



Brad Korb

Burbank Bulletin

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 私たちは日本語を話します 우리는 한국어로 말한다 Nagsasalita kami ng Tagalog



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

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Brad Korb Real Estate Group Spreads Holiday Cheer with Turkey Donations to Burbank Temporary Aid Center

The spirit of giving is alive and well as the Brad Korb Real Estate Group continues its long-standing tradition of supporting the community. For over 20 years, Brad Korb and his team have been proud partners of the Burbank Temporary Aid Center (BTAC), and this holiday season is no exception. As the festive season approaches, the real estate group has once again stepped up to donate turkeys to BTAC, an organization dedicated to helping those in need.



BTAC has been a beacon of hope for the Burbank community, providing essential support to individuals and families who may be experiencing difficult times. As they prepare for the upcoming holiday season, BTAC is actively seeking donations to fill their pantry and ensure that they can continue to make a positive impact on the lives of those they serve.

Brad Korb's dedication to BTAC is a testament to his commitment to the well-being of the local community. *Continued on page 8*

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!



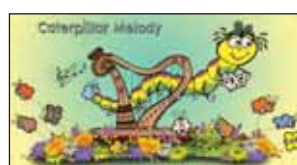
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INSIDE



BURBANK NEWS
 Page 5



FEATURED HOMES
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AREA MARKET TRENDS
 Page 12 **NEW**

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The Ultimate Guide to the 818 Upcoming Events

Introducing a new feature to the Burbank Bulletin
Clip and Save this Ultimate Guide to 818 / Food and Fun!

This Month:

December 1-3: Harvest Festival Pomona Fairplex
December 1-3: SoCal Esty Guild Market Burbank Town Center
December 2: Burbank Singers Friends & Family Holiday Concert, Magnolia Park United Methodist Church Auditorium
December 2: Festival of Lights Parade Palm Springs
December 2: The Holiday Arts Music Festival Woodland Hills
December 2: Belmont Shore Christmas Parade Long Beach
December 3: Makers Market Chatsworth
December 8-9: Holiday Shopping Event Boys & Girls Club Burbank
December 8-10: John Burroughs High School Vocal Music Association Holiday Spectacular
December 9: A Magical BLVD Christmas Lancaster
December 9: Holiday Family Faire Will Geer Theatricum Botanicum Topanga
December 9-10: Jackalope: An Indie Artisan Fair Downtown Burbank
December 10: Marina Del Rey Boat Parade
December 16: Holiday Sing-Along Walt Disney Concert Hall
December 20-22: Home Alone in Concert Walt Disney Concert Hall
December 22: Home Alone Concert Walt Disney Concert Hall
December 23: Yuletide Cinemaland LA Heritage Square
December 24: LA County Holiday Celebration Dorothy Chandler Pavilion

Looking Ahead:

January 20: John Burroughs High School Vocal Music Association Pop Show Unplugged
January 27-28: San Diego Food & Water Bowl Cat Show Del Mar
February 18: Lunar New Year Festival Alhambra
February 23-25: John Burroughs High School Vocal Music Association Pop Show
March 1-3: Festival of Whales Dana Point
March 15: BTAC's Golden Anniversary Gala
March 15: Friday Night Lights Verdugo Skate Park
March 17: John Burroughs High School Vocal Music Association Spring Concert
March 17: Wisteria Festival Sierra Madre
March 17-20: Musexpo United Nations of Music Burbank
March 29-31: Los Angeles Traditional Bachata Festival Marriott Burbank Convention Center
April 6-7: Chumash Day Powwow Malibu
April 16: Golden Dragon Parade Los Angeles
April 19-21: Grand Prix of Long Beach
April 21: Avocado Festival Fallbrook
April 26: Parent's Night Out Sparr Heights Community Center Glendale
July 20: Cruise Night 2024 Glendale

*If you have an upcoming event you would like included in a future edition, please submit to events@bradkorb.com

Find your perfect Christmas Tree at the Burbank YMCA Tree Lot Open through December 19

Looking for the perfect Christmas tree? Find yours at the Burbank Y Service Club's tree lot, open now through December 19.

An annual family tradition since 1951, we offer a wide selection of Noble, Grand, Nordmann, and Douglas fir trees. All proceeds support programming at the Burbank Community YMCA and other local philanthropic organizations.

The lot is conveniently located in the parking lot behind the Burbank Community YMCA (321 E. Magnolia Blvd). It is open Mondays through Thursdays, 12 p.m. to 9 p.m., and Fridays through Sundays, 10 a.m. to 9 p.m., through December 19.

As always, friendly Burbank Y Service Club volunteers are eager to help your family or business find your perfect tree. Our fresh-cut, top-quality, Oregon-grown trees are available in heights that range from tabletop to 10 feet tall. While at the YMCA, each tree receives the best of care. We hand-water our trees daily and protect them from the elements.

The Burbank YMCA Service Club is a 501(c)(3) organization. Visit our website at BurbankYServiceClub.org and find out how you can become involved in a great organization that has made tremendous impact in the Burbank community since 1945. The core of our work lies in the continuous passion and dedication we bring to the range of projects we take part in to support our YMCA and community.

BURBANK Y SERVICE CLUB CHRISTMAS TREE LOT



THIRD AND SAN JOSE
SATURDAY, NOV. 25 - TUESDAY, DEC. 19

OPEN:
MON. - THURS. 12PM-9PM
FRI. - SUN. 10AM-9PM

(818) 319-8037



HOLIDAY MUSIC MAGIC!

The BURBANK SINGERS will hold their first annual Friends and Family Holiday Concert on Saturday, December 2, 2023 at 7:00 p.m. in the Auditorium at the Magnolia Park United Methodist Church. The Burbank Singers will be joined in song by their California Women's Chorus sisters, Monday@JoJo's. The concert is free; however, donations are welcome. Visit Burbank Singers and Monday@JoJo's on their Facebook pages for more information and to RSVP. ■

Brad Did It Again!



*Brad Did It Again with the sale of
Maureen's house in Burbank!*

In The Community

Burbank News & Events



Happy Holidays from the Boys & Girls Club of Burbank and Greater East Valley

The year 2023 will be most remembered as a year of impressive growth. We continue to serve our members at 27 locations in Burbank, Sun Valley, Los Angeles, and Van Nuys. We have recently opened new Clubs in Encino, North Hollywood and North Hills. The total number of members served is 4,200!

We have never turned any family away for inability to pay.

