dedicated to Bob Hope, NBC's biggest star. Johnny Carson would later film there.

- The easy-to-spot NBC peacock logo was introduced in 1956. The 3-note chimes were first used as far back as the 1930s.

- In 1972, Johnny Carson told NBC he wanted to live on the west coast. They had always taped the popular show in New York. But they had to give in to their megastar and money-maker, Johnny Carson -- and NBC in Burbank grew even more.

- Many popular game shows were made at NBC including "The Hollywood Squares" and "To Tell the Truth." "Rowan & Martin's Laugh-In" was also filmed at NBC. Gary Owens made the term "Beautiful Downtown Burbank" world famous on that show. The soap opera "Days of Our Lives" was always filmed at NBC and Elvis performed his 1968 comeback special in Burbank.

- In 1966, a bright young man joined the KNBC News team which was filmed in Burbank. That kid was Tom Brokaw.

- In the 1970s, a guy named Fred Silverman seemed to single-handedly raise ABC out of the ratings doldrums, so NBC hired him away. He did not have that same Midas Touch at NBC (remember "Hello Larry"?), and only lasted a few years.

- Sadly (for Burbank) NBC merged with Universal in the early 2000s. In 2007, NBC announced it was leaving Burbank for Universal City.

- The former NBC space was sold to The Burbank Studios, which in turn was sold to Warner Brothers. Today WB is rebuilding the studios with acclaimed architect Frank Gehry.

Want to learn more about Burbank? Come see us when we re-open (as of this writing, we are supposed to re-open in June) and check out our newly-designed web site for updates.

**THE BURBANK HISTORICAL SOCIETY**

115 N. Lomita, Burbank, 91506

Phone: (818) 841-6333

Website: [burbankhistoricalsoc.org](http://burbankhistoricalsoc.org) ■

# In The Community

## Burbank News & Events

### KCDC Cultivating Community and Clinic: A Pre-Dent Profile on Maryanne Nersesyan

By Marc Montano  
KCDC Staff

On April 24, 2021, President Joe Biden recognized the Armenian Genocide on its 106th anniversary. Armenian immigrants have long been a feature of America for over a century. Over the course of this time, Armenian immigrants came to America seeking opportunities and an escape from the political and social instabilities that have plagued their homeland. The turbulent and violent events of: World War I, the Turkish Genocide, World War II, Spitak Earthquake of 1988, and the collapse of the Soviet Union spurred these diasporic waves of immigration. For these immigrant families, navigating new and confusing cultural and language



Pictured left to right: Dr. Nareh Abrahamian (DDS), Ana Gomez (RDA), and Maryanne Nersesyan

barriers are problematic and challenging. And one of the most underrated challenges all immigrants face is navigating the dental healthcare system of a new country. Fortunately, local first-generation Armenian-Americans, such as Maryanne Nersesyan and Dr. Nareh Abrahamian, make conscious and charitable efforts to ease these problematic and challenging cultural and language barriers that may have otherwise engendered an undesired standard of optimal dental care.

The Kids' Community Dental Clinic (KCDC), a 501(c)(3) non-profit organization of more than 50 years of charitable history, is fortunate enough to have a team of altruistic young individuals from its KCDC Pre-Dental Program. The KCDC Pre-Dental Program was designed to foster careers in dentistry through the professional development of mentorship, training, education, and chair-side experience. One of these pre-dentals (pre-dents), is first-generation Armenian-American Maryanne Nersesyan, a recent University of California, Irvine graduate and pre-dental volunteer dental assistant. "The dental field [focuses] on delivering attention to patients' oral health, but it focuses equally on aesthetics to create healthy, functional teeth," Maryanne says. She explained, "over the years, I've committed my time to helping my community by reaching out to the underprivileged and most vulnerable population of Los Angeles."

Over the past year, Maryanne has made a consistent effort to volunteer multiple times a week, serving as a liaison between the dental providers and immigrant Armenian families of the clinic. Many times miscommunication can be a hindrance for the most optimal dental treatment plans. Maryanne's high degree of dental fluency allows her to effectively communicate and convey the importance of certain procedures, such as x-rays or silver diamine fluoride medicament, which can be met with resistance from misinformation or unfamiliarity. Additionally, she has also expanded KCDC's outreach for the adolescent Armenian population through an Armenian translated oral health instruction and educational presentation. But the most important difference Maryanne makes is her ability to help these families navigate the dental healthcare system. Just recently, an Armenian-only speaking family who immigrated to the United States a few days ago

called the clinic for help. Their 9-year-old daughter had been experiencing excruciating dental pain for the last four days. The combination of not knowing where or who to turn to, and the fear of unaffordable dental costs placed an additional, prolonged burden on this immigrant family. With Maryanne's help, along with the help of a mother of Armenian descent who was fortunately present, the clinic was able to help this child and properly diagnose and begin treatment at no cost to the family (KCDC will work with any family dealing with any financial predicaments). While these acts of kindness certainly leave an unforgettable impact on this family, the experience is equally impactful for those providing care; "the ability to connect to individuals within my culture has been a very special experience," Maryanne explains.

