



Brad Korb

Burbank Bulletin™

Successfully serving thousands of families since 1979

Se Habla Español, Խնդր 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



During the week of Valentine's Day, the clients of BTAC received a special treat in their groceries from The Brad Korb Real Estate Group!

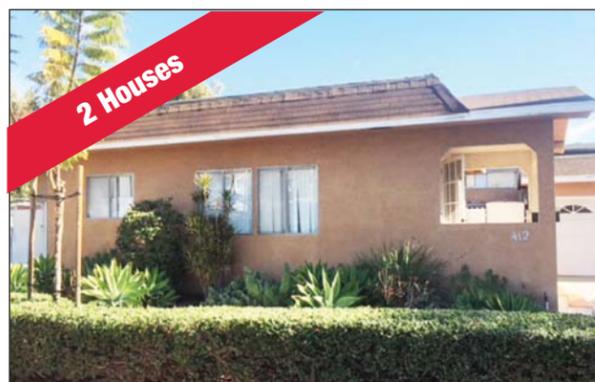
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- **FACEBOOK:** Brad Korb
- **TWITTER:** @BradKorb



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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.

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AREA MARKET TRENDS

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In The Community

Burbank News & Events

Bob Petersen and Brad Korb Expand Housing Choices for Older Americans

Bob Petersen, a Mutual of Omaha reverse mortgage professional, has shown many of Brad's clients how they can refinance their existing mortgage with a Home Equity Conversion Mortgage (HECM) loan or finance their new home with a HECM for Purchase loan.

A HECM loan, commonly known as a reverse mortgage, allows borrowers to access their home equity and turn it into cash. The funds are distributed through one of six tax-free payout plans of the borrower's choice. This allows them to remain in their home with no monthly mortgage payments and, if borrowers choose, they do not have to repay their loan until they leave the home. However, they must continue paying their property taxes, homeowners' insurance, and home maintenance costs.

Like the proven performance of Brad and Bob over the years, using a reverse mortgage to purchase a new home has stood the test of time. The loan was introduced in 2008 as an offshoot of a traditional reverse mortgage. The HECM for Purchase allows 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 new reverse mortgage loan to complete the new home purchase. With this kind of financing, buyers can often buy the house they want (downsizing or upsizing) without using all their cash. Again, they have no monthly mortgage payments to make. They are still responsible, however, for maintaining the home, paying property taxes and homeowners insurance, and complying with all loan terms.

"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

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

Borrower must occupy home as primary residence and remain current on property taxes, 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 1100, 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 Business Oversight under the California Residential Mortgage Lending Act, License 4131356; Loans made or arranged pursuant to a California Finance Lender Law license, 60DBO93110. ■

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 or 626-405-4735.

UBS Wealth Way is an approach incorporating Liquidity. Longevity. Legacy. strategies that UBS Financial Services Inc. and our Financial Advisors can use to assist clients in exploring and pursuing



their wealth management needs and goals over different time frames. This approach is not a promise or guarantee that wealth, or any financial results, can or will be achieved. All investments involve the risk of loss, including the risk of loss of the entire investment. Time frames may vary. Strategies are subject to individual client goals, objectives and suitability.

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As a firm providing wealth management services to clients, UBS Financial Services Inc. offers investment advisory services in its capacity as an SEC-registered investment adviser and brokerage services in its capacity as an SEC-registered broker-dealer. Investment advisory services and brokerage services are separate and distinct, differ in material ways and are governed by different laws and separate arrangements. It is important that clients understand the ways in which we conduct business, that they carefully read the agreements and disclosures that we provide to them about the products or services we offer. For more information, please review the PDF document at ubs.com/relationshipsummary. Certified Financial Planner Board of Standards, Inc. owns the certification marks CFP®, Certified Financial Planner™ and federally registered CFP (with flame design) in the US, which it awards to individuals who successfully complete CFP Board's initial and ongoing certification requirements. CIMA® is a registered certification mark of the Investments & Wealth Institute™ in the United States of America and worldwide.

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7:30am-6pm (all sites)

BOYS & GIRLS CLUB
OF BURBANK AND
GREATER EAST VALLEY

2021 SPRING
Enrichment Day Program
Begins Jan. 4!

Financial Aid Available. We accept CCRC

The BGC will help club members navigate their virtual learning and provide classwork and homework assistance. From 2:30-6pm, BGC will provide educational enrichment activities including Fine Arts, STEM, Leadership, Outdoor Play, and more!
Members can attend any of our locations regardless of what their home school is.

