



Weekly Bulletin

June 8, 2023



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ALBERT TRAN

MLS Breakfast Meeting

Victoria Stapleton, June 2023 Monthly Program Chair

Upcoming MLS Breakfast Meetings

June 15, 2023 – Candidate Forum.

June 22, 2023 – Affiliate Program.

June 29, 2023 – The Fourth of July Celebration.

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Amazon Gift Card Winners: \$25 each

Wendy Zhen
Lucia Tam
Linda Kwan Lee

50/50

Theresa Lam - \$73.00; She donated it back to the WSGVAR Foundation.

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Upcoming Committee Meetings

Thursday, June 8th

MLS/Technology Committee Meeting,
10:30am

Thursday, June 15th

Special Events/Membership Committee Meeting, 10:30am

Wednesday, June 21st

Finance Committee Meeting, 9:30am

Friday, June 23rd

Executive Committee Meeting, 2pm

Thursday, June 29th

Board of Directors Meeting, 10:30am

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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Monday-Friday, June 12-16, 2023, from 9am to 5pm. "**Certified International Property Specialist (CIPS)**".

Monday, June 12, 2023, from 9:30am to 12:30pm. "**Lone Wolf Transaction-zipForm® Edition Training**".

Tuesday, June 13, 2023, from 12pm to 1pm. "**Commercial Seminar: Basics of Real Estate Investments – Retail and Office Building**".

Wednesday, June 14, 2023, from 9am to 10am. "**MLS Virtual Training: Matrix – Managing Listings**".

Friday, June 16, 2023, from 9:30am to 12:30pm. "**45-Hour DRE License Renewal – CE Webinar**".

Tuesday, June 20, 2023, from 11:00am to 12:00pm. "**Meet & Learn: Winning Strategies and Purchasing a Home with a Reverse Mortgage**".

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 ad is 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."

Speakers



Yin Bih
WSGVR Director & GBC Chair
Masters Realty



Pauline Lam
WSGVR Director & GBC Vice
Chair
Ko Tai Realty

Affiliate Spotlight



Valerie Li, Valerie Li Law
Real Estate Law
Vli@Valerielilaw.com
213-510-8021

Caravan Listings

356 Deerfield Drive, Walnut, CA 91789

[View Comparable Properties](#)

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

356 Deerfield Dr, Walnut 91789

STATUS: **Active**

LIST PRICE: **\$1,500,000**

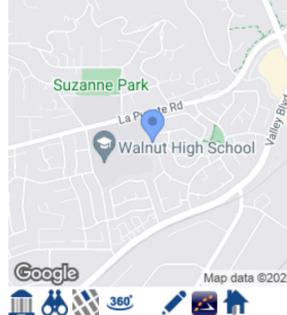
Cross Roads: La Puente Rd and Morningside Dr



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Recent: **06/06/2023 : NEW**

Next OH: **Broker: Thu Jun 8, 11:00AM-1:00PM**



BED / BATH: **6/3,0,0,0**
 SQFT(src): **3,023 (A)**
 PRICE PER SQFT: **\$496.20**
 LOT(src): **16,888/0.3877 (A)**
 LEVELS: **One**
 GARAGE: **3/Attached**
 YEAR BUILT(src): **1987 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **0/0**
 SLC: **Standard**
 PARCEL #: **8720038001**
 LISTING ID: **WS23099458**

[Submit Offer](#)

850 Cambon Avenue, Walnut, CA 91789

[View Comparable Properties](#)

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

850 Cambon Ave, Walnut 91789

STATUS: **Coming Soon Start Showing: 06/10/2023**

LIST PRICE: **\$898,000**

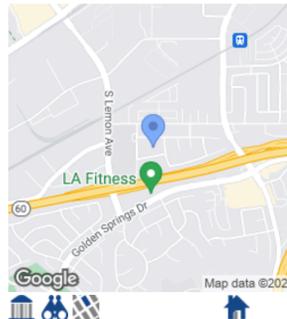
center house on Cambon Ave



1 / 16

Recent: **06/03/2023 : CS : ->C**

Next OH: **Public: Sat Jun 10, 2:00PM-4:30PM**



BED / BATH: **5/2,0,0,0**
 SQFT(src): **1,753 (A)**
 PRICE PER SQFT: **\$512.26**
 LOT(src): **8,918/0.2047 (A)**
 LEVELS: **Two**
 GARAGE: **2/Attached**
 YEAR BUILT(src): **1964 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **0/0**
 SLC: **Standard**
 PARCEL #: **8760017038**
 LISTING ID: **AR23097945**