KCDC's Pre-Dental Program also

Continued on page 9

### Burbank Tournament of Roses Association

By Robert Hutt

As we emerge from the isolation created by the COVID response we can begin to take stock of how we are progressing on Burbank's float entry for the 2022 Rose Parade.

With regards to our float calendar, 2020 began as a normal year. Our Design Contest received nearly 70 entries from which our Officers and Directors narrowed the selection to seven candidates. On February 6, the General Membership met, in person, to select the finalist which was presented to Tournament the very next week. On Friday, February 21, 2020 we received confirmation that the design had been accepted and Jonathan Friday became the official Design Contest winner. In March, Jonathan presented several alternative treatments of the basic child-and-dragon concept to the Design Committee to weigh which one best illustrated the parade theme: Dream. Believe. Achieve. In April, we optimistically held our first General Meeting via Zoom video to select a title for the float. On July 15, 2020 we had barely begun work on the float when we were notified that the 2021 parade was cancelled. For several months, no one was allowed in our construction site, regardless of masks. Vaccines were not an option since they did not yet exist! Since that time, we've held many more video meetings and undertaken limited work at our construction site using small groups with masks and sanitizer. Tournament officials have recently informed us that their plans for a parade in 2022 are moving forward.

Last month I presented a tongue-in-cheek approach to the very real problems of poor-quality blooms, higher prices and California growers converting their fields to raise cannabis. Growers in other countries have also been impacted by COVID as many field workers were not allowed to work in the fields. Our Deco Team completed a first pass at cost estimates for their decorating ideas and was more than \$4K over budget with barely any roses! Tournament is seriously considering not to penalize floats, during judging, if they are not completely decorated with floral materials. We will likely hear more on this in the future.

On the construction side, even with only two workdays each week, things have been moving steadily forward. In a normal year, construction would not even begin until late June, because the chassis would still be out for its annual maintenance checkup. This year, we may be ready for our first test drive in June rather than October!

The Dragon's tail is nearly ready for screening. The leg mechanism works and



This Unlikely Tale of Friendship brings together a young knight and dragon rewriting their own story, by reading together in harmony. The 2022 parade theme is "Dream, Believe, Achieve" and celebrates the power of education.

shaping has begun. The Shield, Sword and Book were all constructed and painted several months ago. Our new welders have been busy constructing float grid work as well as the candle and holder and a "stuffed" bunny toy on the off-camera side. Yet to be started is the entire front portion of the dragon including the child, the dragon's arms that hold the child and the large shaggy dog character.

The welders have also defined the edges of the float "pod." This accomplishment is a real milestone because it is a prerequisite for our formal First Test Drive (T1). The inspectors will measure our width to verify that it is within 18 feet. It will also let us see how many bottom scrapes we will endure as we negotiate driveways and inclines at railroad crossings.

Another of the requirements for T1 is that all crew areas must be "substantially complete." The gridwork surrounding the crew areas should be completed and the access hatches and doors should be installed. In accordance with new safety rules, the crew areas must now be separated from all hydraulic lines.