Elementary Full Day Program – Main Club, Bret Harte, Stevenson
Full Day Program, M-F: \$185/week
Elementary School Session Program, M-Th (7:30am-2:30pm): \$150/week
Elementary Enrichment Only Program, M-Th (2:30-6pm) & All Fri: \$120/week
Morning & Afternoon Snack Provided. Lunch provided at Main Club ONLY.

Middle School Full Day Program – Main Club
Full Day Program, M-F: \$150/week
Middle School Session Program, M-Th (7:30am-3pm): \$125/week
Middle Sites Enrichment Only Program, M-Th (3pm-6pm) & All Fri: \$50/week
Morning & Afternoon Snack Provided. Lunch provided at Main Club ONLY.

TK/Kindergarten Program – Main Club, Edison, Bret Harte, Stevenson
Full Day Program: \$185/week
School Session Program, M-Th (7:30am-2:30pm): \$150/week
Enrichment Only Program, M-Th (2:30pm-6pm) & All Fri: \$120/week
Morning & Afternoon Snack Provided. Lunch provided at Main Club ONLY.

Registration opens

DEC 17th

on the parent portal.

ParentPortal.BGC.Burbank.org

Need more info?
Contact us at
818-842-9333
BGC.Burbank.org
2244 N Buena Vista
Burbank CA

Disclaimer: In order to operate at each site, a minimum of 40 club members are required per session. If enrollment goals are not reached, parents will be able to enroll their child in a different location. Members must wear masks daily. For school session programs, members must bring own device and head sets for virtual learning or else devices will be provided to them. Members must also bring own refillable water bottle.
Jefferson and Jordan are waiting list sites that will be opened if 40 members enroll per site.
Therefore, please notify Priscilla if you are interested in attending these sites.

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!

Due 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.

We look forward to hearing from you.

The Brad Korb
REAL ESTATE GROUP

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

Visit 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 ■



"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

CITY OF BURBANK WATER AND POWER

In The Community

Burbank News & Events

LISTINGS AND SALES ... JUST IN TIME FOR SPRING

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

BRAD KORB'S RECENT LISTINGS

18620 Hatteras #184	2058
1501 N. Lima	3988
635 N. Parish	3938
9347 Via Patricia	2108
12733 Welby Way	2078
9300 Burnet #111	2038
2037 Jolley	3998
15425 Sherman Way #234	2098
3833 1/2 Revere	2138
1330 N. Evergreen	2198
10244 Wheatland	2088
18530 Hatteras #214	2158
11803 Snelling	2218
1625 Riverside #1	2118

BRAD KORB'S RECENT SALES

12732 Lemay	2958
11256 Elkwood	3888
11205 Mount Gleason, Seller	3898
11205 Mount Gleason, Buyer	3898
3401 Green Vista	3818
7100 Balboa #1104	3908
906 Andover	3748
27608 Seco Canyon	3958
2905 Montrose #518	3838
11486 Bessemer	3928
6710 Denny	3878
1633 N. Buena Vista	3768
202 N. Florence	3968
209 W. Alameda #103	2028
5125 Harold #104	3708
1501 N. Lima	3988
635 N. Parish	3938
4140 Warner #306	3978
9300 Burnet #111	2038
12120 Terra Bella #39	6158
7722 Hatton	5968
433 Potrero Grande	5948
15833 Sunburst	5958
5940 Hickory #3	6028
15545 Hart	6048
6639 Bovey	5978
13340 Burbank #3	5998
4705 Kester #314	5988
948 Rock Ridge	6038

BRAD KORB'S RECENT SALES...Continued

201 E. Angeleno #302	6008
1417 Armadale	6058
15915 Hart	6018
1767 Seth Loop W	6068
25338 Via Ramon	6088
10950 Saticoy #14	6108
12541 Pinehurst	6128
15135 Nordhoff #4	6098
1833 261st	6078
6530 Rhodes	6118
3032 1/2 Coolidge	6228
3401 Daniel	6138
1270 Smoke Tree	6148
29532 Wisteria Valley	6178
20541 Miranda	6208
7035 Woodley #215	6188
124 E. Avenue 44 Unit D	6248
16800 Kinzie	6168
5107 Coldwater Canyon #14	6238
365 N. Hollywood Way	6198
20010 Avenue of the Oaks	6218
1114 Melrose #3	6278
20230 Keswick #19	6258
28947 Thousand Oaks #106	6268
542 Parkrose	6288

USE THIS TRUCK FREE!