Drop by for a tour anytime! We are happy to support any and all of Burbank's many organizations. Our conference room, performing arts center, gymnasium and atrium are all great locations for organizations and businesses to consider using for community events or meetings.

We are grateful for friends and supporters like you. Please support today's youth and tomorrow's future by donating to the Club this holiday season.

<https://bgcburbank.org/donate/> ■



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 Bertain Escobar Wealth Management, 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 Comprehensive Financial Planning approach. The Comprehensive Financial Planning approach 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, Managing Partner, has been providing sound financial advice to clients since 1983, earning the Certified Investment Management Analyst® designation from the Wharton School. He and Escobar, Managing Partner, 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@be-wm.com 747-567-3405.

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Richard V. Bertain, CFP®, CIMA®, ChFC®
David Escobar, CFP®
Taylor Jeffrey Moore ■

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Scan to visit our website and learn more or make a financial donation

WWW.kidscliclinic.org

Burbank University Women

Members of BUW meet on the 2nd Thursday of each month at 4:00pm at the Joslyn Adult Center

The goal of BUW is to promote education and intellectual growth through furnishing college scholarships to graduates of Burbank high schools.

The group invites all women over 55 who have completed 60 units or more of college work to apply for membership.

Activities currently include monthly meetings with refreshments and interesting speakers, book club, dining group, day trips, and fundraising activities.

For membership information, please call
 Jeri Primm at (818) 843-2610 or Jan Irvin at (626) 287-8443

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	
2101 N. Kenwood	3178	320 S. Ardmore #227	2508	6203 Wilkinson	6248
43644 Grandpark	2938	9529 Las Tunas, Seller	2578	3562 Ellison	6268
5715 Cedarglen	3188	9529 Las Tunas, Buyer	2578	21829 Gresham	6278
11406 Sunburst	3218	2275 E. Oris	2888	720 N. Catalina	6288
121 N. Whitnall	3208	1615 Silvia	2858		
7821 Newman	3238	14703 W. Rose	2828		
221 N. Lincoln	2988	4532 Bodega	3068		
2423 18th	3228	5431 Cartwright	3088		
14112 Haynes	2688	1211 W. 69th	2628		
3248 Charlemagne	3128	44015 36th St W	2928		
13691 Gavina #621	3268	3481 Stancrest #301	3118		
1210 S. Lake	3258	2748 N. Lincoln	3028		
1827 16th #102	3288	405 Pioneer Unit 9A	3018		
1622 Silvia	3248	5044 Willowcrest	3138		
1731 N. Maple	3278	43644 Grandpark	2938		
14557 Lyle	3308	2101 N. Kenwood	3178		
9435 Noble #104	3328	4021 Kona	3048		
11475 Sunburst	3338	5715 Cedarglen	3188		
7543 Vineland + Land	3348	121 N. Whitnall	3208		
		5064 Raphael	2798		
		12806 League	2738		
		3065 Pacific	6258		
		14300 Terra Bella #16	6238		

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

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Burbank-Valley Garden Club

The Burbank-Valley Garden Club will not have a meeting in December. Instead, please enjoy this article by one of our beloved members.

The Khutzeymateen Bear Preserve By Noella Ballenger

Near the city of Prince Rupert, British Columbia in Canada is the Khutzeymateen (K'tzim-a-deen). It is a large and long river inlet that leads to a huge Grizzly Bear Sanctuary. The Khutzeymateen, a word meaning sheltered place of fish and bears is Canada's first and only bear sanctuary that was established to protect the dwindling bear population of British Columbia.

In September, I visited this most beautiful and pristine area. There is no fishing, camping, or hunting permitted and the waterways are rigidly controlled and limited. Every fall and after 5 years in the ocean, salmon return to the rivers and streams of their birth to lay their eggs and die. In the Khutzeymateen River, the tide changes are extreme ... usually between 17 and 21 feet and there are frequent sightings of whales, seals, and other water wildlife besides the bears and birds.

Entry to the Khutzeymateen is only by permit with a licensed and authorized group and guide. We stayed on the river in

a floating lodge. This very comfortable lodge had a gourmet chef on board to keep everyone well-fed and happy. Twice every day we would journey out in the pontoon boats and travel along the inlet. The bears fish in the small contributing streams to get fat for the winter hibernation.

The bears almost totally ignored us and continued their life patterns as always without concern for any intruders. Their "job" in the fall is to fish, gain weight, and thus prepare for the harsh winters. Watching them fish (and knowing the actual size of the fish) emphasizes the size and strength of the bears. We had a beautiful mother bear with her 3 young fat cubs resting on the banks of the river. There were two sub-adult male bears "play-fighting" in preparation for adulthood. When it is time to mate in the spring, they need to be prepared to drive off other males. This was an unexpected and quite special opportunity. A large orca and her baby intercepted us in the inlet one afternoon

and floating off the edge of the lodge was a large jellyfish. Seals would hang out at night under the lodge and every now and then would fuss and make large "groaning" sounds. ■



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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 Paulette Pasciuti (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

In The Community

Burbank News & Events

50 million Adults are faced with Overwhelming Financial Concerns and **UNCERTAIN - WHAT to DO**



Of Course You're Concerned

- **Costly Interest** - rate hikes
- **Inflation** - highest in decades
- **US unrest** - political distrust, crime, boarder security
- **Global Uncertainty** - Ukraine, Russia, China, N Korea
- **Recession** - possibilities



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2. **Retirement Funds...**have to be used to make monthly ends meet
3. **Loss of Business...**due to COVID-19/other factors
4. **Need Mortgage Approval...**WHY - to purchase home/refinance (however, do not qualify)
5. **Need Equity/Cash from home...**WHY - need the income, but cannot get approved
6. **We Pay Customer Monthly Mortgage Payments...**so, they can remain in home and have additional income
7. **Eliminate Expensive Credit Card Debt...**interest rates are continuing to go up to 29.99%
8. **Eliminate Medical Debt...**unexpected medical needs - yet, costly
9. **Divorce/Mediation...**eliminate spouse separation agreement expenses
10. **Federal/State Tax Liens/Judgements...**ability to protect your assets
11. **Considered Bankruptcy...**we have a far greater solution, without damaging your credit
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WE DO it ALL

Please Contact Us

Brad at 818-953-5300,

Brad@BradKorb.com

JohnJ at 949-706-7509,

JohnJ@PlatinumResources.US



John Janis, Platinum Resources and Brad Korb

Burbank Chorale



The Burbank Chorale Holiday Concert is December 2, 2023 at 7:30pm at St. Matthew's Lutheran Church 1920 Glenoaks Blvd. Glendale 91201

Tickets will be available online in the coming weeks

Burbank Chorale will start rehearsals for the Spring Semester on January 16, 2023, at St. Matthew's Lutheran Church 1920 W Glenoaks Blvd, Glendale, CA 91201. Rehearsals are conducted as a hybrid between in-person and via Zoom. The choice is up to the singers on how they would like to participate. If you are interested in auditioning, please email membership@burbankchorale.org or call 818-759-9177.