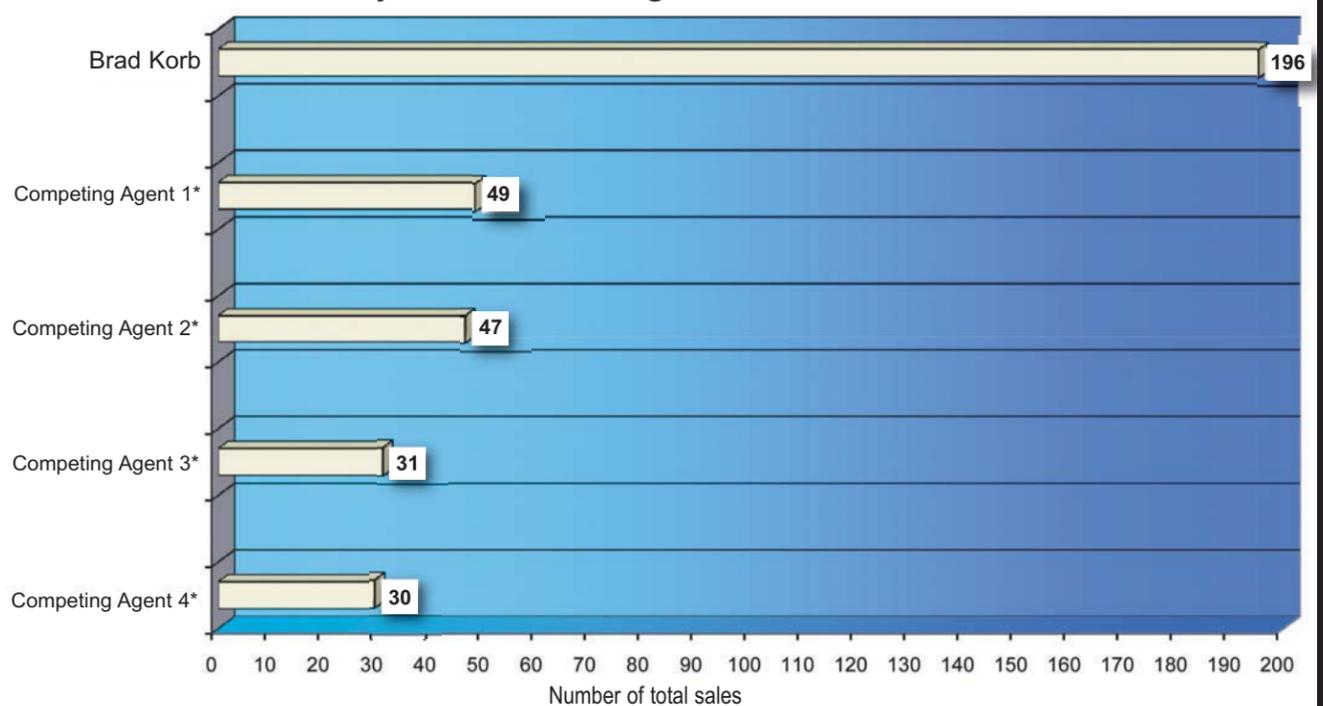
The substantially complete rule also gives the inspectors some insight into how quickly the crew could exit the float in case of emergency. But that exercise must wait until the fire drill portion of the Second Test Drive.

Our reduced schedule at the construction site is Wednesdays and Saturdays from 10 AM until about 3 PM. Everyone is required to wear a face mask, maintain safe social distances, and use hand sanitizer. Our occupancy restrictions are relaxing, but please call ahead to 818-840-0060 before coming to be sure that we are open.

Stay Safe! Stay Healthy! ■

### Burbank Agents Number of Sales

January 1, 2020 through December 31, 2020



Based on data supplied by Southern California Multiple Listings Service and its member Associations of REALTORS, who are not responsible for its accuracy, and statistics from The Brad Korb Team. Analysis dates are January 1, 2020 through December 31, 2020. May not reflect all activity in the marketplace.

\* Agent names available upon request. Current CRMLS members.

# In The Community

## Burbank News & Events

<b>Police Dispatch</b> 818-238-3000	<b>The Brad Korb Team</b> <i>Your Realtors For Life</i>		<b>Fire Info</b> 818-238-3473
<b>Police Detectives</b> 818-238-3210	<b>818-953-5300</b> <a href="http://www.BradKorb.com">www.BradKorb.com</a>		<b>Parks &amp; Recreation</b> 818-238-5300
<b>Animal Shelter</b> 818-238-3340	<b>Graffiti Hotline</b> 818-238-3806	<b>Streets/ Sanitation</b> 818-238-3800	<b>Water/ Power</b> 818-238-3700

“**True success** is found when you stay focused on **what’s really important**—family, friends and community.” — **Brad Korb**

### Estate Sales by Connor Shares How Your Trash May Be Worth More Than Your Stocks!

Often times, family members and trustees inherit an estate and are overwhelmed with how to sell the contents. They aren’t sure where to begin and “Just want to get rid of the mess” so they can sell or rent the home. When Estate Sales by Connor is called out to an estate to offer a complimentary assessment of what an estate sales may bring, it is quite common to learn that the family has donated bags of “junk” or rented a dumpster to clean out all the “junk”. However, it is more often than not, the “junk” may have more value than items like furniture, fine china and crystal.



Tiffany and Co and Breakfast At Tiffany’s) but it was also signed by founder and artisan Louis Comfort Tiffany in 1889. Estate Sales by Connor was able to sell this item for over \$30,000.00!