Call 1-800-473-0599

Enter Code 4408

We Sell or List a Property Every 40 Hours!

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



BURBANK-VALLEY GARDEN CLUB

The Burbank-Valley Garden Club will hold a ZOOM MEETING on Thursday, March 4, 2021 at 10:00 a.m. Pre-registration necessary.

We are honored to have as our speaker Jim Hogue, Manager of Biological Collections and Lecturer in the Biology Department of Cal State Northridge. Jim is a lifelong insect collector, fascinated by the natural world and especially the biology of insects. He is particularly interested in the natural history of flies and the roles that insects have played in human culture. He holds a B.S. degree in Biology from UCLA and his Master's and Ph.D in Aquatic Ecology at Utah State University.



PHOTO CREDIT: JIM HOGUE



PHOTO CREDIT: JIM HOGUE

His program is about encouraging insects in your garden and why that is important. He will be showing images and talking about the benefits of insects in your yard and gardens. Encouraging insects to visit and reside in your yard is beneficial and adds to the biodiversity making your garden a more interesting place to spend time.

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 KathyItomura@pm.com

City of Glendale Parks, Recreation and Community Services Department

Check out all of the Glendale upcoming events and the Leisure Guide for classes, leagues, senior programs, etc. at:

www.parks.ci.glendale.ca

In The Community

Burbank News & Events

HAPPY 88th BIRTHDAY BURBANK COORDINATING COUNCIL...*Serving Burbank since 1933*

BCC Meets the first Monday of every month from October thru May. It is currently a zoom meeting and everyone is welcome....link is on the website burbankcc.org

The March 1st meeting is at noon and will feature a Burbank City Official to talk about updates in Burbank. Bring your questions and concerns to share...and bring a cupcake to celebrate! Members may make announcements to share upcoming events. Contact us!! bcc.info1933@gmail.com or 818-216-9377



FYI...An audio recording of our Association Meeting is posted on our website so no one misses the speakers and announcements.

CAMPERSHIPS...Families, GET YOUR APPLICATION TODAY... We have space in March Spring Break Camps!!!

Applications are on our website burbankcc.org...or email bcc.camp@gmail.com in English, Spanish and Armenian. Information workshops will be held in English and Spanish. Applications are also available at the Burbank School District office at 1900 W. Olive Avenue, at the front desk.

Guidelines:

1. Children must attend Burbank Schools or live in Burbank
2. Both parent and youth agree youngsters want to go attend camp
3. Financial need must exist (proof of income to be provided)
4. Campers must be ages 6-18



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!!!

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 We are planning to share our booklet with everyone....it will be our living history of how we fared through Covid.



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.



Burbank Coordinating Council is always looking for more ways to serve the community, so if you have an idea to share, please let us know.



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 was able to offer two grocery orders in both November and December. Even better news this will continue in January and February! 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'll 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 on these days.

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:
 - o Any used items: clothing, blankets, towels, etc.
 - o Previously used grocery bags or any other pre-used bags
 - o Home grown fruits and vegetables.
- Hours for donations have changed:
 - o Weekdays, Monday – Fridays: 8:00 a.m. – 3:00 p.m.
 - o 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 aren't aware that your monetary donations to BTAC 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.

BTAC's Annual Gala

BTAC's annual gala is being reworked and rescheduled. Stay tuned for more information. To be added to the invitation list, contact BTAC for more information: 818-848-2822 ext. 110 or bhowell@theBTAC.org. ■

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

**“In Los Angeles
I would hire Brad Korb.**

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In The Community

Burbank News & Events



Burbank Public Library
knowledge • discovery • community

As of this writing, Burbank Public Library buildings remain closed. Please check our website for current phone hours and Curbside Pickup information.



We have something new!
Do you need a copy of your resume? Copies of documents or forms? We can print them for you!

While Library buildings remain closed, we are offering up to 10 free, printed pages per person per day. All prints will be on letter size paper and single-sided.

