

# CAREPA NEWS

## CAREPA NEWS

### 華裔房地產專業協會新聞

2007年二月號

FEBRUARY 2007

#### President's Message ~ 會長的話

The Lunar New Year, "Year of the Pig" has arrived. We'll soon be enjoying the 15 days celebration associated with this holiday. Let's enjoy the food, the happiness and the company. Let's also be thankful for what we have and share our blessings with others. (red envelopes???)

I would like to thank all the Directors who have stepped up to chair a committee and have agreed to be committee members. I am sure that with their vision and dedication, CAREPA will be in good hands.

Last month, Richard Stone, Kelvin Wong and I attended the NAR Leadership Conference in Washington D.C. where minority groups were positively acknowledged. In a meeting including Presidents and President Elects of different minority organizations (Black, Hispanic, CAREPA & AAREA). There was unity in working towards common goals impacting mortgage, foreclosure and issues affecting minority groups such as long lasting home ownership and predatory lending. We should continue to work together towards positive solutions.

As we work every day, we never know what to expect. I urge everyone to stay alert and aware of your surroundings. During this month's mixer, our speaker will inform you about things we should be conscious about to keep ourselves safe. Hope that the information provided to you will help protect you and give you an upper hand when the unexpected arrives.

Thanks to all the members and guest who take the time to attend our monthly mixers. It gives me great pleasure to meet you all. It is your support that encourages us at CAREPA to be a better association everyday.

If you have any questions or wish CAREPA to address a particular matter, please feel free to contact me.

**John Y. Wong**

2007年華裔房地產專業協會會長  
2007 CAREPA President  
2007 NAR Director  
323-222-2200

#### The Hard Money Lending Boom of 2007

Hard Money Lending is essentially asset-based lending. We originate loans at low loan-to value for investment by private investors. Real people lend this money not faceless institutions so you have to be extremely careful about the due diligence and packaging. If you screw up, you're messing with someone's retirement money. We've been successful but careful in our pursuit.

**The sub-prime mortgage market is falling apart.** Wall Street firms are being stung by the bad sub-prime loans they bought and demanded that the lenders who sold them buy those loans back. The sub-prime lenders didn't have the money. The Wall Street firms simply swapped the debt for ownership in the sub-prime firms. Once the camel (Wall Street) got his nose under the tent, he didn't like what he saw.

The sub-prime mortgage market is completely tightening its lending standards. The wholesale account executives, once compensated like a proven reliever for the Padres, are applying for night gigs as bartenders to supplement their income. The words "stated income" are becoming more politically incorrect than a racial slur. The new sub-prime lender will emerge as the prostitute who found God.

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新年快樂  
2007  
Happy New Year!  
Year of the Pig

# 2007 CAREPA BOARD OF DIRECTORS

## 華裔房地產專業協會理事名單

**Congratulations to the Board of Directors. Thank you for your voluntarism!**

**Felicidades a la Junta de Directores. Gracias por ser voluntarios.**

恭喜所有當選的理事會成員，感謝他們為協會做出的貢獻

### John Y. Wong President

**Richard Stone**  
Vice-President

**Lucia Tam**  
Secretary

**Jacqueline Cheou**  
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**Ling Chow**  
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**Arthur Luna**  
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**John C. Wu**  
Director

**Dobbin Lo**  
Legal Counsel

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<b>BYLAWS/ELECTION</b>	<b>Kelvin Wong</b>
<b>CHRISTMAS/INSTALLATION</b>	<b>Ling Chow</b>
<b>HOPE AWARD</b>	<b>Kelvin Wong</b>
<b>MEMBERSHIP</b>	<b>John Wu</b>
<b>PROGRAMS/MIXERS</b>	<b>Ling Chow</b>
<b>PUBLICATIONS</b>	<b>Lucia Tam</b>
<b>WEBSITE</b>	<b>John Wong</b>

### COMMON QUESTIONS PROFESSIONAL ANSWERS

answered by Glenn Inman

Q: How can I know the condition of my roof?

A: A noticeably worn out roof is an easy call to make, but a roof that is only starting to age is a more subtle defect that a professional home inspector can uncover. Because the resurfacing of a roof can cost thousands of dollars, eliminating problems before they start is smart. For a potential home buyer, a roof needing to be resurfaced in the foreseeable future may be a negotiable item to a sales transaction.