When people are moving, downsizing and sorting through the estate of a loved one, the first items that they usually throwaway or donate are clothing which could fetch hundreds, if not thousands of dollars. A few years ago, co-founder of Estate Sales by Connor, Stephen McCrory found a black Alexander McQueen jacket in an estate that looked as if has just survived a Florida hurricane. “Amid some old blazers was this Jacket by Alexander McQueen”, States McCrory. “I only knew it has value because he passed away and since then his clothing had skyrocketed”. Upon examining it more McCrory was able to sell the jacket for nearly \$2000.00 bringing a well needed profit to his client.

While it is obvious to most that things like a coin collection and gold jewelry have significant value, it’s all in the name. A mint gold liberty coin has more value than most gold rings and a set of Wallace sterling silver “Grand baroque” flatware can sell for nearly double the value of scrap silver. For most people these nuisances go unnoticed, but these are things a commission only based estate sale company, like Estate Sales by Connor will look out for, helping you to maximize your profits.

It’s not just clothing and art that could have significant value, which is often overlooked, but less assuming items, like those compiled in the list below.

When people are moving, downsizing and sorting through the estate of a loved one, the first items that they usually throwaway or donate are clothing which could fetch hundreds, if not thousands of dollars. A few years ago, co-founder of Estate Sales by Connor, Stephen McCrory found a black Alexander McQueen jacket in an estate that looked as if has just survived a Florida hurricane. “Amid some old blazers was this Jacket by Alexander McQueen”, States McCrory. “I only knew it has value because he passed away and since then his clothing had skyrocketed”. Upon examining it more McCrory was able to sell the jacket for nearly \$2000.00 bringing a well needed profit to his client.

- Estate Sales By Connor’s Top Ten Items to Never Throw Away Until Assessed by an Estate Sale Company or Appraiser:
1. Records
  2. Old Cameras and Camera Equipment
  3. Old Perfume Bottles
  4. Old Clothing
  5. Costume or “junk” Jewelry
  6. Anything to do with old Hollywood or Los Angeles
  7. Old Car parts
  8. Old tools
  9. Old Glass
  10. Old Linens

Instead of guessing what may be of value, give us a call and let us give your potential estate sale a complimentary assessment...after all you can always throw things out, but you can’t take them back!

For a Evaluation, Contact Stephen or Aime McCrory at 310-228-0943 or 818-848-3278 or email photos to [americasyoungestpicker@gmail.com](mailto:americasyoungestpicker@gmail.com). ■

Burbank based, **Estate Sales by Connor** is a family run company that was recently featured on The Queen Latifah Show and ABC 7 Los Angeles. We offer the perfect combination of an experienced hard-working staff and a loyal following of buyers in the Greater Los Angeles and surrounding areas. We are dedicated to meet your requirements on closing dates and turnaround times, while providing quality service that ensures a smooth transaction. Not only are we estate sale professionals, who have been working within the industry for over 20 years, we have access to some of the top appraisers, auction houses and dealers in the industry. We offer exceptional service and oversee your sale (and belongings) as if they were our own. Our goal is to help you sell and liquidate your estate in a professional and profitable manner.

*We are a Licensed, Bonded and Insured California Estate Sale Company*

**Our Services:**

- > Free appraisals and estate consultations.
- > Estate staging and organization
- > Advertising and mailing to our 2000+ mailing list.
- > Less than 48 hour notice clean outs (move-in ready).
- > Security and a professional staff during the sale.
- > Antique, art and collectibles consignment process.
- > Clean up and packing services.
- > Professional References.

*We aim to be of assistance to YOU / 818-848-3278 or 818-422-0558*

### Brad Did It Again!



*Brad Did It Again with the sale of John and Marli’s income property in Glendale!*



## Save the Date

**COME SHARE OUR NEW ADVENTURE WITH US**

We’re hosting an OPEN HOUSE CELEBRATION

### FRIDAY JUNE 25, 2021

at our new **MAIN CLUB HOUSE**

located at 300 E. Angeleno, Burbank, CA 91502.

Masks are required and we will follow all CDC guidelines as to social distancing.

Tickets \$100.00 for either in-person attendance or virtual experience. Hors d’oeuvres and spirits will be served.

For event information or to purchase tickets or sponsorships visit: <https://bgcbopenhouse.givesmart.com>

Open House hours are 4:00PM to 9:00PM.  
Please RSVP to [susansebastian@bgcburbank.org](mailto:susansebastian@bgcburbank.org)



**PLANNING TO HAVE A GARAGE SALE?**

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**818-953-5300**

# In The Community

## Burbank News & Events

### Are You Struggling to Make Ends Meet (You're Not Alone)

The Covid-19 Global Pandemic - has dramatically altered the financial well-being of many individuals and families.