Send your pages in via email to libraryprinting@burbanca.gov, we will print your documents and notify you when they are ready. You will have 7 days to pick them up during Curbside Pickup hours at Burbank Central Library or the Buena Vista Branch Library.

For complete details visit our website and search for curbside copies.

Mental Health in Uncertain Times is the theme for the Burbank Public Library's participation in the Book to Action* program this year and our selected book is *Maybe You Should Talk to Someone* by Lori Gottlieb.

From March through May, community members are invited to:

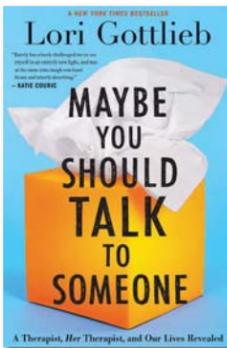
- read and discuss Lori Gottlieb's engaging book
- tune in to Library programs and events

- and put their new-found knowledge into action by participating in the Library's civic engagement activity.



You can participate in the Library's civic engagement activity during the month of March by submitting a favorite inspirational/motivational quotation through our website.

In mid-April selected quotations will be posted on the Library website. In addition, they will be printed and displayed along the Chandler Bike Path in May during Mental Health Month. For complete details visit our website and search for book to action.



*Book to Action is a program of the California Library Association, supported in whole or in part by the U.S. Institute of Museum and Library Services under the provisions of the Library Services and Technology Act, administered in California by the State Librarian. #BooktoAction #MentalHealthInitiative

Your library card and PIN will give you access to our eLibrary which includes Kanopy (movies, documentaries, foreign films), Flipster (magazines), hoopla (movies, music, eBooks & more), Libby (eBooks and audiobooks), and Tumblebooks (picture, nonfiction & read-along books, puzzles, games & much more for kids). If you don't have a Library card we can instantly create one for you. You don't have to live in Burbank. There is a link on our website burbanklibrary.org/eLibrarycard or you can call your Burbank 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

Burbank African Violet Society

The Burbank African Violet Society's next club meeting will be on Thursday morning March 18, 2021 @ 10:00 A.M. It will be a "Zoom" meeting featuring guest speaker Mike Wronkowski from Green Thumb Nursery. Mike will be presenting the program on "Growing Roses in Your Garden". Mike will share growing techniques on pruning your

roses, types of soil ingredients needed to successfully grow roses, fertilizers and pest control. Questions and answers will follow.

Guests, are always welcome to participate in our "Zoom" meetings. For more information please reference our website: www.burbankafrienviolets.weebly.com or call (661) 940-3990. ■

DA DOO RON RON, DA DOO RON RON!

By Susie Hodgson

Everywhere you go in Burbank, you'll probably meet someone who knows Ron Howard.

Ron was born in Oklahoma, where his parents were from, but soon moved to Burbank, CA, where his little brother Clint was born. A lot of locals also know Clint! Ron graduated from John Burroughs, where he met his future – and current -- wife, Cheryl. If you're a Burbanker, you probably already know that. You probably also know that he was "Opie" on *The Andy Griffith Show* from 1960 to 1968. In 1962, he was featured in the famous movie *The Music Man* and in 1973, you saw him in George Lucas's acclaimed film, *American Graffiti*. Then there was the popular TV show, *Happy Days* (1974- 1980).

After all that acting, Ron turned to directing and was quite a hit! He directed such movies as *Night Shift* (1982), *Splash* (1984), *Cocoon* (1985), *Backdraft* (1991), *Apollo 13* (1995), *A Beautiful Mind* (2001), plus *Parenthood*, *The Cinderella Man*, *Frost/Nixon*, *The Da Vinci Code* and its two sequels, *Solo: A Star Wars Story*, *8 Mile*. And then there were the documentaries on such subjects as *The Beatles*, *Pavarotti* and the *California wildfires*. Ron was nominated and even won several Oscars, and he has two stars on the Hollywood Walk of Fame.

But you knew all that, didn't you? But do you know these? (In no particular order)

Both of Ron's parents were actors. Fellow (then unknown) actor Dennis Weaver introduced them. Dad Rance had parts in *Cool Hand Luke*, *Chinatown*, and *Independence Day* – to name only a few. Ron's Mom, Jean, first raised kids, then took up acting again, in such shows as *Married with Children* and *Grace Under Fire*. Another actor is Ron's brother, Clint. Remember *Gentle Ben*?