Tar and gravel roofs, also known as built-up roofs, are among the most common of all roof types. They are installed on

Continued from page 1 – “The Hard Money Lending Boom in 2007”

**Which brings me to the opportunity.** There will be a lot of borrowers...many, in fact, who need the help of a private mortgage lender. There will be so many borrowers who are shunned by the "new and improved" sub-prime lenders that a trust deed investor will have her pick of the litter these next 12-18 months. She'll be able to significantly upgrade the credit grade of her portfolio without sacrificing loan-to-value or double digit yield.

Vacuums create opportunities for those wise enough to recognize them and nimble enough to seize them. Let's cash in on The Hard Money Lending Boom of 2007. ▶▶▶

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countless homes and on the majority of commercial buildings.

The most frequent concern with built-up gravel roofing is the need for periodic maintenance to retain gravel coverage on all surfaces. Sun exposure to bare spots can lead to deterioration and shortened longevity of the roof membrane.

Another common roof problem is ponding -- standing water that results from inadequate pitch of the roof. This can be due to substandard framing at the time of construction or sagging of the roof structure. Ponding can also result from blocked roof drains; so it is important to keep the roof free of debris and foreign objects.

A detailed roof evaluation is a standard part of every

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competent home inspection. Home inspectors typically inspect a roof by walking on the surface, as this is the best way to observe and evaluate all pertinent conditions. There are some conditions that could keep an inspector off the roof (*barring these circumstances, a competent inspector should include a walk on the roof*):

- The surface is too steep to provide safe footing The surface is too high for access with a normal length ladder
- The roofing is so deteriorated that foot traffic would cause further damage
- Surface conditions such as snow, ice, moisture, or moss make the roof too slippery
- The roofing consists of tiles that might break under foot pressure
- The sellers have ordered the inspector to stay off the roof.

Q: What are the earthquake strap requirements for water heaters?

A: Unfortunately, divergent methods and opinions abound among those who install, inspect, or approve various kinds of strapping. At the root of the problem is a lack of adequate notification by the state agency responsible for the advent of current seismic standards.

Since 1982, the Uniform Plumbing Code has mandated seismic safety straps for most water heaters. The purpose of this requirement is to prevent fire, explosion, or water damage if a water heater should topple during an earthquake. Originally, the code merely stated that water heaters "shall be anchored or strapped to resist horizontal displacement due to earthquake motion." But no installation standards were included with this code. Types of hardware and methods of attachment were left to the discretion of the installer.

In the 1990's, strapping requirements were upgraded. According to the newer code, "Strapping shall be at points within the upper one-third and lower one-third" of the water heater. To date, this is all the plumbing code has to offer on the subject. Two straps are required, but there are still no specifications as to techniques and materials to be employed.

Unknown to many, however, is the fact that the plumbing code, as it relates to water heater strapping, has been superseded by higher standards set forth by the California Health and Safety Code. In 1989, Assembly Bill 1890 was passed by the state legislature, establishing the following health and safety standards: (1) All water heaters sold in California shall be braced. (2) Manufacturers of water heaters must provide installation instructions for seismic straps with each fixture sold; (3) The Office of the State Architect must prepare generic installation instructions with standard details illustrating minimum standards for earthquake strapping.

The State Architect's specifications, published in 1992, stand

as the legal criteria for adequate strapping of water heaters in California. Unfortunately, efficient communication is not the hallmark of common bureaucratic practice, and in keeping with this deficiency, individuals at the state level seemingly neglected to inform building departments, home inspectors, and plumbing contractors that new seismic standards had taken effect. Consequently, years have transpired since the inception of current state guidelines. Violations and misapplications remain commonplace, because professionals who should have been advised remain unaware that new statutes have been established.

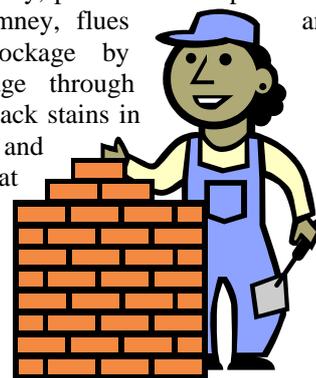
Basically, the effective standards are these:

- All water heaters must be strapped, whether gas or electric.
- Two straps are needed, one in the upper one-third and one in the lower one-third of the fixture.
- Straps may consist of either plumbers' tape (at least 24 gauge) or half-inch diameter metal conduit.
- Straps should wrap all the way around the body of the water heater. (Note: Many of the strapping kits available in hardware stores fail to comply with this requirement.)
- Straps should be secured to adjacent walls and from opposing directions.
- Straps should be secured to the wall studs using 1/4" diameter by 3" long lag bolts with washers.