Burbank Tournament of Roses Association

By Robert Hutt

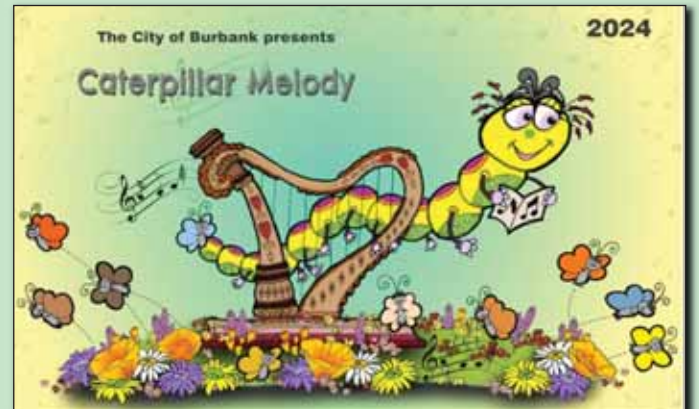
It's December and the months of construction work and decoration planning will finally come together this month to create another spectacular float to represent Burbank in the Rose Parade® on New Year's Day. "Caterpillar Melody" is our vision for the parade theme of "Celebrating a World of Music: The Universal Language." With vibrant colors, original music and awesome animation, we hope this float will bring another award back to Burbank.

As always, we can use your help with dry material preparations and decorating tasks. Larger groups have already been scheduled for the remaining weekend slots. If your group is smaller than about six people, don't worry about scheduling. Come visit our construction site and we'll put you to work. We are currently working Wednesdays, Thursdays and Saturdays from about 10 AM until about 4 PM. Keep an eye on our website and Facebook page for additional workdays that may be added as time grows short.

Our next big milestone is Saturday, December 9 at 8:00 AM. We are scheduled for our second test drive (T2) witnessed by parade officials from Pasadena. In preparation for the test, we will assemble everything on the float to make it as complete as possible. During the test, all crew members will be at their stations inside the float. As we go for a trip down Flower Street, we will demonstrate our giant caterpillar playing the harp while numerous butterflies flap their wings to the music. The caterpillar's head and tail segments will also move with her head reaching nearly 25 feet in the air! Sometime during the test drive, a fire drill will be performed where all crew members must exit the float, bringing their fire extinguishers,

within 45 seconds.

We have received many requests from out of state visitors to help decorate Burbank's Rose Parade float during Deco Week (Dec 26 thru 31). Unfortunately, we don't take reservations for that week; it's all first-come, first-served. However, some advice from years of experience: plan to come later in the afternoons. Our



The theme for the 2024 Rose Parade® on New Year's Day is "Celebrating a World of Music: The Universal Language." This is the final color rendering for Burbank's entry. The float is titled "Caterpillar Melody."

front door is usually super-crowded at 10 AM but by 3 PM many people have begun to drift away. During Deco Week, we will usually be working until 10 PM or later!

Note: We will NOT be accepting new volunteers on December 31st. Our final judging is that day, currently scheduled for 1:56 PM. Activity is very hectic, and there is no time to train newbies. Of course, you can come visit, watch the activities and visit our Souvenir Shop. Later that day, at about 6:30 PM, there will be a float show with animation and music. After the show, the float will be made ready for the trip to Pasadena. By 8 PM we should be ready to depart. Come to the float Barn and wish us well!

To help build Burbank's float, schedule a group or prepare dried floral materials, either visit the float Barn on any Wednesday, Thursday or Saturday from 10 AM to 4 PM, call us or send an email. The Barn is located at 123 W. Olive Ave. (under the Olive Ave overpass). The Barn phone number is 818-840-0060. visit our website: www.BurbankRoseFloat.com and follow us on Facebook! ■

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. ■

In The Community

Burbank News & Events

Celebrate Good Times – Come On!

By Susie Hodgson

As many people know, 2023 marks the 50th anniversary of the creation of the Burbank Historical Society. And we've been celebrating all year! In fact, a lot of our celebrating has been with YOU.

Our first event was an Afternoon Tea. Held in May, it was a picture-perfect day. Board member & Treasurer



Barbara Bartman worked tirelessly with co-Board member Maggie Thomas (a genuine Brit!) to make everything right. Barbara has been with the Historical Society for more than forty years and remembers the old days when it was traditional for the Historical Society to hold a Tea and Fashion Show. This year, it became a British-style Tea (hold the fashion show) as time was closing in and space was limited. We were all seated at pretty round tables (picture an outdoor wedding) in the patio area of the blue Victorian Mentzer House.



The china (teapots, cups and plates) was on loan from Tracy Cusumano who collects them. The tea itself and the food were catered by a charming tearoom in Montrose. The T Room, as the Montrose establishment is called, must be noted. It is open to the public, is run by a wonderful woman named Margo and is a true delight to dine at. At our tea, the T Room provided finger sandwiches made of cucumber (of course!), egg salad -- and peanut butter for the Yanks. There were also yummy treats delivered in towers. The background music was provided by our very own docent Nicolina Logan on clarinet and Renee Henn on flute. The sounds of Mozart as well as the Beatles could be heard playing softly throughout.

The Tea was sold out and local leaders (including the Mayor, city council persons, a state Senator) also attended. They also came to the other events. What we used to call raffle prizes (now known as opportunity draws -- did you know that?) consisting of fine tea sets were given away. And a great time was had by all.

The next big event, open to all the public, was a Summer Barbecue, led by Board member Gary Sutliff and held in July. This was a biggie! There were all kinds of mouthwatering food, including deliciosa Mexican comida thanks to local restaurant Barragans as well as some delicious red meat including barbecued ribs from Burbank's own Handy Mart. Gary himself (with help from his family) served up such dessert goodies as ice



cream and cotton candy. The fun classic rock/ country music was played by the outstanding and beloved musical group, The Valley Boys. Entertainment was provided by the marionette act called The Bob Baker Marionette Theater. It was hysterical and we highly recommend them for your next party. Throw in the Valley Boys and Gary Sutliff and you'll have a smash hit!