The famous whistled theme song from the *Andy Griffith Show*, written and whistled by Earle Hagen, was composed as a "throwaway" in 15 minutes. Hagen also wrote the theme songs to *The Dick Van Dyke Show*, *I Spy*, *The Mod Squad* and *That Girl*.

Anson Williams (Potsie on *Happy Days*) had a famous uncle – Dr. Henry Heimlich, as in the Heimlich maneuver. Anson was also a Burbanker who went to Burbank High.

Ron Howard narrated *Arrested Development*. Ron has also been on *The Simpsons*.

Ron and wife Cheryl have four children. Their eldest, Bryce Dallas Howard, is best remembered for her roles on the *Jurassic World* series. Bryce is also known for *The Mandolorian*. Paige has been in *The Employer* and *Adventureland*.

Ron directed *How the Grinch Stole Christmas*, starring Jim Carrey. Ron dedicated the movie to his mother (who had just died) because she loved Christmas.



Andy Griffith did NOT get along with Aunt Bee. He was sarcastic and controlling with her. He'd say she was cranky and miserable on the set. She hated her Aunt Bee role.

Who recalls Elinor Donahue as Sheriff Andy's girlfriend? She left the show because they had no chemistry.

When Ron (then Ronny) started acting as Opie, he couldn't yet read.

On the 50th anniversary of Ron's and Cheryl's first date, Ron took Cheryl out for a movie and a take-out pizza, just like he did on their very first date in 1970. (They went to Barones!) He even drove the exact same 1970 VW! Ron says the secret to his very long marriage (since 1975!) is good communication – and a little bit of luck! Note: Ron got married in a powder-blue tux.

Ron pulled an unlucky draft number during the Vietnam War. He didn't want to go, and somehow Paramount got him out of it.

Ron had to audition for *American Graffiti*. Robby Benson did too, but we all know Ron got the job!

On the TV show *Happy Days*, there was originally an older brother named Chuck. He was played by two different actors, but had no real storyline. So he just kind of just... disappeared.

At first Ron (Richie Cunningham) was the star of the show, but soon, the sensational Henry Winkler (*Fonzie*) took over. Ron and Henry were good friends, but Ron refused to let studio management re-name the show to *Fonzie's Happy Days*. Ron was very mad at management. Meanwhile, Henry is Bryce's Godfather. She was born in 1981.

Speaking of Henry Winkler, did you know he has had long-time feud with Tom Hanks? Both are close friends of Ron's. They say Hanks got Winkler fired from "Turner & Hooch."

Bryce's husband (an actor named Seth Gabel from *Fringe* and *Nip/Tuck*) is the grand-nephew of Martin Gabel, who was married to Arlene Francis. (Remember *What's My Line?*)

There's much more – but I'll bet you learned a thing or two from this!

Want to learn more about Burbank? We hope to be able to safely open again soon, but until then, please visit our newly-redesigned web site!

THE BURBANK HISTORICAL SOCIETY

Web site: burbankhistoricalsoc.org
115 N. Lomita, Burbank, 91506
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www.LACountyPropertyInfo.com

In The Community

Burbank News & Events

Burbank Tournament of Roses Association

By Robert Hutt

You know that we are serious about building a float this year when the Decoration Committee starts asking for square footage estimates. They want to get ready to order flowers!

Estimating the surface areas for the various elements on the float used to be quite a task. People would sit around a table with the color rendering and guesstimate the sizes for various elements on the float. Much of the guesswork was due to perspective in the rendering. Perspective makes foreground objects appear larger than objects in the background. Perspective makes the drawing more realistic, but it is a monkey wrench in the process of estimating surface areas.

Some years we were lucky because the artist produced a side view of the float, without perspective, that showed the true relative sizes of the various features. He may have even drawn a gridwork of square boxes to help with character scaling and size estimates. From this point it was just a matter of recalling the middle-school equations to calculate the areas of cylinders, spheres, and triangles. The Deco Team was happy.

The artist's rendering, with perspective, still posed a problem for the Construction Team. As volunteers arrived to begin welding the characters and float elements, it would be better if each of them did not use their rulers to measure things directly from the rendering. Everyone seems to have their own ideas about how big things should be (that perspective thing again). In recent years, Construction Team has been using a 3D modelling software program to create a virtual model of the float.



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.