Many are facing stressful times over their loss of financial independence and daily income security. You're not alone – we're here to help you through these “tough” times.

#### What We Do – For Our Clients:

- Improve monthly cashflow - month one
- Reduce/eliminate monthly cash spending to creditors
- Reduce/eliminate out-of-pocket medical/dental cost
- Eliminate 10's of thousands of creditor debt
- Prevent Bankruptcy (BK)
- Save home from “must sell” situations
- Qualify for Mortgage Loan
- Improve Credit status/score



John Janis, Platinum Resources and  
Brad Korb

#### OUR GUARANTEE:

- There is NO Client Financial Downside Risk -  
You will not spend 1-cent until we get the results

- For additional information - Please contact Brad at 818-953-5304, [Brad@BradKorb.com](mailto:Brad@BradKorb.com), or John Janis toll free 800-706-1210, [JohnJ@PlatinumResources.US](mailto:JohnJ@PlatinumResources.US)

**CLIENT REVIEW'S – click on this link**  
<https://platinumresources.us/testimonials/>

**#1** – “John, I want to thank you and Platinum Resources for providing me excellent service throughout our relationship. Not only did you save me a tremendous amount of money, you helped me save my home and business. Your proactive approach in taking care of my debt issues, as well as providing excellent counsel on so many other financial issues gave me a huge sense of relief. Thank you John and I will always be eternally grateful for your support and wish you and your Company the best, Geri”

**#2** – “John, thank you for all that you have done for me throughout my financial dilemma. Admittedly, when I was first introduced to you, I felt hopeless, overwhelmed and skeptical that you could improve my situation. Your personal involvement and financial business savvy helped me save the equity in my home, over \$100,000 in credit card debt and provided me the necessary monthly income to help me meet my obligations. You changed my life, which was rapidly spiraling downhill. I appreciate the amount of energy, patience and dedication put forward on my behalf. Thank you for never giving up on me and tolerating my stubbornness, Bob”

### Maryanne Nersesyan

*Continued from page 7*

provides tailored mentorship and networking opportunities. It was during Maryanne's time volunteering at KCDC that she met fellow Armenian-American dentist Dr. Nareh Abrahamian. As a former pre-dent and current practicing dentist, Dr. Nareh has been volunteering for KCDC since 2004, and has returned to volunteer as a dentist after graduating dental school. Before becoming a dentist and whilst a pre-dent, Dr. Nareh was instrumental in evolving KCDC from its former location in Burbank's local YMCA to its current location on 400 W. Elmwood Avenue. “I helped spearhead this project,” Dr. Nareh proudly states. Since 2004, KCDC has grown each and every year, with last year reaching its biggest milestone yet, impacting over 16,000. And coincidentally, like in 2004, this unprecedented number has pushed KCDC to expand in search for a larger location as the current 1,000 sq. ft clinic can no longer maintain its current carrying capacity. This uncanny coincidence between two Armenian-American women in

dentistry, pre-dent and former pre-dent, gives KCDC hope in cultivating a welcoming environment for the local Armenian population as well as the future evolution and expansion of the Kids' Community Dental Clinic.

The success of KCDC's Pre-Dental Program is evident through the many KCDC pre-dent alumni who have returned and continued to volunteer with KCDC upon graduating from dental school. As always, KCDC would like to give a special thank you to: Dr. Autumn Abadesco, DDS (UCSF '16), Dr. Ariga Abrahamian, DDS (USC '18), Dr. Nareh Abrahamian, DDS (USC '14), Dr. Jeffrey Asano, DDS (UCLA '18), Dr. Heather Householter, DDS (UCLA '17), Dr. Derek Patao, DDS (USC '20), Dr. Melissa Shimizu Weaver, DDS (UCSF '15), Dr. Manjiri Vartak, DDS (UCLA '17) for their continued support since their time as pre-dent volunteers until practicing dentists today. As a future dentist, Maryanne hopes to one day return to mentor future pre-dents as well and continue the mission to serve our community. ■

### BURBANK ADULT CENTERS

Events and activities for those age 55 and over  
(unless indicated otherwise).



The Joslyn Adult Center is currently closed as a precautionary measure for COVID-19 and, as a result, all in-person activities held in the facility are suspended. Contact the Joslyn Adult Center Monday-Friday between 8am-5pm to request the most up-to-date information regarding reopening.

#### JOSLYN ADULT CENTER

1301 W. Olive Ave., Burbank, (818) 238-5353

Check out these events/programs at the Joslyn Adult Center.

