



Weekly Bulletin

August 3, 2023

OFFICERS

LING CHOW
PRESIDENT

CECELIA RUDAR
PRESIDENT-ELECT

SHUN ZHANG
VICE PRESIDENT

NANETTE ONG
TREASURER

HUEI (JEFF) HUANG
SECRETARY

DIRECTORS

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MARIAN CAVATAIO
PAULINE LAM
TOM TSENG
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TOMAS WONG

IMMEDIATE PAST

PRESIDENT
BRIAN CHEN

CHIEF EXECUTIVE

OFFICER
ALBERT TRAN



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MLS Breakfast Meeting

Rosa Santibanez & Olivia Anderson, August 2023 Monthly Program Chairs

Upcoming MLS Breakfast Meetings

August 10, 2023 – What REALTORS® and Their Clients Need to Know About Seismic Vulnerability.

August 17, 2023 – Landlord & Tenants Rights.

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Amazon Gift Card Winners: \$25 each

Dora Leung
Stephanie Le
Lorraine Clark

50/50
Stephanie Le

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Upcoming Committee Meetings

Thursday, August 3rd
Affiliate Committee Meeting, 10:00 a.m.

Thursday, August 3rd
Legislative Committee Meeting, 10:30 a.m.

Friday, August 4th
YPN Meeting, 9:30 a.m.

Thursday, August 10th
MLS Committee Meeting, 10:30 a.m.

Wednesday, August 16th
Finance Committee Meeting, 9:30 a.m.

Education Schedule

All education classes can be found at www.wsgvar.com by clicking on the "Schedule" under the Education menu.

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Friday, August 4, 2023, from 9:30 a.m. to 12:30 p.m. **"45-Hour DRE License Renewal."**

Monday, August 7, 2023, from 9:30 a.m. to 4:30 p.m. **"At Home with Diversity."**

Tuesday, August 8, 2023, at 12:00 p.m. **"Commercial Seminar: Know the Law, Commercial NHD, Environmental Requirements in CA."**

Wednesday, August 9, 2023, from 9:00 a.m. to 10:00 a.m. **"CRMLS Virtual Training: Marketing Solutions."**

Wednesday, August 9, 2023, from 11:00 a.m. to 12:00 a.m. **"The No-Compromise Retirement, Taxes Declassified."**

Monday, August 14, 2023, from 9:30 a.m. to 12:30 a.m. **"Lone Wolf Transaction – zipForm® Edition Training."**

Friday, August 18, 2023, from 9:30 a.m. to 12:30 p.m. **"45-Hour DRE License Renewal."**

MLS Breakfast Meeting Today!

August 2023 Program Chairs

Rosa Santibanez
Realty Solutions

Rosarealtys@gmail.com

626-627-6178

Olivia Anderson
Realty Solutions

Ovalibby@yahoo.com

626-487-1042

Featured Speaker



Jim Clarke heads JBC Consulting - a firm providing advocacy, fundraising and publicity to organizations and companies mostly affiliated with the real estate industry.

He is a graduate of the University of Southern California where he received a Bachelor of Arts degree in Political Science and a Certificate of Achievement from the Jesse Unruh Institute of Politics in 1985.

Clarke started his career in political consulting - working on both candidate and initiative campaigns. He gained experience in media relations, fundraising, grassroots organization, direct mail, and general campaign management.

In 1993 Clarke became a full-time government relations specialist and lobbyist. He has served the real estate industry as such in many different capacities representing REALTOR® groups, municipalities, and rental property owners.

Clarke served the Apartment Association of Greater Los Angeles for 11 years - six as Executive Vice President and chief local lobbyist. He currently maintains the association as a client.

Affiliate Spotlight



Tony Escamilla
Villa Home Inspections

Tony@inspectaproperty.com

626-755-3683

Caravan Listings

615 S 2nd Avenue Unit#A, Arcadia, CA 91006

[View Comparable Properties](#)

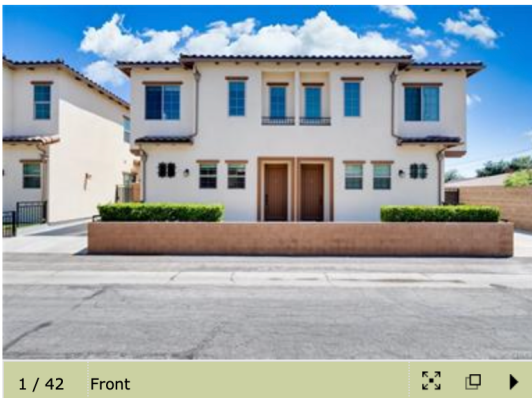
[Listing](#) [Tax](#) [Photos](#) [History](#) [Parcel Map](#) [Flood Map](#) [Foreclosure](#) [Open House](#)

