



Weekly Bulletin

June 29, 2023



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MLS Breakfast Meeting

Victoria Stapleton, June 2023 Monthly Program Chair

Upcoming MLS Breakfast Meetings

July 6, 2023 – C.A.R. Updates

July 13, 2023 – Taxes

July 20, 2023 - City of Alhambra
Development Updates

Amazon Gift Card Winners: \$25 each

Yin Bihr
Mary Scott
Emi Terauchi

50/50
Buck Stapleton

Upcoming Committee Meetings

Thursday, July 6th
Affiliate Committee Meeting, 10:00 a.m.

Thursday, July 6th
Legislative Committee Meeting, 10:30 a.m.

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!

Victoria Stapleton, June 2023 Program Chair

Masters Realty, Realtor.victoria@gmail.com, 626-716-6988



Victoria is a licensed real estate sales associate with Masters Realty, San Marino; licensed since November 2004 to present.


She began her real estate career working for a local real estate office in San Marino as an office administrator, later transaction coordinator, and ultimately sales associate handling numerous listings. She met her husband, Buck Stapleton, after pitching a listing at the WSGVR Auditorium, became his assistant, and then he became her assistant. She assisted Buck in coordinating the N.A.R. Designation, Graduate Realtor Institute (GRI) on behalf of C.A.R. Victoria has served on several committees, presently the Finance Committee and MLS. Previously, she was elected to the WSGVR Board of Directors and served as Secretary in 2009.


Prior to real estate Victoria worked behind the camera as a photographer's assistant when she was approached by a talent agent to appear in a television commercial and print advertising, which led to a career as an actress and a model, joining the SAG/AFTRA in 1994, including TV commercials for major companies, including the National Association of REALTORS®. Print advertising includes California Association of REALTORS®, major automotive and financial institutions, Recent Print ads with her husband Buck in Chase Bank for Veteran Loan, and for film she was featured in the motion picture Windtalkers, John Woo, director.

"I like to travel with my husband, and watch movies and television. We enjoy going out to dinner, meeting new people, and learning about different cultures. One of my most memorable moments was being selected to ride in the 2013 Rose Parade, City of Los Angeles Float, Representing Sister Cities, winning the Mayors Trophy."



Caravan Listings

 **705 Flint Spear Rd, Walnut 91789** STATUS: **Active SFR** PRICE: **\$1,368,000**
 BED / BATH: **4/3,0,1,0** YEAR BLT: **1977 (PUB)** APN: **[8709037033](#)** PRICE PER SQFT: **\$545.02**
 SQFT: **2,510** LOT: **9,303/0.2136** ML#: **[AR23108961](#)** ORIG \$: **\$1,368,000**
 GARAGE: **3/Attached** DOM / CDOM: **[3/3](#)** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **668 - Walnut** LIST: **06/15/2023** LA: **[Yuemei Cheng, 01953253, 626-374-3781](#)**



 **6159 Rosemead Blvd, Temple City 91780** STATUS: **Active SFR** PRICE: **\$879,000**
 BED / BATH: **2/1,0,0,0** YEAR BLT: **1940 (ASR)** APN: **[5384004026](#)** PRICE PER SQFT: **\$739.28**
 SQFT: **1,189** LOT: **6,864/0.1576** ML#: **[SB23113361](#)** ORIG \$: **\$879,000**
 GARAGE: **2/Detached** DOM / CDOM: **[2/2](#)** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 AREA: **661 - Temple City** LIST: **06/17/2023** LA: **[Debra Vukojevic, 01957039, 310-308-5258](#)**
 Next OH: **Public: Sat Jul 1, 12:00PM-4:00PM**



 **6149 Rosemead Blvd, Temple City 91780** STATUS: **Active SFR** PRICE: **\$899,000**
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1924 (ASR)** APN: **[5384004024](#)** PRICE PER SQFT: **\$720.35**
 SQFT: **1,248** LOT: **6,865/0.1576** ML#: **[SB23113354](#)** ORIG \$: **\$899,000**
 GARAGE: **2/Detached** DOM / CDOM: **[2/2](#)** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard, Trust**
 AREA: **661 - Temple City** LIST: **06/17/2023** LA: **[Debra Vukojevic, 01957039, 310-308-5258](#)**
 Next OH: **Public: Sat Jul 1, 12:00PM-4:00PM**