Where there is a ✓ please call Joslyn Adult Center at 818-238-5353 to sign up! (\$2 without BSAC card)

#### Virtual Activities

Advance sign-up is required for all virtual activities. To reserve your spot, contact the Joslyn Adult Center at 818-238-5353.

#### SPECIAL ACTIVITIES

##### Joslyn Virtual Bingo

**Wednesday June 2nd from 2:00pm-3:00pm**

Join us once a month for FREE BINGO! Sponsored by Regal Medical Group, Inc.

#### FITNESS

##### Kundalini Chair Yoga

**Mondays from 8:30am-9:30am**

Kundalini Yoga is the yoga of self-awareness. Each class is focused on exercises that boost the immune system and enhance the function of the Central Nervous System. The class often ends with a 5-minute meditation.

##### Fall Prevention with Harry

**Tuesdays 12:30-1:30pm**

Learn how to prevent stumbles, recognize fall risks, and to safeguard your environment. This class will help build lower body strength and emphasize core training, balance, and stability movements.

##### Strength and Balance with Harry

**Wednesdays from 11:00am- 12:00pm**

Build strength, decrease body fat, and improve balance and flexibility. This class will incorporate progressive resistance training, stretching, tai chi, yoga, Pilates and circuit training.

##### Shao Chi & Yoga

**Thursdays from 11:00am- 12:00pm**

This modern approach to Tai Chi (Shao-Chinese word for young, fresh, new) will get you more in touch with your body. The slow movements will focus on balance, core strength, flexibility, gait, posture, and anticipatory postural control. This class also combines yoga tailored for a wide range of physical abilities.

##### Chair Strength Training

**Fridays from 11:00am-12:00pm**

This chair strength class will focus on exercises that build muscle mass, increase bone density, promote good posture, and improve balance.

#### CLASSES

##### Brain Booster Live

**Mondays 2:30-3:30pm**

Virtual Brain Booster is an extension of the Brain Booster class held at the Joslyn Center during normal operations. In this group participants learn and practice proactive measures for maintaining a healthy mind with simple methods that can be incorporated into everyday life!

##### Ukulele Group

**Thursdays 11-12pm**

This group meets weekly to play the ukulele and learn new songs..

#### SUPPORT GROUPS

##### Coping with COVID-19

**Mondays from 11:00am-12:30pm**

This support group addresses life challenges introduced by COVID-19.

##### Men's Support Group

**Thursdays 1:00-2:30pm**

This group provides space for men to discuss inner thoughts, life challenges, and fears.

#### TECHNOLOGY

##### Zoom Coaching Appointments

**Tuesdays & Thursdays 9am & 10am**

Need help using Zoom to attend meetings and groups? Meet one-on-one over the phone with Joslyn staff to learn the ins and outs of Zoom! By appointment only.

#### Ongoing Programming

##### Home Delivered Meals ✓

**Currently Open for Enrollment**

During the Covid-19 pandemic, the City of Burbank Home Delivered Meals (HDM) program is providing up to seven free lunch meals to Burbank Residents ages 60+! To apply, for Home Delivered Meals, please contact Burbank Nutrition Services at 818-238-5366.

##### Project Hope ✓

**Currently Open for Enrollment**

Project Hope is a free program that pairs volunteers with Burbank Residents ages 60+ to assist with: grocery shopping, picking up prescriptions, dropping off items at the post office, and fulfilling other essential errands individuals may need completed on their behalf.

If you are in need of assistance with any of these services, or are interested in volunteering for Project Hope, please contact the Burbank Volunteer Program (BVP) at 818.238.5370, or email [BVP@burbankca.gov](mailto:BVP@burbankca.gov).

##### Phone Pals ✓

**Currently Open for Enrollment**

Phone Pals is a free program that pairs Burbank Residents ages 55+ with a volunteer that regularly calls to check in and visit over the phone. If you are interested in being paired with a Phone Pals volunteer, or becoming a volunteer, please contact the Joslyn Adult Center at 818.238.5353.

#### Day Trips

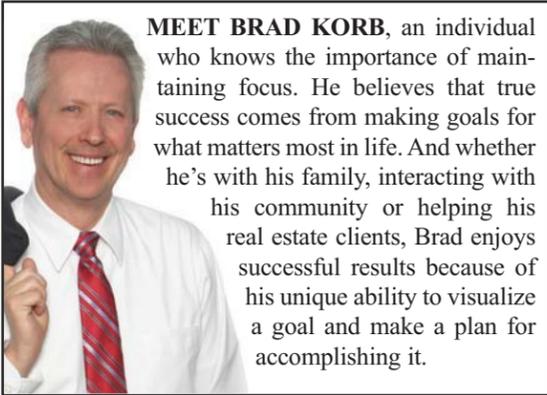
At this time the Travel/Recreation Office has suspended all day trip activities. Further information regarding future day trips will be available when regular operations and programming at the Joslyn Adult Center resume. ■

# Featured Homes

For 24-hour recorded info & addresses, simply dial **1.800.473.0599** and enter the 4-digit code.