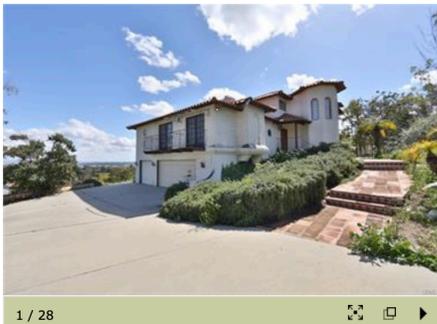
[Submit Offer](#)

1500 Kashlan Rd, La Habra Heights 90631

STATUS: **Active**

LIST PRICE: **\$1,899,888**

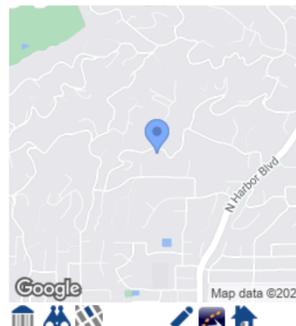
Fullerton Rd becomes Habor Blvd., Right onto Kashlan Rd.



1 / 28

Recent: **06/03/2023 : PRC CHG : \$1,999,888->\$1,899,888**

Next OH: **Public: Sat Jun 10, 1:00PM-5:00PM**



BED / BATH: **4/3,0,1,0**
 SQFT(src): **2,844 (A)**
 PRICE PER SQFT: **\$668.03**
 LOT(src): **36,004/0.8265 (A)**
 LEVELS: **Three Or More**
 GARAGE: **3/Attached**
 YEAR BUILT(src): **1987 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **56/56**
 SLC: **Standard**
 PARCEL #: **8267028021**
 LISTING ID: **WS23060465**

[Submit Offer](#)



State Farm, Allstate stop selling home insurance to new customers in CA

State Farm and Allstate have announced they will no longer sell new home insurance policies in California because of wildfire risks and an increase in construction costs. Here are some facts:

1. State Farm and Allstate are not leaving the California Insurance Market:
State Farm and Allstate will continue to service and renew policies of existing clients in the state and will continue to offer new auto insurance policies. However, they will not be issuing any new property insurance policies for the time being in California.
2. What are the implications of the decision for prospective homebuyers? In certain high-risk areas of the state, there are very few insurance companies willing to write new policies. In some higher risk areas, State Farm was the last private insurance company writing policies. In those areas, unless the Insurance Commissioner is successful in its effort to get more private insurers to write policies in such areas, the generally more-costly California FAIR plan may end up being the only property insurance available.
3. Why did State Farm and Allstate stop issuing new policies? State Farm stated that it made the decision "due to historic increases in construction costs outpacing inflation, rapidly growing catastrophe exposure, and a challenging reinsurance market." Allstate said the company "paused" its offerings "so they can continue to protect current customers." State Farm and Allstate's decision is not necessarily an indication of what other companies will do.
4. Will more companies follow State Farm and Allstate's move? There are still a wide range of companies writing policies in California. However, those willing

to write new policies in higher risk areas in particular are declining and as stated above, with the departure of State Farm and Allstate, those in more high-risk areas may have no option than the FAIR plan.