615 S 2nd Ave # A, Arcadia 91006

STATUS: **Active**

LIST PRICE: **\$945,000**

West off 2nd ave, front door entrance from back alley



BED / BATH: **4/3,0,0,0**
SQFT(src): **1,550 (A)**
PRICE PER SQFT: **\$609.68**
LOT(src): **7,323/0.1681 (A)**
LEVELS: **Multi/Split**
GARAGE: **2/Attached**
YEAR BUILT(src): **2017 (BLD)**
PROP SUB TYPE: **CONDO/A**
DOM / CDOM: **18/18**
SLC: **Standard**
PARCEL #: **5779009084**
LISTING ID: **WS23125432**

[Submit Offer](#)

999 E Valley Boulevard Unit#56, Alhambra, CA 91801

[View Comparable Properties](#)

[Listing](#) [Tax](#) [Photos](#) [History](#) [Parcel Map](#) [Flood Map](#) [Foreclosure](#) [Open House](#)

999 E Valley Blvd # 56, Alhambra 91801

STATUS: **Active**

LIST PRICE: **\$599,000** ↓

North of Valley Blvd., Facing Shorb St.



BED / BATH: **2/2,0,0,0**
SQFT(src): **1,110 (A)**
PRICE PER SQFT: **\$539.64**
LOT(src): **464,846/10.6714 (A)**
LEVELS: **One**
GARAGE: **2/Detached**
YEAR BUILT(src): **1966 (ASR)**
PROP SUB TYPE: **CONDO/A**
DOM / CDOM: **26/26**
SLC: **Standard**
PARCEL #: **5349001078**
LISTING ID: **WS23105013**

[Submit Offer](#)

Recent: **07/25/2023 : PRC CHG : \$629,000->\$599,000**

An American flag is draped across the top and bottom of the page, framing the central text. The stars and stripes are clearly visible.

West San Gabriel Valley REALTORS®

INVITES YOU TO OUR

Installation Gala

"LIVING THE AMERICAN DREAM"

HONORING OUR 2024 PRESIDENT

**CECELIA RUDAR
&
2024 BOARD OF DIRECTORS**

Friday, December 8, 2023

Members: \$65.00



Non-Members: \$75.00

**Hilton San Gabriel
225 W. Valley Blvd
San Gabriel, CA 91776**

6:00 pm

Deadline to Purchase Tickets is Friday, November 17, 2023

www.wsgvar.com

626-288-6212

OFFICE to OFFICE CONTEST!

WEST SAN GABRIEL REALTORS®

BATTLE ROYALE

Each office that has the highest percentage of voluntary contributions to the REALTOR® Action Fund (RAF), within their specified categories, will win a lunch for your office.

To be eligible to win, all REALTOR® Action Fund investments of \$20 or more must be received by **August 31, 2023**.



FIGHT FOR YOUR PROFESSION

WILL YOUR OFFICE COME OUT ON TOP?

See official rules, odds and other details on the back →



(916) 492-5211
<http://raf.car.org>

Contest will be based on the office agent count:

Small	1-4 Agents
Medium	5-15 Agents
Large	16 + Agents

HELP PROTECT YOUR LIVELIHOOD

What's at stake:

- Costly and Time Consuming Point of Sale Bills
- Independent Contractor Withholding
- Preserving Dual Agency