With a few mouse-clicks, the model can provide surface area numbers to keep the Deco Team happy as well as producing dimensioned drawings for the Construction Team. Unfortunately, there is no free lunch. It takes a fair amount of effort to create the computer model and more effort to learn to use the computer tool itself. The expectation is that this "up front" work will make the subsequent tasks much easier. The saving grace is that several of these computer tools are free!

To be useful, the 3D model must be accurate enough to correctly represent the artist's color rendering. Once again, perspective is not your friend. The computer modeler can begin creating characters from the same side view that helped the Deco Team. The individual character models can then be added to the basic float chassis model and moved around like chess pieces until they match the positions on the artist's rendering. As a final check, the modeler can

Continued on page 9

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 Wyomi Fernando (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.

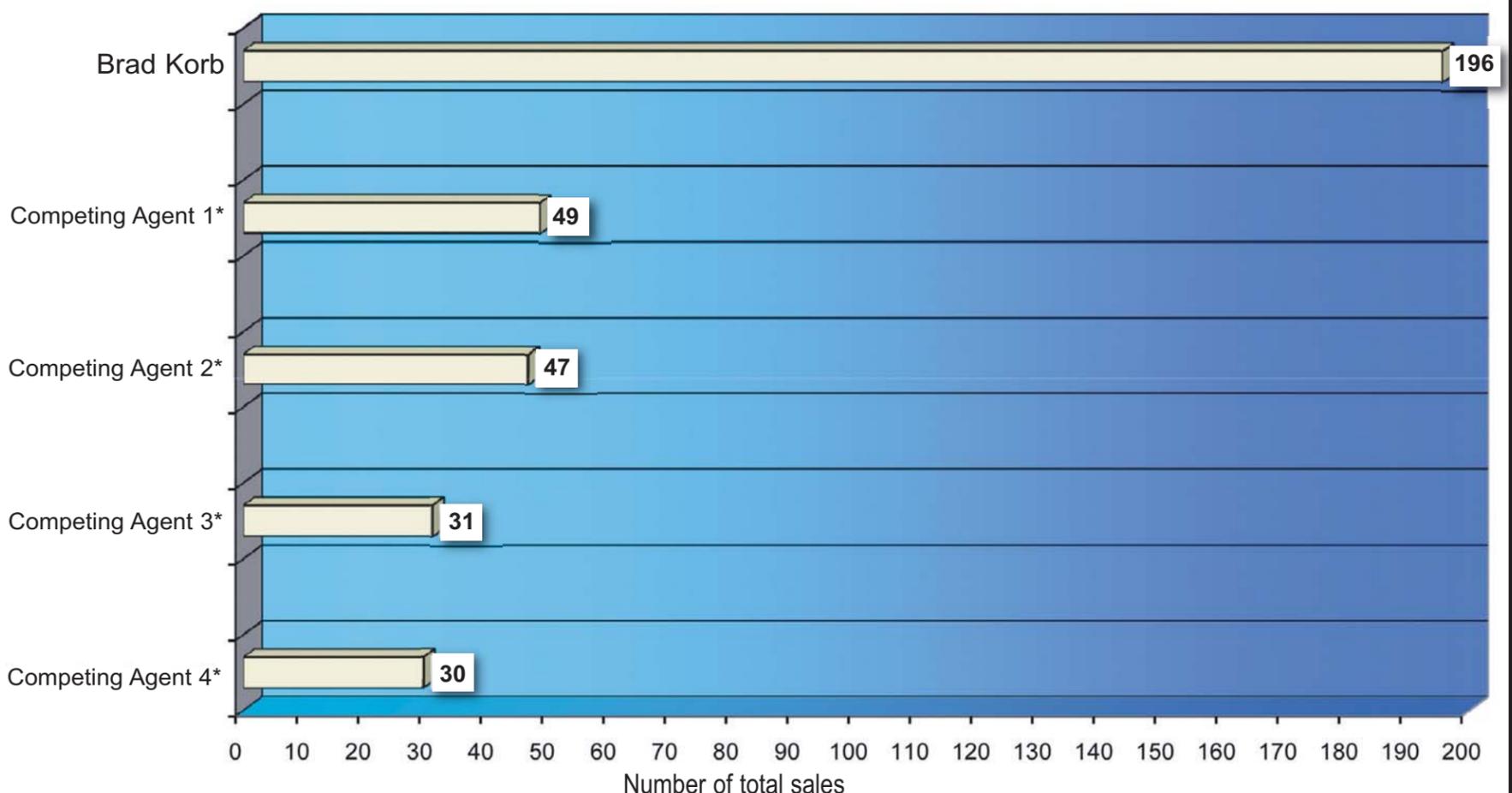
To all of you, we extend a sincere THANK YOU!