Being July, let's just say the weather wasn't exactly chilly. But in spite of the heat, everyone we talked to raved about the event. More than 200 people attended and dozens of new members joined the Historical Society! If somehow you didn't, you still can too! (See below.)

The final event was held in October -- and what a finale it was! Another Board member named Ted Garcia is to be thanked for that. He was incredible. Titled a "Champagne Reception," this afternoon fiesta was beautiful. Elegant tables of food seemed to be everywhere. The catering was spectacular, impressive and overwhelming, thanks to a local caterer that specializes in charcuterie boards; that caterer is known as Charquite. Oh -- and did I mention that the food was delectable?

Upstairs at the museum, there were more honors to be doled out and speeches to be given. The Burbank Historical Society's founder, Mary Jane Strickland (RIP), was lauded as innovative, strong, persistent and lovely. A contest had been held recently at our local schools asking school kids to write an essay about how Burbank might be in 50 more years. Several students entered and many won.

Each event drew local leaders and was written about in the local newspaper. Some people who had never been to our museum got to see all we have to offer -- and it's a lot! -- at our Gordon Howard



Museum, named after our generous benefactor. We received nothing but five-star reviews from virtually all who attended our events this year. And we at the Historical Society also had a wonderful time! (Even Barbara who later hand-washed and dried every single teapot, tea cup and plate we had at the Tea!)

**The Burbank Historical Society/Gordon R. Howard Museum
NOW CELEBRATING OUR
50TH ANNIVERSARY!**
Next to the Creative Arts Center;
open from 1:00 to 4:00 pm,
Sats & Suns
**FREE ADMISSION
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Website: historyofburbank.com
Email: info@historyofburbank.com ■



Burbank Public Library

knowledge • discovery • community

**City of Burbank Awarded Grant to
Build a Modern Central Library**

The City of Burbank has been awarded a grant of \$9.95 million from the California State Library to fund a new, modern Central Library. Burbank was one of 34 recipients of \$172 million total statewide, out of a pool of nearly 150 applicants for the Building Forward Library Facilities Improvement Program.



A new Central Library is proposed as part of the larger Burbank Civic Center Project, a transformative opportunity to meet City Council goals and community needs while building a thriving downtown neighborhood in a sustainable and fiscally responsible way. The project also proposes the development of affordable and workforce housing, new open space,

parking, and City office space in downtown Burbank. "The new Burbank Central Library will bring significant opportunity not only to downtown Burbank but to all residents of the City. In a modern facility, the Library will be able to expand support for students, job seekers, lifelong learners, and those needing information and connection," said Library Services Director Elizabeth Goldman. "We are grateful to the California State Legislature for providing funding for public library construction and to the California State Library for recognizing the innovation and positive impact that will be made possible by the Burbank Central Library project."

The \$172 million is part of \$489 million earmarked by Gov. Gavin Newsom and the Legislature to improve libraries.

"It's great the State Library can provide this opportunity for California libraries to address critical maintenance and accessibility needs. The return on investing in local libraries is always big," said California State Librarian Greg Lucas.

The grant secures a significant portion of funding for the overall estimated cost of \$68 million for the new library. Grant funds will be put toward building features that support its sustainability, accessibility, and resilience.

The new library will replace the current space, a 60-year-old building that is limited by its age and condition in supporting the Burbank community's needs in education, workforce development, technology training, and access to information and culture.

"This grant from the California State Library is a momentous opportunity for the City of Burbank and gets us closer to creating a new modern state-of-the-art Central Library. We are committed to making the most of this opportunity and look forward to the day when we can celebrate the completion of this transformative community project," said City Manager Justin Hess.

Planning for the Civic Center and new Central Library is underway. City staff will present plans to the City Council in 2024 before launching a competitive process to identify a development partner, with the target date for the opening of the new library in 2028.

For more information, to provide input, or to register for project updates, visit www.burbankciviccenter.com.

To see our full list of services, check out www.burbanklibrary.org to learn more ■

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

Borrow the Free Moving Van



Call us at 818-953-5300 for Details
Our client, Fredrick, borrowed the moving van
after the purchase of his house in Burbank!

In The Community

Burbank News & Events

Senior Homeowners – Options for Improving Your Income and/or Moving to a New Home



Bob Petersen and Brad Korb

Retire in Place - If you are 55 years or older and your current income is falling short these days, or you'd like to access some additional cash without a monthly mortgage payment, there are some potential remedies. Most of us find it difficult to lower living expenses, especially with the current inflation. And for many Seniors, it's equally challenging to raise one's monthly income unless you go back to work... and who wants to work in retirement anyway???

For most "Boomers," the home is their biggest asset with significant equity. Whether you'd like to stay in your home and leverage some equity to improve your cash flow, access funds for home improvement, new car, other goals, or just set up a line of credit for future needs, it's available to 55+ homeowners that have sufficient equity through a Reverse Mortgage. It doesn't make sense for Seniors to be house rich and cash poor because there are sound retirement strategies available to improve your cash flow and possibly keep more of your investments and savings intact... or help them to last longer. Home equity withdrawal is also tax free... which is a huge benefit!!

Reverse for Purchase Transactions - Another option many California Seniors are choosing is to move to areas in the country which offers lower living expenses or taxes. **Imagine making a single down payment with no further house payments for as long as you live in the new home!** You simply need to pay your property taxes, hazard insurance, homeowners association dues (if applicable) and maintain the home. **That's it! The home still goes to your heirs, you can sell at any time, and you can make payments if you'd like to in order to lessen or reverse the growth of the loan.** This is a great strategy improve your cash flow, shore up reserves while guaranteeing a roof over your head for as long as you live in the new home. "Reverse for Purchase" loans options are either Federally insured by the FHA (minimum age 62) or are proprietary to a specific lender (minimum age 55)...

and they're designed specifically for Seniors.

Talk to Us!

Let's face it, inflation seems to be hurting Seniors on a fixed income more than ever lately and our investments, savings and income simply aren't going far enough each month. Bob Petersen is a dedicated Reverse Mortgage Professional at Longbridge Financial, and he can provide an illustration to show how you can age better "in-place" with your existing home or perhaps what type of home you could purchase with a Reverse for Purchase, and possibly how much cash you'd have left over. You should hear some of the stories!