**THESE WILL AFFECT YOUR BOTTOM LINE
 HELP US HELP YOU!**

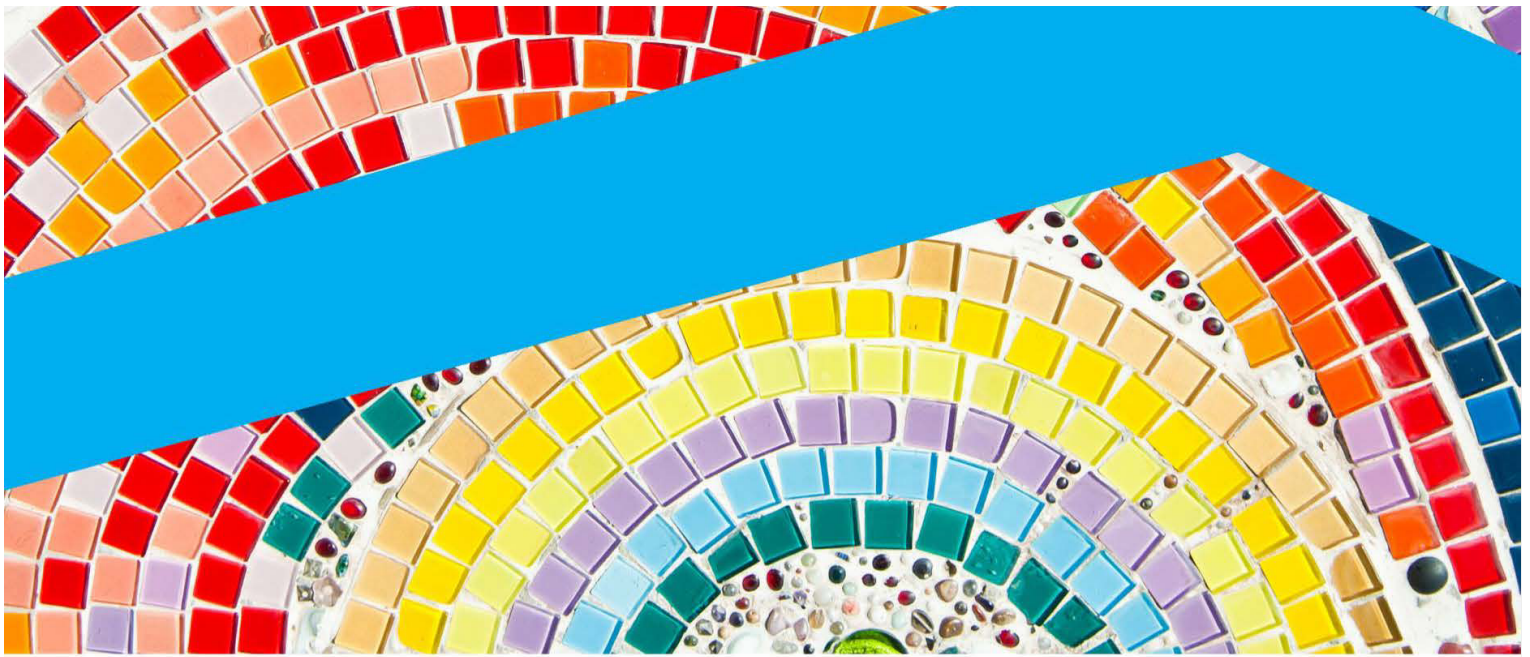
INVEST TODAY!

**ALL RAF INVESTMENTS MADE
 ARE APPLIED TO YEARLY AND
 LIFETIME BALANCES!**



For questions please contact:

JIM CLARKE
 714.342.3949
clarkejb@msn.com



Expand Your Business and Horizons

Cultivating Multicultural Relationships is Good for Business

REALTORS® know the importance of adapting and remaining relevant in today's marketplace. By developing a business practice rooted in inclusion and equality, you can help buyers of all cultural backgrounds achieve the dream of homeownership.

The At Home With Diversity® (AHWD) certification course teaches you how to work effectively with diverse populations so you can build business success in today's multicultural real estate market.

Bonus! The At Home With Diversity® certification course counts as an elective for the Accredited Buyer's Representative (ABR®) Designation and Certified International Property Specialist (CIPS) Designation, and towards the C2EX Endorsement.

- Upon registration for Zoom, **webinar link** will be sent 1-2 days before the course date.
- All **materials** will be emailed one week before the course via **PDF format**. Hardcopy will NOT be provided.

AHWD Certification are for REALTORS® only.

For more information visit [NAR.realtor/AHWD](https://www.nar.realtor/AHWD).

Register for this course today!

<https://tinyurl.com/6va2a9iz>

Date: Monday, August 7, 2023

Time: 9:30AM to 4:30PM

Where: Hybrid

In-Person @ WSGVR headquarter –
1039 E. Valley Blvd #205B
San Gabriel, CA 91776

Online via Zoom

Course Fee: \$39

(Refresher: \$20. Certification will be verified)

Instructor: Albert Tran, MBA, M.S., RCE, AHWD®,
e-PRO®, CIPS, WSGVR CEO

Continental breakfast & lunch will be provided for those attending live.

One-time certification fee to NAR: \$75

