



Weekly Bulletin

June 15, 2023

OFFICERS

LING CHOW
PRESIDENT

CECELIA RUDAR
PRESIDENT-ELECT

SHUN ZHANG
VICE PRESIDENT

NANETTE ONG
TREASURER

HUEI (JEFF) HUANG
SECRETARY

DIRECTORS

LORRAINE CLARK
YIN BIHR
MARIAN CAVATAIO
PAULINE LAM
TOM TSENG
WILLIAM WEI
TOMAS WONG

IMMEDIATE PAST

PRESIDENT
BRIAN CHEN

CHIEF EXECUTIVE

OFFICER
ALBERT TRAN



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MLS Breakfast Meeting

Victoria Stapleton, June 2023 Monthly Program Chair

Upcoming MLS Breakfast Meetings

June 22, 2023 – Affiliate Program.

June 29, 2023 – The Fourth of July Celebration.

July 6, 2023 – C.A.R. Updates
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Amazon Gift Card Winners: \$25 each

Leena Sankary
Alina Chu
Oriana Chan

50/50
Pauline Lam
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Upcoming Committee Meetings

Thursday, June 8th

MLS Committee Meeting, 10:30 a.m.

Thursday, June 15th

Special Events/Membership Committee Meeting, 10:30 a.m.

Wednesday, June 21st

Finance Committee Meeting, 9:30 a.m.

Friday, June 23rd

Executive Committee Meeting, 2 p.m.

Thursday, June 29th

Board of Directors Meeting, 10:30 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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Fridays, (June 16, 2023, July 7, 2023, and July 21, 2023) from 9:30 a.m. to 12:30 p.m. "**45-Hour DRE License Renewal – CE Webinar**".

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

Wednesday, June 28, 2023, from 9 a.m. to 10 a.m. "**CRMLS Virtual Training: Showing Time for the MLS**".

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

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

Thursday, August 24, 2023, from 10 a.m. to 3 p.m. "**2023 Broker Summit**".

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 lead 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."

2024-25 Candidates (Biographies on next page)

	Lorraine Clark		Huei (Jeff) Huang		Cecilia Huynh		Dora Leung
	Mao (Tom) Tseng		Joleen Tu		Vince Veneziano		Tomas Wong

Affiliate Spotlight

	<p>Angie Wong LOAN DIRECT 714-276-5999 Angie.wong@loandirect.us 213-510-8021</p>
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Lorraine Clark

Lorraine Clark has been a REALTOR® of WSGVR since 1978. Over the years she has held various Association leadership positions including President in 2006. She is a current Board of Director, chair of Bylaws/Policies & Procedures committee, chair of the Premises committee, WSGVAR Foundation president, and association Ombudsman.

Huei (Jeff) Huang

Jeff has earned SRES, PSA, SFR, AHWD, and GREEN and is a full-time REALTOR®. He serves his local community with the standard transaction and state-wide via syndication investing and funds. He is currently on the Board of Directors, serving as Secretary, Chair of the Education Committee, and Vice-Chair of the Finance Committee.

Cecilia Huynh

Cecilia Huynh has many years of banking experience and has been a full-time, active REALTOR® of WSGVR since 2012. She earned her Green and ePRO designations in 2022 and is in the process of earning her Certified International Property Specialist (CIPS). She is currently Vice-Chair of Education/Commercial Committee and member of the Global Business Council.

Dora Leung

Dora Leung is a licensed residential and commercial REALTOR® serving the San Gabriel Valley for almost 20 years. She is a Certified International Property Specialist (CIPS) and Green Agent. She is currently Membership/Special Events Chair and Legislative Committee Vice-Chair. Dora is a C.A.R. co-Key Contact to Assemblymember Mike Fong (A.D. 49). She has extensive knowledge and contacts to many local elected officials having served as member of a number of commissions and current President of the Chamber of Commerce in Monterey Park. Most recently she was named Woman of the Year for her work in the community of Monterey Park.