To get your free analysis, simply provide Bob the loan balance on your existing home (if any), approximate home value, the age(s) of borrower(s), and how much cash and/or a monthly payment you would like to receive. For a purchase proposal, this requires a more in-depth discussion.

Brad Korb is a consummate Real Estate Professional who can privately discuss your Real Estate goals, dreams, issues, then realistically estimate how much you may net from your current home, if you consider selling, then show you other homes in different markets for your review.

Talk to us about your "What If" dreams!! It costs nothing and you might be excited and glad you did!

Brad Korb Real Estate Group, BRE #00698730 Brad@BradKorb.com 3813 W. Magnolia Blvd., Burbank, CA 91505 Office (818) 953-5304 brad@bradkorb.com

Bob Petersen, NMLS #874762 336-340 S. Citrus, Covina, CA 91723 (Branch NMLS #2369412)

rpetersen@longbridge-financial.com
Cell: (714) 396-9512 Office: (949) 409-4471

Legal Disclosure:

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BURBANK ADULT CENTERS

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



Contact the Joslyn Adult Center Monday-Thursday between 8am-8pm; and Friday between 8am-6pm, to request the most up-to-date information regarding facility hours and programs. Updated information on classes and activities are available at www.burbankca.gov/adults55

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 and In-person Activities

Advance sign-up is required for all virtual activities. Contact the Joslyn Adult Center at 818-238-5353. For more information regarding all activities, both in-person and virtual, please feel free to look at our website www.burbankca.gov/adults55, or visit the Joslyn Center.

FITNESS

Kundalini Chair Yoga – (Live Streamed/ In Person) **

Mondays from 9:00-10:00 am

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. This class is both in-person as well as live-streamed for Zoom.

Fleet Feet Outdoor Walking Group – (In Person) **

Mondays from 10:00-11:00 am

Walking 1-3 miles, the starting/ending point being Joslyn Adult Center. Bring friends/meet new friends as you walk and talk through beautiful Burbank. Distance depends on weather and ability.

Clam Mind – (In Person) **

2nd & 4th Monday from 10:15-11:00 am

This meditation class will introduce simple techniques to support your journey to a healthier & happier life. No experience is necessary.

The 12-Minute Workout – (Live Streamed/In Person) **

Monday from 10:30-11:30 am

Do you want to be able to exercise anywhere, anytime, and prevent injuries while not consuming too much of your day? Then you will enjoy this workout routine! Based on the American College of Sports Medicine's "Scientific 7-Medicine Workout" which focuses on body weight exercises with the help of a chair and a wall.

Basic Fitness – (In Person) **

Tuesdays from 9:00-10:00 am

Designed for all fitness levels. It focuses on every joint, working your body from head to toe. No equipment is needed, and a chair is provided. Instructor leads class with instructional CD.

Tai Chi (All Levels) – (In Person) **

Tuesdays from 10:00-11:00 am & Wednesdays from 8:30-9:30 am

Tai Chi is a low-impact exercise system developed in ancient China. It enhances balance, agility, and joint & muscle strength, and may reduce chronic symptoms. Tai Chi's slow-motion form enhances memory and concentration.

Full Body Conditioning – (Live Streamed/ In Person) **

Tuesdays from 10:45-11:30 am

This chair strength class will focus on exercises that build muscle mass, increase bone density, promote good posture, and improve balance. This class is both in-person as well as live-streamed for Zoom.

T'ai Chi Chih – (In Person) **

Tuesdays from 10:00-11:00 am

T'ai Chi Chih is a tool for self-healing. The

19 movements and one pose are designed to stimulate, circulate, and balance the energy within us. T'ai Chi Chih is often thought of as moving meditation because of the calming effects on the mind and emotions, and the release of tension throughout the body.

Strength and Balance with Harry (Live Streamed/ In Person) **

Thursdays from 10:00-11:00 am

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. This class is both in-person as well as live-streamed for Zoom.

Shao Chi with Harry (Live Streamed/ In Person) **

Thursdays from 11:30-12:15 pm

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. This class is both in-person as well as live-streamed for Zoom.

Indoor Chair Volleyball with Harry (In Person) **

Thursdays from 12:45-1:45 pm

It's just like volleyball, but in a chair using a beach ball. This is a great way to enjoy some exercise and socialize! There are many benefits to chair volleyball, such as reducing stress, improving cardiovascular fitness, increasing flexibility, and toning muscles. Join in on the fun!

Ballet Workout (In Person) **

Fridays from 9:00-10:30 am

This fitness class incorporates the fundamentals of Ballet, with barre and center work exercises, in a safe and gentle format geared towards older adults.

** Instructor In-person status subject to change

DANCING

Hula Dancing

Thursdays from 9:45-11:30 am

Come join Hula in an atmosphere of friendship, fun, and Aloha spirit! Beginners meet at 9:45 am to learn some basic step patterns. From 10:00 am to 10:30 am, they work on one of their easier dances. From 10:30 am to 11:30 am, the intermediate/advanced class learns and practices more beautiful intricate dances. You will learn form and style, the meaning of the dances, and Hawaiian culture and tradition.

Ballroom Dancing – (Live Music)

Thursdays from 7:00-9:30 pm

The cost of an activity WITH an activity card will be \$10.00.

The cost of an activity WITHOUT an activity card will be \$12.00.

Line Dancing

Saturdays from 10:30-11:30 am

The cost of class WITH activity card will be \$5.00.

The cost of class WITHOUT an activity card will be \$7.00.

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In The Community

Burbank News & Events

Estate Sales By Connor —

Why YOU should attend an Estate Sale

Estate sales can be a great place to find unique items and typically occur when the belongings of a deceased person or family member are being sold off. Attending an estate sale can help you discover valuable or interesting perspectives in history. Down the rabbit hole, so to speak.

Using an estate sale company can be beneficial for several reasons, however, you attending an estate sale, could be beneficial for several reasons. I've listed some below.

1. Unique and Uncommon Finds: Estate sales often feature a wide array of items that are not commonly found in regular retail stores. From antique furniture and vintage clothing to collectibles and artwork, estate sales offer a treasure trove of unique and one-of-a-kind pieces. Attending an estate sale gives you the opportunity to discover hidden gems and add distinctive items to your collection or home decor.

2. Affordable Prices: Estate sales often provide an opportunity to purchase items at lower prices compared to buying them new or from traditional antique stores. Since the main goal of an estate sale is to liquidate the belongings, sellers are often motivated to price items competitively to attract buyers. This makes estate sales a cost-effective way to acquire high-quality items without breaking the bank.