Dissemination of the foregoing protocols is essential and long overdue. To obtain an illustrated copy of these standards, contact the Building Standards Commission at (916) 445-1230. Ask for a copy of "Earthquake Bracing of Water Heaters for Residential Use."

Q: Should I get my fireplace inspected?

Both CREIA and the U.S. Consumer Product Safety Commission recommend a yearly, professional inspection to include the checking of chimney, flues and vents for leakage and blockage by creosote and debris. Leakage through cracks or holes could cause black stains in the outside of the chimney and flue. These stains mean that pollutants are leaking into the house. Most people are not aware that a fireplace inadequately maintained and vented can produce more carbon monoxide infiltration into the home's interior than several furnaces and water heater flue vents combined.



Several problems may occur at the chimney and firebox that the average homeowner is unaware, such as corroded or inoperable metal smoke damper, a damaged metal ash dump cover, eroded mortar joints at the rear and side interior hearth fire brick walls and base, inadequate hearth extension,

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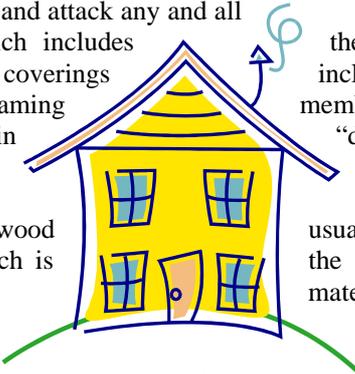
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improper clearance from combustible materials at the hearth opening or at the chimney within the attic space, a cracked flue liner or no flue liner at all especially at older chimneys, a damaged cement cap at the chimney top which can allow moisture intrusion into the chimney interior chase ultimately deteriorating the entire system. Also, there is the possibility that the ash dump pit is overfilled, the exterior clean-out cast iron cover is missing or below exterior grade or under the house within the foundation crawl space area (which is no longer an approved location as the spillage of hot ashes under a home presents a distinct fire hazard). The chimney top should be equipped with a weather capped spark arrestor to help prevent seasonal moisture intrusion into the chimney interior and the escape of hot embers when operating the fireplace. This is very important when the home has a wood shingle or shake roof covering.

Consider the following advice when looking to hire a fireplace specialist: check to see if the company or individual you call is a member of a state chimney guild or association; check with the local Better Business Bureau to see if there is a record of any complaints; and most important, do not allow the fireplace/chimney inspector perform corrective work for any defects that are reported (this is a conflict of interest). Get a written report from the inspection specialist, then hire and then hire a state licensed masonry contractor to do the actual repair work.

Q: What’s the best way to “winterize” my home?

A: The most destructive element to a home’s structural health is moisture infiltration through openings in the building envelope. Water is insidious in its efforts to find even the smallest crack and attack any and all cellulose materials, which includes the both exterior and interior coverings including the structural framing members — often resulting in “dry rot” (a misleading term because continual moisture contact with wood usually results in “wet rot” which is the breakdown of cellulose materials).



Another area of concern when dealing with moisture infiltration is pest infestation — the invasion of wood destroying insects, carpenter ants and wood eating beetles that thrive on cellulose materials. And of course, moisture problems can also lead to mold.

If your home has inadequate grade slope away from the perimeter foundation, there may be the possibility of water intrusion into the foundation’s crawl space area, which can be compounded if the home contains below grade rooms and storage areas.

The most common means of moisture intrusion noted by home inspectors in California are through the following avenues: gaining entry below the structure; worn roof coverings; deteriorated roof vent flashing serving both plumbing fixtures and mechanical equipment; improperly installed or worn chimney flashing; and doors and windows that have not been properly weather sealed.

Below is a simple list of maintenance tasks for the homeowner to perform to help prevent moisture infiltration both into and below their homes:

- Clean all rain gutters, including downspouts, and make sure all gutter joints are properly sealed.
- Insure that rain gutter downspouts are directed away from the perimeter foundation. This may take adding some corrugated plastic extension piping you can purchase at your local home store.
- Check to see there are no low areas around the home’s perimeter foundation where water can collect after a rainstorm. Standing water will eventually work its way beneath the home and can lead to building settlement and foundation support failure.
- Carefully check all of your exterior doors and windows and adjacent trim to see if they need any application of exterior type epoxy or sealants.
- Immediately after the first heavy rain, check under your house to confirm that the ground is reasonably dry.
- If you think the surface grade around the perimeter foundation is a source for concern and more than you can fix with a garden shovel, consult a state licensed drainage contractor for their recommendations – they will provide a cost estimate for corrective work which may include the installation of an underground drainage system.