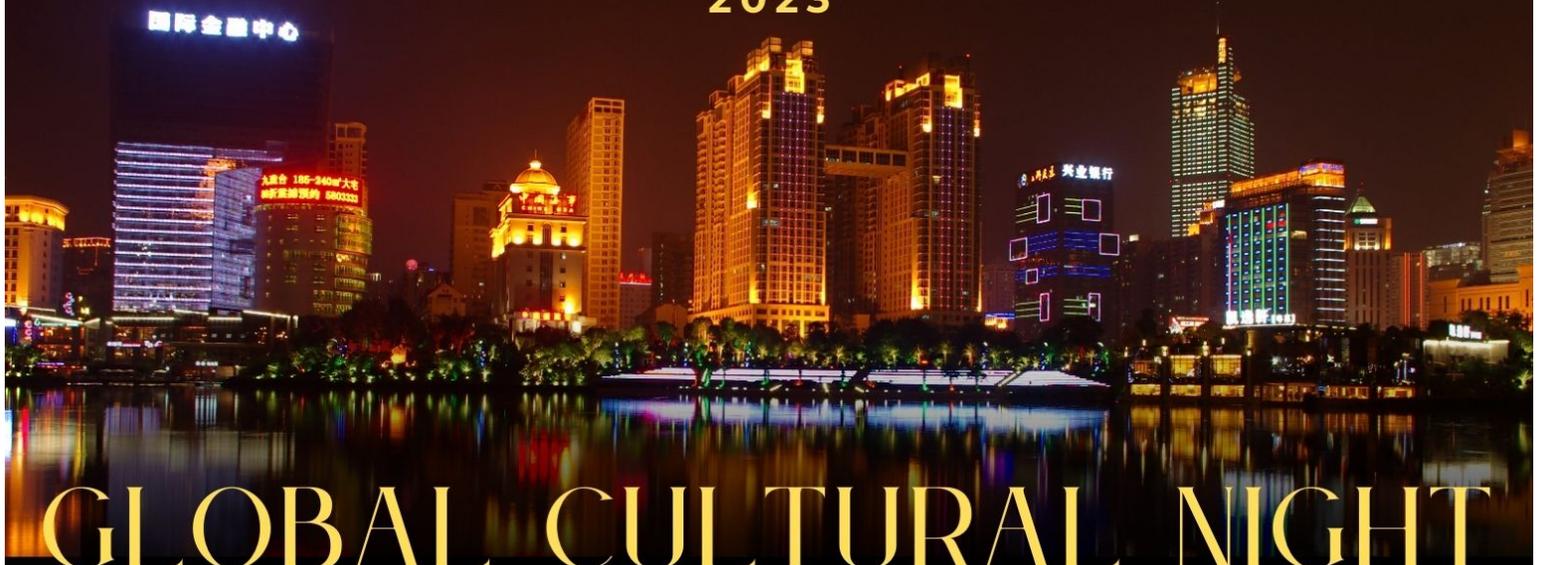
5. What are the main problems for the insurance market in California? The California market is heavily regulated and has various strict requirements for rate increases, which were put into place by Proposition 103 in 1988. However, there are two areas where possible changes could result in a better climate for insurance without requiring major changes to consumer-friendly rate increase requirements. Those include allowing insurance companies to have rates that better reflect their reinsurance costs and allowing insurance companies to utilize forward looking risk models. Current law only allows companies to look back when setting rates. However, given the issues with climate change, many insurance companies argue that looking backward does not allow companies to adequately capture risk.

6. Where can I direct my clients for information if they are looking for homeowners insurance? The [California Dept. of Insurance](#) provides several information guides, tips and tools to help them understand home/residential insurance so that they can make the best decision for their situation. They can also call the California Dept. of Insurance [Consumer Hotline](#) for assistance.

7. What is C.A.R. doing? C.A.R. has been in discussions with both the Insurance Industry representatives and the Department of Insurance on State Farm and Allstate's move and other homeowner insurance issues. The Insurance Industry and the Department of Insurance have also been looking at and discussing ways to address the state's insurance challenges. The issue is large and complicated. We have cautious hope that these moves may create some greater urgency on how to address this insurance situation.

June 1, 2023

WEST SAN GABRIEL VALLEY REALTORS®
GLOBAL BUSINESS COUNCIL
2023



GLOBAL CULTURAL NIGHT

\$15/PERSON-REGISTER BY JUNE 13
\$20 AT THE DOOR
\$5/SONG FOR KARAOKE

FEATURING:

- Food from Around the World
- Karaoke
- Costume



WHEN

Wednesday
June 14, 2023
5:30pm – 9:30pm

WHERE

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

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

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



GLOBALIZE YOUR BUSINESS

Attend the CIPS Institute

CIPS education will provide you with the knowledge and resources to position yourself as a global practitioner in your local market.

This 5-day institute will satisfy the education requirements to **apply for your CIPS designation,*** the only international designation recognized by the National Association of REALTORS®.

Certified International Property Specialist (CIPS) 5-day Institute

West San Gabriel Valley REALTORS®

SPONSOR:

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

LOCATION:

June 12, 2023 to June 16, 2023

DATE:

9:00 AM to 5:00 PM

TIME:

John Wu, CIPS

INSTRUCTOR:

\$399

COST:

Register today!

<https://tinyurl.com/ycyacccf>

Email: GBC@wsgvar.com



CERTIFIED INTERNATIONAL PROPERTY SPECIALIST

CIPS INSTITUTE SCHEDULE

In this five-day CIPS Institute, you will learn the critical aspects of international real estate transactions, including:

- Globalization of economics
- International capital flow
- Marketing and business planning strategies
- Roles and expectations in international transactions

Global Real Estate: Local Markets

June 12, 2023

Global Real Estate: Transaction Tools

June 13, 2023

Europe & international Real Estate

June 14, 2023

The Americas & International Real Estate

June 15, 2023

Asia/Pacific & International Real Estate

June 16, 2023

Register today!

<https://www.wsgvar.com>

GBC@wsgvar.com

