



Weekly Bulletin

July 6, 2023



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OFFICERS

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CHIEF EXECUTIVE

OFFICER

ALBERT TRAN

MLS Breakfast Meeting

Earl Knudson, July 2023 Monthly Program Chair

Upcoming MLS Breakfast Meetings

July 13, 2023 – Taxes

July 20, 2023 - City of Alhambra
Development Updates

***** **

Amazon Gift Card Winners: \$25 each

Leena Sankary, Nee Wong, and
Nancy Boksberger

50/50

Robert Hernandez

\$25 Cash Trivia Winners

Theresa Lam, Cher Lin, Nanette Ong,
Lorraine Clark, and Nancy Quach

Patriotic Contest

1st Place \$50 - Nancy Quach
2nd Place \$35 – Mindy yeh
3rd Place \$25 – Vince Veneziano

***** **

Upcoming Committee Meetings

Friday, July 7th

Young Professional Network Meeting, 9:30
a.m.

Wednesday, July 12th

Education Committee Meeting, 10:00 a.m.

Wednesday, July 12th

Global Business Council Meeting, 1:00 p.m.

Education Schedule

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

***** **

Friday, July 7, 2023, from 11 a.m. to
4:00 p.m. “**2023 Global Summit.**”

Friday, July 7, 2023, from 9:30am to
12:30 p.m. “**45-Hour DRE License
Renewal – CE Webinar.**”

Tuesday, July 11, 2023, from 12 p.m. to
1 p.m. “**Commercial Seminar:
Proposed Government Changes -
Technical Issues Concerning the
1031 Exchanges.**”

Wednesday, July 12, 2023, from 9 a.m.
to 10 a.m. “**CRMLS Virtual Training:
Searching 101.**”

Monday, July 18, 2023, from 10 a.m. to
12 p.m. “**Meet & Learn: How to
Present Your Offer As Good As
Cash.**”

Monday-Thursday, July 24-27, 2023,
from 8:30 a.m. to 5:30 p.m. “**CCIM 102:
Market Analysis for Commercial
Investment Real Estate.**”

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

MLS Breakfast Meeting Today!

Earl Knudson, July 2023 Program Chair



Earl Knudson

Pinnacle Real Estate Group

Earlrealtor24@gmail.com

626-262-4624

Featured Speaker



Palm Springs REALTOR® Heather Ozur serves as C.A.R. Treasurer. Ozur has been a REALTOR® for more than 20 years, specializing in residential property with The RECollective in the Greater Palm Springs area. Ozur has been a dedicated and active voice in the REALTOR® community since 2003. At the state level, Ozur has served as a CALIFORNIA ASSOCIATION OF REALTORS® Director since 2008, serving on various committees including Strategic Planning and Finance, Professional Standards, Transaction, and Regulatory, Federal, Legislative, and Business Technology Forum.

At the national level, Ozur serves as a Director with the National Association of REALTORS®. She has served as the Chair for Strategic Thinking Advisory Committee, member of the Finance Committee, and an RPAC Major Investor representative. She is a graduate of the NAR Leadership Academy and an RPAC Golden R Presidents Circle Hall of Fame.

At the local level, Ozur served as the 2010 and 2011 President of California Desert Association of REALTORS® and as Secretary of Greater Palm Springs Association of REALTORS® from 2015-2018. In 2013, she was awarded the honor of CDAR's REALTOR® of the Year.

Also active with the Women's Council of REALTORS®, Ozur served as its 2019 National President. Previously, she served as the 2005 Local Network President for Greater Palm Springs and the 2014 President for Women's Council of REALTORS® California.

Ozur is a life learner, strategic thinker, leadership developer, and social entrepreneur. In real life, that means a mom, partner, volunteer, speaker, and REALTOR®.

Affiliate Spotlight



Judy Chow

AAA Capital Investments

Judychow@msn.com

818-481-8368



Caravan Listings

2544 Doolittle Avenue, Arcadia, CA 91006 [View Comparable Properties](#)

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

2544 Doolittle Ave, Arcadia 91006 STATUS: Active LIST PRICE: \$1,100,000 †

Get on to 210 Freeway towards Pasadena. Take exit 34 towards Myrtle Ave. Turn right on Myrtle Ave. Turn right on E Duarte Rd. Turn left on 10th Rd. Turn right on E. Winnie Way. Turn left on Doolittle Ave.