To Contact Brad via his Social Media, please find him at:

**FACEBOOK:** Brad Korb (personal page) / The Brad Korb Team (fan site) / **LINKEDIN:** Brad Korb / **TWITTER:** @BradKorb



**MEET BRAD KORB**, an individual who knows the importance of maintaining focus. He believes that true success comes from making goals for what matters most in life. And whether he's with his family, interacting with his community or helping his real estate clients, Brad enjoys successful results because of his unique ability to visualize a goal and make a plan for accomplishing it.

Call **Brad Korb's**  
**24 Hour HOTLINE**  
Get detailed information on any of Brad's listings  
**1•800•473•0599**

Simply call the number above  
and dial the code #.

**Your Home Sold  
Guaranteed —  
or I'll Buy It!**

## BRAD'S BEST BUY!

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Call 1-800-473-0599

**\$629,926**  
Enter Code 2658



Great Townhouse

Luxury Division

2 Units

**CULVER CITY** **\$1,549,945**  
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South of the Blvd

**ENCINO** **\$1,485,584**  
Call 1-800-473-0599, Enter Code 2688

Dreams Come True

**BURBANK HILLS** **\$1,449,944**  
Call 1-800-473-0599, Enter Code 2648

Great Units

**GARDENA** **\$1,199,991**  
Call 1-800-473-0599, Enter Code 2608

Laurel Woods

**LOS ANGELES** **\$1,198,891**  
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Sound Studio

**BURBANK** **\$1,179,971**  
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Built 2014

**LOS ANGELES** **\$1,049,940**  
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Spanish Style

**HOLLYWOOD HILLS** **\$999,999**  
Call 1-800-473-0599, Enter Code 2068

3 Beds 2 Baths

**WOODLAND HILLS** **\$933,339**  
Call 1-800-473-0599, Enter Code 2708

3 Beds 3 Baths

**NORTHRIDGE** **\$899,998**  
Call 1-800-473-0599, Enter Code 2538

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- #1 The quick response, constant communication and follow-up from agents.
- #2 The most-comprehensive marketing plan in town!
- #3 A team business model to help you with all of your real estate needs!
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- #5 A professional, friendly, expert team of real estate consultants!

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**“True success** is found when you stay focused on **what’s really important**— family, friends and community.” — *Brad Korb*

office: **818.953.5300** web site: [www.bradkorb.com](http://www.bradkorb.com) email: [brad@bradkorb.com](mailto:brad@bradkorb.com)

# Featured Homes

For 24-hour recorded info & addresses, simply dial **1.800.473.0599** and enter the 4-digit code.



**VISIT THE BRAD KORB TEAM WEBSITE AND VIEW ALL OF OUR LISTING ON YOUR SMART PHONE!**



## Don't Make a Move Without Us!

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Who said you can't get anything FREE today? All you do is buy or sell your home with us and you can reserve your date to use the truck the day of your closing. If you have a charitable or community project that needs a truck, call us, we'll let them use it FREE!



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**BURBANK** **\$799,997**  
Call 1-800-473-0599, Enter Code 2208



**NORTH HOLLYWOOD** **\$749,947**  
Call 1-800-473-0599, Enter Code 2568



**BURBANK** **\$699,996**  
Call 1-800-473-0599, Enter Code 2198



**BURBANK** **\$699,996**  
Call 1-800-473-0599, Enter Code 2628



**BURBANK HILLS** **\$689,986**  
Call 1-800-473-0599, Enter Code 2328



**SYLMAR** **\$669,966**  
Call 1-800-473-0599, Enter Code 2378



**ARLETA** **\$649,946**  
Call 1-800-473-0599, Enter Code 2268



**SYLMAR** **\$645,546**  
Call 1-800-473-0599, Enter Code 2288



**SYLMAR** **\$645,546**  
Call 1-800-473-0599, Enter Code 2188



**PICO RIVERA** **\$599,995**  
Call 1-800-473-0599, Enter Code 2468



**PICO RIVERA** **\$549,945**  
Call 1-800-473-0599, Enter Code 2128



**VALLEY VILLAGE** **\$547,745**  
Call 1-800-473-0599, Enter Code 2368



**LOS ANGELES** **\$499,994**  
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**CANOGA PARK** **\$485,584**  
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**ENCINO** **\$369,963**  
Call 1-800-473-0599, Enter Code 2668



**VAN NUYS** **\$219,912**  
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Brad's client Carl Shaad borrowing signs for his garage sale.