Joleen Tu

Joleen is a graduate of UC Berkeley and started her career as a corporate lawyer but found her true love to be for real estate. She is overwhelmingly passionate about finding the perfect house that people can call their home. This is her 7th year in real estate and her goal is to learn from and contribute to the real estate community, starting with our WSGVR. She currently serves as a MLS/Technology committee member

Tom Tseng

Tom Tseng began his career in the real estate industry in 2010 had holds Broker's License, GRI, and CCIM Designation. Tom Tseng has been actively involved in Local Government Policies, Housing Supply, affordability, and also promoting international real estate transactions. He is currently serving as the Board of Directors, Vice-Chair of the Grievance Committee, and CAR Director. Tom Tseng is also an active member serving in the Legislative Committee (Rosemead Liaison), Global Business Council, and Grievance Committee.

Vince Veneziano

Vince Veneziano has been a REALTOR® since 1978 and takes pride in assisting clients with the acquisition and disposition of residential and investment properties. He has served on various committees throughout the years both locally and with C.A.R. He is currently an Ombudsman and serves on the Legislative Committee.

Tomas Wong

Tomas Wong has been a WSGVR REALTOR® member since 1988. In 2015, he transitioned into a full-time role as a Residential and Commercial Real Estate Agent, with a specific focus on Multi-family and Investment properties. He has served in various committees in leadership positions, including as chair or vice-chair of Legislative, Membership/Special Events, and Bylaws/Rules and Regulations. Currently, he holds the position of Board of Director and Co Key-Contact for Assembly-member Mike Fong.

Caravan Listings

13520 Trumball Street, Whittier, CA 90605

[View Comparable Properties](#)

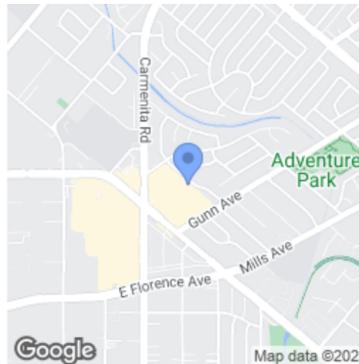
[Listing](#) [Tax](#) [Photos](#) [History](#) [Parcel Map](#) [Flood Map](#) [Foreclosure](#) [Open House](#)

13520 Trumball St, Whittier 90605

STATUS: **Active**

LIST PRICE: **\$760,000**

South on Carmenita Rd East on Telegraph Rd



BED / BATH: **3/1,0,0,0**
SQFT(src): **1,347 (A)**
PRICE PER SQFT: **\$564.22**
LOT(src): **6,502/0.1493 (A)**
LEVELS: **One**
GARAGE: **2/Detached**
YEAR BUILT(src): **1953 (PUB)**
PROP SUB TYPE: **SFR/D**
DOM / CDOM: **3/3**
SLC: **Standard**
PARCEL #: **8157004001**
LISTING ID: **WS23103070**

4920 Heleo Avenue, Temple City, CA 91780

[View Comparable Properties](#)

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

4920 Heleo Ave, Temple City 91780

STATUS: **Active**

LIST PRICE: **\$2,199,000**

S/ of La Rosa Dr, W/ Temple City Blvd



BED / BATH: **5/5,0,1,0**
SQFT(src): **3,058 (B)**
PRICE PER SQFT: **\$719.10**
LOT(src): **8,100/0.186 (U)**
LEVELS: **Two**
GARAGE: **3/Detached**
YEAR BUILT(src): **2021 (BLD)**
PROP SUB TYPE: **SFR/D**
DOM / CDOM: **8/8**
SLC: **Standard**
PARCEL #: **8590022029**
LISTING ID: **AR23098866**



Join Us For A
4th of July
Celebration

MLS Breakfast Meeting
Thursday, June 29, 2023

Full Breakfast @ 8:30am ★ Games ★ Cash Prizes

Patriotic Contest

Dress in Red, White & Blue! Patriotic Attire!

We will have 1st., 2nd., & 3rd Place Winners



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



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