 **6153 Rosemead Blvd, Temple City 91780** STATUS: **Active SFR** PRICE: **\$889,000**
 BED / BATH: **2/1,0,0,0** YEAR BLT: **1940 (ASR)** APN: **[5384004025](#)** PRICE PER SQFT: **\$874.14**
 SQFT: **1,017** LOT: **6,863/0.1576** ML#: **[SB23113346](#)** ORIG \$: **\$889,000**
 GARAGE: **2/Detached** DOM / CDOM: **[2/2](#)** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard, Trust**
 AREA: **661 - Temple City** LIST: **06/17/2023** LA: **[Debra Vukojevic, 01957039, 310-308-5258](#)**
 Next OH: **Public: Sat Jul 1, 12:00PM-4:00PM**



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 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**.



(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

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
Tournament Chair
Cell: (626) 215-4352
Email: Tomas.Wong@sbcglobal.net

or

Bob Cheou
Tournament Director
Direct Tel: (626) 382-1889
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.

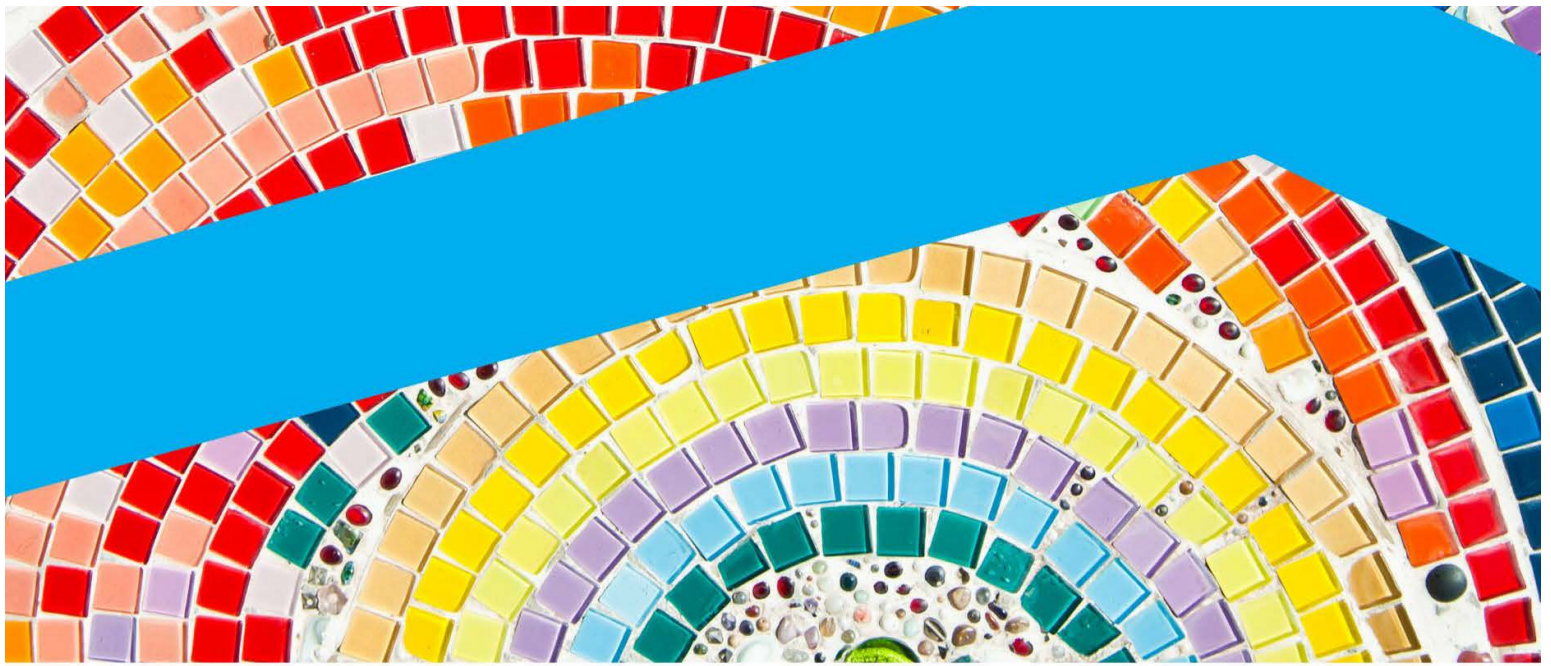
The sponsorship levels are as follows:

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.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