3. Historical and Sentimental Value: Many items found at estate sales have a rich history and carry sentimental value. Whether it's a vintage photo album, a family heirloom, or a piece of artwork, these items can offer a glimpse into the past and connect you to a shared human experience. By attending an estate sale, you have the chance to acquire items with a unique story, creating a sense of nostalgia and personal connection.

4. Sustainable Shopping: Attending estate sales aligns with the principles of sustainability and recycling. By purchasing second-hand items, you contribute to reducing waste and extending the lifespan of well-crafted goods. Estate sales allow you to shop in



an environmentally conscious manner, giving new life to pre-owned items and minimizing your ecological footprint.

5. Community and Social Engagement: Estate sales often draw a diverse crowd of collectors, enthusiasts, and curious individuals. Attending these sales presents an opportunity to connect with like-minded people who share a passion for antiques, history, or unique finds. Engaging in conversations and sharing knowledge with fellow attendees can enhance the overall experience and create a sense of community.

6. Educational Experience: Estate sales offer a chance to learn more about different types of antiques, vintage items, and historical periods. By observing the items on display, interacting with sellers, or consulting with experts present at the sale, you can expand your knowledge and appreciation for various artifacts. Attending estate sales can be a fascinating educational experience that broadens your understanding of art, design, and cultural heritage.

In summary, attending estate sales provides an opportunity to discover unique items, secure them at affordable prices, connect with history and sentiment, engage in sustainable shopping practices, foster community connections, and gain valuable knowledge. Whether you're a collector, antique enthusiast, or simply looking for something special, estate sales offer a rewarding, enriching experience. See you at the next one!

Estate Sales by Connor has an extensive mailing list, supported by advertising and marketing campaigns. All of which have been honed into a well-crafted science, and encompasses all of their services and the attributes you need when looking for in an Estate Sale company.

Instead of guessing, give us a call and let us give you a free complimentary assessment. For a Evaluation, Contact Stephen or Connor McCrory at 310-228-0943 or 818-848-3278 or email us at the-businessmuse@gmail.com. ■

Estate Sales by Connor is a family run company that was featured on The Queen Latifah Show and ABC7 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 a quality service that ensures a smooth transaction. Not only are we estate sale professionals, who have been working within the industry for over 50 years, we have access to some of the top appraisers, auction houses and dealers in the industry.

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

Some of the more recent or popular sales:

➤ Norton Simon Museum (Beverly Hills)

➤ Famous Hollywood Choreographer ~ Tony Charmoli (Hollywood Hills)

➤ Tom Jones (Singer) Late Wife Estate (Hollywood Hills)

Our Services:

➤ Free appraisals and estate consultations. ➤ Consignments and buy outs.

➤ Estate sale staging and organization.

➤ Researching and valuing through our network of appraisers, databases, auction houses & experts. ➤ Advertising and mailing with 2500+ emails list.

➤ Less than 48 hour notice clean outs (move-in ready).

➤ Secure and professional staff before and during the sale days.

➤ Antique, art, and collectibles consignment process.

➤ Accounting with daily totals. ➤ No out-of-pocket fees.

➤ Professional References. ➤ Licensed and insured. Members of ACNA.

We aim to be of assistance to YOU 818-848-3278 or 310-228-0943

Holiday Cheer

Continued from page 1

community. The annual turkey donations are just one example of his ongoing support. These donations will not only help BTAC provide nourishing meals to those in need but also spread warmth and joy during the holiday season.

If you're interested in learning more about the Burbank Temporary Aid Center, its mission, and how you can contribute to its important work, visit its website at burbanktemporaryaidcenter.org. Your support

can make a significant difference in the lives of individuals and families in Burbank.

The partnership between the Brad Korb Real Estate Group and BTAC is a heartwarming reminder that, in the true spirit of community, we can come together to support one another, especially during the holiday season. As we approach this time of giving and gratitude, let's take inspiration from Brad Korb and the BTAC team and find ways, big or small, to make a positive impact on our community. ■



Burbank Temporary Aid Center Updates

BTAC Month was a success!

Thank you to everyone who supported the many food drives throughout the community. Our shelves are beginning to fill up!

BTAC is now providing both regular groceries, as well as holiday specific food. This makes holiday celebrations even better.

Thanks to the Brad Korb Team for their generous donation of turkeys!

Many collections are continuing through December, so please support those organizations and individuals who are working to support BTAC.

The Holidays are upon us and BTAC needs your help!

To help families enjoy holiday tradition at home, BTAC needs traditional holiday food items. As you are shopping for your holiday meals, purchase a few duplicates of those traditional holiday foods for BTAC.

How does someone sign up for services?

With rising food costs, strikes and just everyday expenses, many people are struggling to make ends meet. BTAC's volunteers and staff know that it isn't easy to ask for help, but BTAC is here and would like 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 (birth certificates work for children), proof of income (social security, unemployment, etc.) and a BWP or lease 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 when homeless individuals can sign up for BTAC services. Once someone is in the system, they can make appointments to take showers or do their laundry, pick up daily sack lunches or receive twice-monthly groceries, and learn more about other services, get referrals, if necessary.

BTAC Turns 50!

Burbank Temporary Aid Center is entering its 50th year. Watch a variety of events and activities in 2024 to celebrate the milestone.

• BTAC's **Golden Anniversary Gala** will be held on Friday, March 15, 2024! Be sure to mark your calendars to share in the celebration!

• **Share your story:** Have you been involved with BTAC as a volunteer or recipient of assistance? Would you be willing to share your story? We are gathering stories and photos to commemorate BTAC's history and reconnect with some of our friends who were involved over the past 50 years. Send your story to bhowell@theBTAC.org.

BTAC Donation Policy

BTAC can always use nonperishable foods (canned and packaged), as well as hygiene items.

Due to the Health Dept. requirements, as well as storage capacity, for non-food items, it is highly recommended that you check with BTAC prior to bringing your donation . . . just in case.

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.
- Socks and out-of-season clothing

Hours for donations:

• Weekdays, Monday – Fridays: 8:00 a.m. – 3:00 p.m. (at the rear of the facility)

• 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. Most recently we have had many requests for cooking oil and coffee. 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.

Interested in Volunteering?

Join others who have found a place at BTAC. For more information about volunteering, call or email Libby at 818/848-2822 ext. 1013 or volunteer@theBTAC.org

A BIG BTAC "Thank You"

All year long the wonderful residents of Burbank support BTAC's efforts. We couldn't keep up with the need without your help. Whether volunteering, collecting or donating food and funds, you are helping touch lives. Thank you very much!