**PLANNING TO HAVE A GARAGE SALE?**  
Call Us Today to Borrow Garage Sale Signs  
**818-953-5300**

office: **818.953.5300** web site: **www.bradkorb.com** email: **brad@bradkorb.com**

# Market Trends

## Burbank

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	2	0	0.0	\$275,285	\$276,285	100.4%	84
\$300,001 to \$400,000	0	1	NA	0	3	1	0.0	\$365,967	\$358,333	97.9%	18
\$400,001 to \$500,000	1	3	300.0%	2	12	2	0.5	\$449,777	\$452,419	100.6%	29
\$500,001 to \$600,000	4	7	175.0%	7	26	4	0.9	\$558,415	\$559,912	100.3%	27
\$600,001 to \$700,000	7	15	214.3%	4	44	7	1.0	\$645,612	\$658,021	101.9%	24
\$700,001 to \$800,000	2	10	500.0%	10	41	7	0.3	\$725,721	\$746,976	102.9%	18
\$800,001 to \$900,000	7	13	185.7%	6	55	9	0.8	\$823,139	\$859,305	104.4%	18
\$900,001 to \$1,000,000	7	14	200.0%	7	57	10	0.7	\$914,116	\$950,199	103.9%	11
\$1,000,000+	23	0	NA	0	158	26	0.9	\$1,268,448	\$1,329,903	104.8%	20
Market Totals	51	63	123.5%	36	398	66	0.8	\$948,538	\$986,787	104.0%	20

## Lake View Terrace Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	0	0	NA	0	1	0	0.0	\$820,000	\$850,000	103.7%	10
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
Market Totals	0	0	NA	0	1	0	0.0	\$820,000	\$850,000	103.7%	10

## Sylmar Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	2	2	0	0.0	\$762,500	\$770,000	101.0%	14
\$800,001 to \$900,000	0	2	NA	0	2	0	0.0	\$864,000	\$898,000	103.9%	17
\$900,001 to \$1,000,000	0	1	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	5	0	NA	0	5	1	6.0	\$1,180,580	\$1,225,000	103.8%	60
Market Totals	5	3	60.0%	2	9	2	3.3	\$1,017,322	\$1,051,222	103.3%	40

## Shadow Hills Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	1	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	0	1	0	0.0	\$799,000	\$790,000	98.9%	16
\$800,001 to \$900,000	0	0	NA	0	3	1	0.0	\$798,819	\$849,667	106.4%	24
\$900,001 to \$1,000,000	0	0	NA	0	4	1	0.0	\$961,225	\$951,000	98.9%	31
\$1,000,000+	2	0	NA	0	7	1	1.7	\$1,693,698	\$1,697,857	100.2%	35
Market Totals	2	0	0.0%	1	15	3	0.8	\$1,259,750	\$1,268,533	100.7%	30

## Sun Valley Horse Property

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	1	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	0	0	NA	1	1	0	0.0	\$650,000	\$750,000	115.4%	5
\$800,001 to \$900,000	0	0	NA	0	2	0	0.0	\$837,450	\$850,000	101.5%	6
\$900,001 to \$1,000,000	0	0	NA	0	2	0	0.0	\$862,000	\$972,500	112.8%	33
\$1,000,000+	3	0	NA	0	2	0	9.0	\$1,325,000	\$1,159,250	87.5%	36
Market Totals	3	1	33.3%	1	7	1	2.6	\$956,986	\$959,071	100.2%	22

## Sun Valley Hills

PRICE RANGE	Active Listings	Pendings	Pendings Ratio	Number of Expired Listings Last Six Months	Number of Closings Last Six Months	Sold Per Month	Inventory (Months)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 to \$300,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$300,001 to \$400,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$500,001 to \$600,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$600,001 to \$700,000	0	0	NA	0	0	0	NA	\$0	\$0	NA	0
\$700,001 to \$800,000	1	1	100.0%	0	7	1	0.9	\$736,856	\$758,571	102.9%	23
\$800,001 to \$900,000	1	2	200.0%	1	3	1	2.0	\$761,333	\$823,926	108.2%	9
\$900,001 to \$1,000,000	1	0	NA	2	5	1	1.2	\$1,009,800	\$966,650	95.7%	30
\$1,000,000+	3	0	NA	0	2	1	9.0	\$1,149,500	\$1,075,000	93.5%	39
Market Totals	6	3	50.0%	3	17	3	2.1	\$869,999	\$868,531	99.8%	24