



Weekly Bulletin

March 16, 2023

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MLS Breakfast Meeting

Joleen Tu, March 2023 Monthly Program Chair

Upcoming MLS Breakfast Meetings

- March 23, 2023... Topic **How to Resolve Real Estate Disputes without Court**. Di Li Law Office: Attorneys Ms. Di Li & Mr. Li Yang
- March 30, 2023... **Tax Topics**, presented by Affiliate Program
- April 6, 2023... **Mold**...Speaker: Attorney Kelly Richardson

Drawing Winners (3/9/2023)

Attendance Drawing Winner: **Yin Bihr**

50/50 Winner: **Cecilia Huynh**

Amazon Gift Card winners:
Nancy Chang
Geoffrey Arabit
Kimberly Shih

Upcoming Committee Meetings:

Friday, March 17th
Executive Committee Meeting, 2:00pm

Wednesday, March 22nd
Finance Committee Meeting, 2:00pm

Thursday, March 23rd
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.

Friday, March 17, 2023, from 9:30am to 12:30pm. **"45-Hour DRE License Renewal Continuing Education – Webinar"**.

Tuesday, March 21, 2023, from 11:00am to 12:00pm. **"Meet & Learn: What's Home Warranty and What Items are Covered and Not Covered? Is it Available for Homeowner?"**

Tuesday & Wednesday, March 28-29, 2023, from 8:30am to 5:30pm. **"CCIM Foundation for Success in Commercial Real Estate"**.

Tuesday, April 11, 2023, from 12pm to 1pm. **"Commercial Seminar: Basics of Real Estate Investments - Apartments"**.

Wednesday, April 12, 2023, from 9am to 10am. **"CRMLS Virtual Training Matrix – Creating a CMA"**.

Friday, April 14, 2023, from 9:30am to 12:30pm. **"45-Hour DRE License Renewal Continuing Education – Webinar"**.

MLS Breakfast Meeting Today!

Joleen Tu, March 2023 Monthly Program Chair
Joleen Tu, RE/MAX My Home, joleentu@yahoo.com, 626-242-7916

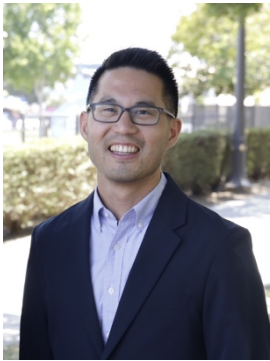


Joleen started her career as a corporate lawyer. She worked for US law firms representing US corporations conducting business overseas. During her time overseas, she advocated for US trademark implementation and protection. She was also an active volunteer for the US consulate in Beijing in advocating for the implementation of China-US tourism visas in 2005.

Although she loved her experiences in her legal roles, her true love is for real estate. From the time Joleen purchased her first home, she was hooked. She loved and is still overwhelmingly passionate about finding the perfect house that people can call their home. She loves working with first time buyers and making connections that last a lifetime.

Today, Joleen is the Broker of RE/MAX My Home in Temple City. At RE/MAX My Home, she strives to bring the same enthusiasm, love, and integrity for real estate to her agents. Her 2023 goal is to do yoga at least 2 times a week (hasn't happened yet and it's already March) and to take on active volunteer roles within her community at large.

Featured Speaker: Thomas Wong, Monterey Park Mayor Pro Tem



Thomas was elected to the Monterey Park City Council in November 2022 and currently serves as the city's Mayor Pro Tem. Prior to his election to the city council, he served as an elected board member of the San Gabriel Valley Municipal Water District from 2012-2022, including seven years as board president. Born and raised in Monterey Park to immigrant parents, Thomas received his BA in Economics from UCLA and Master of Public Administration from USC.

Affiliate Spotlight

Annie Fan

Chicago Title

Annie.fan@ctt.com

626-483-1600



Caravan Listings



154 E Floral Dr, Monterey Park 91755 STATUS: **Active SFR** PRICE: **\$692,000**
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1951** APN: **5274019006** PRICE PER SQFT: **\$570.96**
 SQFT: **1,212** LOT: **5,593/0.12** ML#: **P1-12882** ORIG \$: **\$692,000**
 GARAGE: **2/Detached** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Trust**
 AREA: **641 - Monterey Park** LIST: **02/05/2023** LA: **Ellie Viray, 01239528, (626) 524-4136**



1021 W Roses Rd, San Gabriel 91775 STATUS: **Active SFR** PRICE: **\$1,499,800 ↓**
 BED / BATH: **4/3,0,1,0** YEAR BLT: **1947 (ASR)** APN: **5335033019** PRICE PER SQFT: **\$571.13**
 SQFT: **2,626** LOT: **6,354/0.1459** ML#: **WS23029169** ORIG \$: **\$1,618,000**
 GARAGE: **2/Attached** DOM / CDOM: **22/22** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **654 - San Gabriel** LIST: **02/21/2023** LA: **EDWARD CHEN, 01758593, 626-560-5470**