BED / BATH: 3/2,0,0
SQFT(src): 1,850 (T)
PRICE PER SQFT: \$594.59
LOT(src): 8,763/0.2 (A)
LEVELS: One
GARAGE: 2/Detached
YEAR BUILT(src): 1950 (ASR)
PROP SUB TYPE: SFR/D
DOM / CDOM: 7/7
SLC: Standard
PARCEL #: [5791004036](#)
LISTING ID: P1-14132

[Submit Offer](#)

Recent: 06/28/2023 : NEW

2024 Board of Directors Announcement

The West San Gabriel Valley REALTORS® is pleased to announce the 2024 Board of Directors as follows:

2024 Officers:

- Cecelia Rudar, President
- Yin Bihr, President-Elect
- Pauline Lam, Vice President
- Huei (Jeff) Huang, Treasurer
- Tomas Wong, Secretary

2024 Directors:

- Lorraine Clark
- Dora Leung
- Nanette Ong
- Mao (Tom) Tseng
- Vince Veneziano
- William Wei
- Shun Zhang

2024 Immediate Past President: Ling Chow.

2023 GLOBAL SUMMIT

Join the West San Gabriel Valley REALTORS® and the Global Business Council for a 2023 Global Summit!

📅 Friday, July 7, 2023
🕒 11:00 AM - 4:00 PM

@ WSGVR
1039 E. Valley Blvd. #205B
San Gabriel, CA 91776

LIVE ONLY SPACE IS LIMITED
 MUST RSVP

Register now at :

www.wsgvar.com



626.288.6212 | info@wsgvar.com



Introduction to Global Programs

John Sebree, CEO,
California Association of REALTORS®

Immigrant Visas and EB-5

Victoria Kajo, Senior Counsel,
Gordon Rees Scully Mansukhani, LLP

Foreign Taxes

Michelle Quan, CPA, MTX CPA

Lender Panel

- Jeff Needham, HSBC Bank
- Joe Lam, Loan Direct
- Phoebe Lew, East West Bank

Escrow and Title Panel

- Jacqueline Cheou, Champion Escrow
- Juliana Tu, Viva Escrow
- Nancy Chan, Lawyers Title
- Yolanda Martinez-Arenas,
WFG Title Company of California



An American flag is draped across the top and bottom of the page, framing the central text. The stars are visible in the upper left and lower left corners, while the stripes are visible in the upper right and lower right corners.

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**.



(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
clarkej@msn.com

West San Gabriel Valley Association
of REALTORS® Foundation

GOLF TOURNAMENT



Friday July 14, 2023
Registration: 12 Noon
Shotgun: 1:00 pm
Format: Scramble

California Country Club
1509 Workman Mill Rd.
Whittier CA 90601

* \$150 per golfer - Includes green fee, cart, dinner, beverages,
and other tee prizes. Awards banquet immediately following play.

* \$50 dinner only

Dress code strictly observed. Collared
shirts required. Denims and jeans are not
permitted.

For sponsorship and additional information

Please contact:

Tomas Wong

or

Bob Cheou

Tournament Chair

Tournament Director

Cell: (626) 215-4352

Direct Tel: (626) 382-1889

Email: Tomas.Wong@sbcglobal.net

bc@championescrow.com

Please return this portion with your registration.

Golfer:	Phone or Email:	Golfer:	Phone or Email:
<input type="checkbox"/> Eagle Sponsor \$1000	<input type="checkbox"/> Birdie Sponsor \$500	<input type="checkbox"/> Tee Sign Sponsor - \$150	
<input type="checkbox"/> Golfer \$150	<input type="checkbox"/> Dinner Only \$50		
Artwork and sign message for tee sign MUST be in no later than June 18.			
Check No.:		Amount Enclosed: \$	
<p>Please make check payable to: WSGVAR Foundation</p> <p>Please mail payment and registration to: 1039 E. Valley Blvd. #205B, San Gabriel, CA 91776. Attn: WSGVAR Foundation</p>			

The West San Gabriel Valley Association of REALTORS® Foundation is hosting our 7th charity golf tournament at California Country Club on Friday, July 14, 2023. Each year we award grants to local graduating high school seniors who will be attending a school of higher learning and to non-profit organizations . Please help us achieve this goal and make a difference in someone’s life by becoming a sponsor and/or a participant.

The sponsorship levels are as follows:

Eagle sponsor \$1,000 - Includes 1 foursome, company logo on the event banner, and acknowledgement on the event program.

Birdie sponsor \$500 - Includes 2 golfers, company logo on the event banner, and acknowledgement on the event program.

Tee Sign sponsor \$150 - For a 4-color sign, sponsors MUST provide hi-res artwork in PDF or JPEG format. Artwork and sign message MUST be in no later than June 18.

We look forward to having you and your friends join us for a fun day at California Country Club on July 14, 2023



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.com/realtor/AHWD).

Register for this course today!

<https://tinyurl.com/6va2a9jz>

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



BROKER SUMMIT

SAVE THE DATE

THURSDAY, AUGUST 24, 2023

Join West San Gabriel Valley REALTORS® for a 2023 Broker Summit brought to you by the Education Committee.

10:30AM - 4:00PM

FREE ADMISSION

LIVE ONLY

LUNCH PROVIDED

MUST RSVP

MORE DETAILS TO COME

WSGVR Headquarter
1039 E. Valley Blvd. #205B
San Gabriel, CA 91776