BTAC is located at 1304 W. Burbank Blvd., Burbank, CA 91506. For general information, email info@theBTAC.org or call 818-848-2822.

Thanks for your support! ■

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

In The Community

Burbank News & Events

Meet Joe and Kathy McHugh from LA Law Center, PC in Burbank!

I have been friends with Joe and Kathy McHugh since our children were six years old and we enjoyed being in the Burbank YMCA Guides program together in the early 90s. I wanted to introduce them to you in case you need a review of your current trust, asset protection or are facing a Probate situation. Joe is the founder of LA LAW Center, PC, which is located close to Disney Studios and St. Joseph's Hospital on Olive Avenue near Buena Vista Street. Kathy works with him as the Legal Triage Director.



If you have questions about your estate or final wishes, call them at (818)241-4238 and let them know Brad Korb referred you for a free phone consultation. They offer this article to explain how to get "your affairs in order" (or why you might want to get your documents updated).

Special Note... How Can YOU Avoid Prop 19 Property Tax Reassessment?

If you have not heard ... Prop 19 cuts out Prop 13 and Prop 58 in many cases on transfers to parent or child. Under Proposition 19, a child or children may keep the lower property tax base of the parent(s) ONLY if the property is the principal residence of the parent(s) and the child or children make it their principal residence within one year.

If the property is in an LLC, and is rental property there are some things you can do to lower and maybe avoid reassessment. This is complicated and Joe or Kathy are happy to discuss this with you and your family. This needs to be set up in advance as there are a couple of steps within a 2-year period that can help avoid or lower Prop 19 reassessments.

Back to Basics... Estate Planning and Avoiding Probate!

Joe McHugh, Esq. has 30 years of experience as an attorney in Estate Planning that includes setting up family Revocable Living Trusts, Special Needs Trusts, and Asset Protection Trusts. These trusts and the other related estate documents (Power of Attorney and Health Care Directives) address what you will want to happen and who will control your assets if you lose mental capacity or if you pass away.

You do not want a California Judge to make these decisions for you! You want to set up a Living Trust, a Pour-Over Will, Powers of Attorney, and Healthcare Directive, Assignment of Personal Property, grant deed transfer of real property into the trust. This prevents Probate and makes sure your wishes for final inheritance distribution are documented and mandated... you basically set the final inheritance rules from the grave.

Do you want peace of mind to know what will happen to your assets when you are gone? If so, a properly planned Living Trust package will privately protect your wishes insuring that your assets will be distributed to the people, pets, or charities you want with as little cost and time delay as possible. These documents keep your personal information private by avoiding court-controlled Probate or conservatorships. In cases where there are no estate documents (described above), the Probate Court Judge can decide and can appoint agents for financial and healthcare decisions if you can no longer make these decisions. The Judge can also determine what happens with your estate if you do not have a trust and a Probate is needed.

Do You Need A Revocable Living Trust?

You may ask, "Why should I have a Living Trust?" People ask this because they may have a Will, or have titled their property in Joint Tenancy, or in many cases they simply are reluctant to think about their incapacity or death. If you own a house, you definitely need a Trust!

There are several reasons why a Revocable Living Trust is beneficial to YOU and your Estate Planning. The cornerstone of any Estate Plan is a Revocable Living Trust as it does the following:

- Avoids the need for the intrusive court probate process, along with its high fees and time delays in settling the Estate through the Probate process. This also with current California laws prevents Medi-Cal Estate Recovery.

- It provides an efficient way of distributing your assets upon your death as you wish.

- If you become incapacitated, it can provide a way of avoiding a court-ordered Conservatorship and decide who may oversee your body and money.

- Most of all, it legally documents your wishes in case of your incapacity or death.

- It helps explain all aspects of your family and your final wishes.

- It can help avoid a potential crisis or family problem when you are no longer able to make your own decisions but are still alive and need care. It can put the person you trust most with your care if you fail and need help.

- Allows beneficiaries to get a full step up in basis to avoid or lower capital gains taxes when they decide to sell the property.

Estate Planning Documents-Why Do You Need Them?

Wills, Trusts, Power of Attorney Forms, Health Directives all give directions to be followed upon your incapacity or death. They answer questions like:

- What happens if you are incapacitated and unable to make decisions about your body or finances?

- Who will make medical decisions for you?

- Who will take over your personal financial affairs?

- Who will be the guardian of minor children?

- When you die, what will happen to your property and other assets?

- Who will inherit your estate?

- How much will each beneficiary inherit?

- Are there specific gifts to be given to specific people?

In life, things change, and you should want the best protection you can get with estate planning for the time of life you are facing.

It is always best in these important life defining documents to make sure they are **not cookie cutter documents** that could cost your family's estate a lot of money or could limit your right to make final decisions regarding your assets or your personal care at the end of life.

As you get older or have a life changing accident, these documents become extremely important, and we provide an experience level to understand how to protect assets and get government benefits by having you agent under power of attorney able to move assets to an irrevocable trust if you have lost mental capacity.

Attorney Joe McHugh and his staff are ready to be a part of the complete solution to your family's crisis, not just the law firm that will create or update your legal documents. They understand the issues surrounding the care of families and what it takes legally to meet your needs and goals, while giving your family the peace of mind that your loved ones are getting the best care possible in a complex and confusing situation. Happy to provide a free phone consultation to review your current situation. Call 818.241.4238. ■

Police Dispatch 818-238-3000	The Brad Korb Team Your Realtors For Life 818-953-5300 www.BradKorb.com		Fire Info 818-238-3473
Police Detectives 818-238-3210			Parks & Recreation 818-238-5300
Animal Shelter 818-238-3340	Graffiti Hotline 818-238-3806	Streets/Sanitation 818-238-3800	Water/Power 818-238-3700

JOSLYN ADULT CENTER

Continued from page 7

Line Dance Workshop – (Advanced)
3rd & 4th Saturday of every month from 10:00-10:30 am

OTHER
Brain Booster Live – Virtual Only
2nd & 4th Monday of every month from 4:30-5:30 pm

In this group, participants learn and practice proactive measures for maintaining a healthy mind with simple methods that can be incorporated into everyday life!

Karaoke – In-Person
Mondays from 12:00-2:00 pm
Come and enjoy great musical performances by Stan, who leads this fun group of singers! Become a star, or just be a part of the audience! If you can carry a tune, or not, ALL are welcome to sing their heart out!