126 S Rural Dr, Monterey Park 91755 STATUS: **Active SFR** PRICE: **\$900,000**
 BED / BATH: **2/1,1,0,0** YEAR BLT: **1948 (ASR)** APN: **5259016037** PRICE PER SQFT: **\$750.63**
 SQFT: **1,199** LOT: **6,391/0.14** ML#: **P1-12928** ORIG \$: **\$900,000**
 GARAGE: **2/Detached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 AREA: **641 - Monterey Park** LIST: **03/14/2023** LA: **Veronica Paglia, 00926931, (626) 437-8008**



FOUNDATIONS FOR SUCCESS IN COMMERCIAL REAL ESTATE | SAN GABRIEL, CA

LIVE COURSE ONLY

March 28-29, 2023 | 8:30 a.m. - 5:30 p.m. PT
 WSG West San Gabriel Valley REALTORS®



REGISTER NOW!
 Click here for more details.

Instructor
Soozie Jones Walker, CCIM



REALTOR® Action Fund Contribution

— HELP PROTECT YOUR LIVELIHOOD —

CONTRIBUTE TO THE REALTOR® ACTION FUND TODAY!

CONTRIBUTOR
INFORMATION

NAME (please print): _____
 NRDS #: _____ ASSOCIATION: _____ REGION: _____
 BILLING ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 PHONE NUMBER: _____
 EMAIL: _____

COMMITMENT
LEVEL

REALTOR® ACTION FUND VOLUNTARY CONTRIBUTION*

- | | | |
|----------------------------|--------------------------------------|-----------------------------------|
| <input type="radio"/> \$20 | <input type="radio"/> \$49 | <input type="radio"/> \$148 |
| INTRODUCTORY LEVEL | "THE MINIMUM COST of DOING BUSINESS" | "THE TRUE COST of DOING BUSINESS" |

CALIFORNIA MAJOR DONOR VOLUNTARY CONTRIBUTION*

- \$449 ANNUALLY 
 CALIFORNIA SILVER BEAR

NAR MAJOR DONOR VOLUNTARY CONTRIBUTION*

NAR Sterling "R"

- \$1000 ANNUAL
 \$449 SUSTAINING
 Chartered NAR Sterling "R" (formerly known as the California Golden "R", prior to 12/31/2011)

NAR Crystal "R"

- \$2500 INITIAL
 \$1500 SUSTAINING
 \$1000 SUSTAINING
 For NAR President Circle Members

NAR Golden "R"

- \$5000 INITIAL
 \$2000 SUSTAINING
 \$1000 SUSTAINING
 For NAR President Circle Members
 \$449 SUSTAINING
 Chartered NAR Golden "R" (prior to 1/01/02)

PAYMENT &
SUBMISSION

*Payment plan available for all levels
 (for specific details visit our website listed below)

PAYMENT PLAN? YES NO

PAYMENT METHOD: VISA MASTERCARD AMERICAN EXPRESS DISCOVER

CREDIT CARD #: _____ EXP DATE: _____

CARD TYPE: PERSONAL CORPORATE

COMPLETE FORM AND RETURN TO YOUR LOCAL ASSOCIATION FOR PROCESSING.

Political contributions are not tax deductible as charitable contributions for federal and state income tax purposes. Contributions to the REALTOR® Action Fund are voluntary, and the amounts above are only guidelines; you may give more, less or nothing at all. Failure to contribute will not affect an individual's membership status in the California Association of REALTORS® (C.A.R.). Contributions will be allocated among three of C.A.R.'s political action committees (PACs), according to different formulas approved by C.A.R. for personal and corporate contributions. These PACs are: CREPAC (supports state and local candidates); CREPAC/Federal (supports federal candidates); and CREIEC (makes independent expenditures in support of or opposition to candidates). C.A.R. also sponsors IMPAC which supports local and state ballot measures and other issues that impact real property in California. The allocation formula may change including re-designating a portion to IMPAC.



West San Gabriel Valley REALTORS
Foundation

GOLF TOURNAMENT



Friday July 14, 2023

Registration: 12 Noon

Shotgun: 1:00pm

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

Please return this portion with your registration.

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



PRESENTED BY:
PAUL P. CHENG, PAUL P. CHENG & ASSOCIATES

WEDNESDAY, APRIL 19, 2023
10AM TO 12PM

REGISTER NOW!