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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

Rave Reviews

Brad and his Team did an AMAZING job selling my property!! With all of his marketing efforts my property sold in 3 days with multiple offers! This was great! I lived out of town so Brad and his team were available by phone, e-mail, fax and mail. All of my questions and concerns were answered promptly, this made the transaction extremely smooth. I cannot wait to refer my friends and family to Brad because I know they will be greatly taken care of!

—Linda Falk

Home Seller, Northridge, CA

Thanks, Thanks, Thanks!!! You and your team of caring, highly competent professionals were outstanding in all matters pertaining to the recent sale of our home. We were on the market, shown, and closed so quickly that it was a pleasure throughout the short process. Good luck and God bless.

—Paul Fulginiti

Home Seller, Burbank, CA

You did a terrific job! You helped us sell and buy a larger home. We had two smooth transactions!

—Daniel & Sylvia Gonzalez

Home Buyer and Seller, North Hollywood, CA

Brad Did It Again!



Brad Did It Again with the sale of the Ismerio's commercial condo in Burbank!

McCrary's Estate Sales by Connor 'Liberates' Clients from Stressful Process

Inheriting a home from a loved one usually means inheriting the furniture, artwork, clothing, jewelry, tools, and other valuables inside, too. Brad Korb has decades of experience helping clients sell inherited real estate at its best value, but first the home must be made move-in ready by removing its contents. To help his clients accomplish that to their best financial advantage, Korb recommends Stephen and Aime McCrary, owners of Estate Sales by Connor.



"Stephen and Aime's family-run company has built a large, loyal following in Southern California among appraisal specialists, collectors, and reputable antique dealers," Korb says. "The McCrarys are ethical and extremely professional. They handle every aspect of an estate sale from start to finish, with the goal of getting as much value as possible for clients."

Stephen McCrary enjoys working with Korb "because when Brad is involved, it's always a smooth transaction," he says. "What we like best about what we do is seeing people liberated from the stress and worry of trying to evaluate, sort, and sell all those items at an emotional time. Many of the items have sentimental value, and some things have value that clients might not realize without our expertise. Our service helps make the whole process much easier."

For more information, visit www.EstateSalesByConnor.com or call Stephen McCrary at 818-848-3278. ■



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 hardworking 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:

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- Clean up and packing services.
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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, or John Janis toll free 800-706-1210, 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”



Burbank Chorale

The Burbank Chorale has begun Virtual Rehearsals for the Spring Semester as of January 12, 2021 at 7PM.
If you are interested in auditioning,
please email membership@burbankchorale.org or call 818-759-9177.
The Chorale is also planning a Virtual Spring Concert on April 24, 2021 at 7:30PM
If you are interested in obtaining tickets,
please email tickets@burbankchorale.org or call 818-759-9177.

Burbank Tournament of Roses Association

Continued from page 7

shift the computer's viewpoint to the view used in the rendering. The computer will automatically generate the correct perspective. When everything matches within a few inches, you have a good model.

Although we could keep refining the computer model to capture the position of every bolt and screw, there is a point of diminishing return. We want a model that can produce drawings that a builder can use yet not restrict his creativity. The characters must all fit on the float and look like they belong together. The surface areas do not need to account for the last poppy seed. The comput-

er can produce a set of drawings that allow workers to work independently, as their volunteering schedules allow. A completed element may sit off to the side for several months while the rest of the float comes together. But when it does, the pieces will fit.

If we can return to work in the Barn again, our workdays will be Wednesdays and Saturdays from 10 AM until about 4 PM. Everyone is required to wear a face mask, maintain safe social distances, and use hand sanitizer while inside the Barn. Please call the Barn at 818-840-0060 before coming to be sure someone is there.

Stay Safe! Stay Healthy! ■

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 March 31st 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!

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-10 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: over-the-phone companionship, 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.