Bridge – In-Person
Wednesdays from 10:30-2:00 pm
You can come alone or bring a group! You MUST already know how to play Bridge. If you would like more information, please call Elena (President of Wednesday Bridge) at 323-656-7945.

Genetics, Psychology & Forensics Discussion Group – In-Person
Wednesdays from 3:00-5:00 pm
This group is facilitated by James L. Atwell, MA, author of How to Improve Your Life: Dreams, Self-Therapy & Genetics. Come by and share your questions and thoughts related to genetics, psychology, and forensics.

Bingo – In-person
Thursdays from 1:00-3:00 pm
Live Bingo allows anyone the chance to win prizes and Joslyn bucks. With an activity card, there is a \$1 fee for the game.

Soulful Seniors – In-person
Fridays from 2:00-4:00 pm
This group explores well-known world religions, including Native American spiritual practices and other spiritual communities and their philosophies. Individuals of the group volunteer to explore and present weekly topics. No one is expected to be an expert in what they present, but rather to share what has piqued their interest and curiosity.

SUPPORT GROUPS
Safe Space Discussion Group – Virtual Only
Mondays from 11:00-12:30 pm
This support group addresses life challenges introduced by COVID-19.

Men's Discussion Group – In-person
Thursdays from 1:00-2:30 pm
This group provides space for men to discuss inner thoughts, life challenges, and fears.

Let's Talk Discussion Group – Virtual Only
Tuesdays from 2:00-3:30 pm
This group allows seniors to meet virtually and discuss life challenges and events.

SERVICES
Gadget/Computer Tutoring
Weekly - various times (1-hour sessions)
Need help with your cell phone, or tablet, or learning how to use a computer/laptop? One-on-one help throughout the week to help with your gadget/computer needs.

Call for an appointment at 818-238-5353

Hearing Screening
1st Wednesday of every month from 9:00-11:00 am
Provided by Hear USA. Appointments are strongly recommended. Walk-ins if time permits. Call for an appointment at 818-238-5353

Notary
3rd Wednesday of every month @ 9:30 am
By appointment only. Kenneth Barnes is offering a FREE notary service for those 55+ with a BSAC card, and \$5 for those without. One document per appointment. Call for an appointment at 818-238-5353

Medicare (HICAP) Counseling
Monthly 11:30 & 12:30pm
By appointment only. For assistance with all things Medicare or health insurance related. Call for an appointment at 818-238-5353

Free Fall Risk Assessments
3rd Thursday of every month from 11:00-12:00 pm
Provided by Happier Home Care. Takes place in the lobby of the Joslyn Adult Center.

Ongoing Programming
Grab Bar Program
Currently Open for Enrollment
Supporters of Senior Services Provides free shower grab bars and other equipment to Burbank residents age 55+ with qualifying annual incomes. An application must be completed to be considered. For more information, please contact the Joslyn Adult Center at 818-238-5353.

Home Delivered Meals
Currently Open for Enrollment
The City of Burbank Home Delivered Meals (HDM) program provides homebound individuals with 5 to 7 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 need assistance with any of these services that Project Hope provides, or if you are interested in volunteering for Project Hope, please contact the Burbank Volunteer Program (BVP) at 818.238.5370, or email BVP@burbank.ca.gov.

Phone Pals
Currently Open for Enrollment
Phone Pals is a free program that pairs Burbank Residents ages 55+ with a volunteer who 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
Currently 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.

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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	Sales to List 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	1	NA	0	0	0	NA	\$0	\$0	NA	0
\$400,001 to \$500,000	2	0	NA	2	4	1	3.0	\$404,500	\$435,000	107.5%	26
\$500,001 to \$600,000	1	1	100.0%	1	10	2	0.6	\$554,370	\$565,200	102.0%	42
\$600,001 to \$700,000	3	3	100.0%	3	18	3	1.0	\$643,422	\$646,136	100.4%	32
\$700,001 to \$800,000	5	4	80.0%	4	27	5	1.1	\$727,244	\$748,944	103.0%	16
\$800,001 to \$900,000	5	6	120.0%	1	21	4	1.4	\$845,515	\$855,143	101.1%	20
\$900,001 to \$1,000,000	9	7	77.8%	6	39	7	1.4	\$932,914	\$953,019	102.2%	23
\$1,000,000+	60	0	NA	0	183	31	2.0	\$1,401,895	\$1,452,142	103.6%	19
Market Totals	85	22	25.9%	17	302	50	1.7	\$1,155,845	\$1,192,423	103.2%	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	Sales to List 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	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	1	0	NA	0	0	NA	NA	NA	NA	NA	NA
Market Totals	1	0	0.0%	0	0	0	NA	NA	NA	NA	NA

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	Sales to List 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	1	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	1	0	0.0	\$800,000	\$800,000	100.0%	0
\$800,001 to \$900,000	0	1	NA	0	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	1	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	4	0	NA	0	1	0	24.0	\$1,200,000	\$1,200,000	100.0%	26
Market Totals	4	0	75.0%	0	2	0	12.0	\$1,000,000	\$1,000,000	100.0%	13

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	Sales to List 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	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	2	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	2	0	NA	0	8	1	1.5	\$1,490,875	\$1,475,874	99.0%	33
Market Totals	2	2	100.0%	0	8	1	1.5	\$1,490,875	\$1,475,875	99.0%	33

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	Sales to List 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	1	NA	0	0	NA	NA	NA	NA	NA	NA
\$800,001 to \$900,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$900,001 to \$1,000,000	0	0	NA	0	0	NA	NA	NA	NA	NA	NA
\$1,000,000+	1	0	NA	0	1	0	6.0	\$1,099,777	\$1,163,000	105.7%	3
Market Totals	1	1	100.0%	0	1	0	6.0	\$1,099,777	\$1,163,000	105.7%	3

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	Sales to List 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	2	0	0.0	\$757,500	\$732,500	96.7%	11
\$800,001 to \$900,000	0	0	NA	0	3	1	0.0	\$774,333	\$850,000	109.8%	12
\$900,001 to \$1,000,000	0	0	NA	2	1	0	0.0	\$899,500	\$977,000	108.6%	5
\$1,000,000+	0	0	NA	0	3	1	0.0	\$1,124,667	\$1,201,667	106.8%	17
Market Totals	0	0	0.0%	2	9	2	0.5	\$901,278	\$955,222	106.0%	13