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 programing at the Joslyn Adult Center resume. ■

Featured Homes

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2 Beds 1 Bath

BURBANK **\$799,997**
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5

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

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Featured Homes

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SHERMAN OAKS \$749,947
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NORTH HOLLYWOOD \$699,996
Call 1-800-473-0599, Enter Code 2008



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



ARLETA \$649,946
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SUN VALLEY \$649,946
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Brad's client Carl Shaad borrowing signs for his garage sale.

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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	1	1	100.0%	0	1	0	6.0	\$255,570	\$255,570	100.0%	160
\$300,001 to \$400,000	0	0	NA	1	3	1	0.0	\$372,333	\$371,667	99.8%	17
\$400,001 to \$500,000	1	2	200.0%	2	11	2	0.5	\$445,584	\$448,366	100.6%	26
\$500,001 to \$600,000	6	6	100.0%	9	31	5	1.2	\$554,915	\$557,968	100.6%	34
\$600,001 to \$700,000	2	7	350.0%	6	50	8	0.2	\$639,503	\$652,531	102.0%	21
\$700,001 to \$800,000	5	8	160.0%	15	50	8	0.6	\$735,918	\$752,883	102.3%	19
\$800,001 to \$900,000	4	13	325.0%	5	68	11	0.4	\$826,557	\$854,829	103.4%	19
\$900,001 to \$1,000,000	11	6	54.5%	4	69	12	1.0	\$920,054	\$952,828	103.6%	11
\$1,000,000+	13	0	NA	0	154	26	0.5	\$1,257,057	\$1,279,376	101.8%	22
Market Totals	43	43	100.0%	42	437	73	0.6	\$927,972	\$949,125	102.3%	21

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	2	0	0.0	\$642,498	\$647,500	100.8%	22
\$700,001 to \$800,000	0	0	NA	0	1	0	0.0	\$699,996	\$770,000	110.0%	16
\$800,001 to \$900,000	0	0	NA	0	3	1	0.0	\$846,000	\$835,000	98.7%	6
\$900,001 to \$1,000,000	0	0	NA	0	1	0	0.0	\$999,999	\$999,999	100.0%	177
\$1,000,000+	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
Market Totals	0	0	NA	0	7	1	0.0	\$788,999	\$795,714	100.9%	36

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	1	0	0.0	\$349,000	\$355,000	101.7%	63
\$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	2	NA	0	5	1	0.0	\$748,000	\$765,000	102.3%	7
\$800,001 to \$900,000	1	0	NA	2	2	0	3.0	\$837,000	\$855,000	102.2%	31
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	3	0	NA	0	3	1	6.0	\$1,202,633	\$1,241,667	103.2%	90
Market Totals	4	2	50.0%	2	11	2	2.2	\$851,900	\$874,091	102.6%	39

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	1	0	0.0	\$649,900	\$660,000	101.6%	48
\$700,001 to \$800,000	0	1	NA	0	2	0	0.0	\$749,000	\$758,000	101.2%	11
\$800,001 to \$900,000	0	0	NA	0	2	0	0.0	\$799,475	\$847,000	105.9%	5
\$900,001 to \$1,000,000	0	0	NA	0	3	1	0.0	\$964,967	\$954,667	98.9%	42
\$1,000,000+	0	0	NA	0	12	2	0.0	\$1,808,574	\$1,739,917	96.2%	69
Market Totals	0	1	NA	1	20	3	0.0	\$1,417,232	\$1,380,650	97.4%	52

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	1	0	0.0	\$575,000	\$585,000	101.7%	38
\$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	\$1,049,500	\$977,500	93.1%	54
\$1,000,000+	3	0	NA	0	4	1	4.5	\$1,294,993	\$1,230,875	95.0%	18
Market Totals	3	1	33.3%	1	10	2	1.8	\$1,017,887	\$991,350	97.4%	24

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	1	0	0.0	\$669,000	\$675,000	100.9%	8
\$700,001 to \$800,000	2	0	NA	0	6	1	2.0	\$725,333	\$756,500	104.3%	13
\$800,001 to \$900,000	0	0	NA	2	5	1	0.0	\$829,760	\$855,355	103.1%	7
\$900,001 to \$1,000,000	0	0	NA	1	7	1	0.0	\$1,027,357	\$961,429	93.6%	32
\$1,000,000+	1	0	NA	0	5	1	1.2	\$1,219,400	\$1,105,000	90.6%	67
Market Totals	3	0	0.0%	3	24	4	0.8	\$935,762	\$906,074	96.8%	28