Q: What is “toxic mold”?

A: While the existence of toxic molds in the environment has been documented for centuries, due to modern construction practices, poor quality control and a lack of proper maintenance, they are now linked to illnesses and other medical disorders that are affecting the lives of families across the continent. Most of the attention regarding toxic molds has been focused on the compromised health and shattered lives of the home’s occupants along with the inevitable litigation that follows. What has been missing throughout all this firestorm of media activity is discussion regarding the conditions contributing to toxic mold manifestation.

There are many factors leading to fungal development within a structure. The primary cause is water intrusion; a fungal contamination requires several conditions in order to survive and grow. There must be a moisture source, limited ventilation and a food source that is commonly any cellulose substrate on which the fungal contamination can grow on and become a colony. The typical gestation period for a mold

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A nonprofessional's recommendation, such as boring a drain hole in a foundation wall, may appear to resolve the problem

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- Roof leaks
- Plumbing leaks
- Poorly maintained heating and cooling systems
- Window and door leaks
- Improperly adjusted landscape sprinklers as well as many other possible sources

Homes should be thoroughly reviewed, including an inspection of the roofing materials and penetrations, such as heating and plumbing vents. Other common leakage areas, such as chimney and/or skylight flashings should also be examined. Exterior wall penetrations, such as windows and door openings, electrical fixtures and receptacle boxes, should be examined for signs of water intrusion as well. Additionally, the plumbing system, including pipes in crawl spaces and attics should be thoroughly reviewed for signs of leakage. All heating and cooling equipment should be operated and inspected for signs of moisture intrusion, and or creation. Harper explained that residential air conditioning systems can produce two to three quarts of water per day when operated for extended periods of time. “If the air conditioning condensation line is not properly routed, you could put a bathtub full of water into the walls before you noticed it,” explained Harper.

Due to the complexities surrounding moisture intrusion sources, CREIA recommends consumers not attempt these investigations on their own, but rather hire a professional home inspector that is trained and equipped to perform such work. A qualified CREIA inspector is trained to identify conditions leading to and causing moisture intrusion. CREIA qualified inspectors are equipped to access roofing materials, attics, and crawl spaces. Although specific identification of fungal contamination is beyond the scope of a typical home inspection, some CREIA inspector members have received additional education and training in this discipline and offer this and other ancillary environmental services in addition to their usual inspection services.

Q: What is proper drainage for my home?

A: It's an old industry adage that warns: “A lot of water in short period of time can cause major damage and a little water over a long period of time can cause major damage.” CREIA warns that amateur solutions to complex drainage problems often result in poor guesswork with no assurance that the money and effort invested will produce desired results. Causes and cures for excessive ground water conditions can be perplexing, even challenging the most knowledgeable of drainage professionals. Failure to properly diagnose and address such conditions can have significant long-term effects on the integrity of a home, including possible jeopardy to the foundation itself.

but is actually little more than an uneducated guess. The problem with this approach is its reliance on the following poor assumptions that by simply draining a bore hole in the foundation: 1) all ground water in the sub-area will flow to that opening and that there are no other low areas where standing water could remain beneath the building; 2) the water flow beneath the building has not caused soil erosion at the piers and foundations (ongoing erosion could lead to eventual undermining of the structure) — it is important to prevent further water 3) there has been no moisture condensation on the wood framing. Condensation is a common cause of fungus and dry rot and can also lead to rust damage of structural hardware. If water damage is occurring, increased ventilation could be essential, and the addition of a plastic ground membrane may be an important consideration.

The California Real Estate Inspection Association recommends that you have your home's foundation and drainage issues looked at by a qualified home inspection professional. After a careful professional inspection, your home inspector may recommend further evaluation by a qualified drainage specialist, such as a licensed geotechnical engineer to determine the source of water entry. A drainage system should then be installed to prevent further intrusion of ground water. Improvements could include installing a french drain near the building, adding gutters to the roof, regarding the ground surfaces around or below the building, installing a water pump beneath the structure, and possibly more. Only a drainage specialist is qualified to determine which methods of correction are appropriate.

Q: How does a home “shows its age”?

New Home. With the purchase of a new home, expecting a finished product free of major problems is justified. However, minor repair items often found in a new home may include incorrectly wired circuits, cracked roof shingles, missing miscellaneous hardware, binding doors, paint touch up, cracked window panes, dirty HVAC vents and filters, scratches in finished wood, and drywall nail pops. A new house should not show any signs of foundation settling, water intrusion, soil erosion, or improperly functioning appliances or mechanical components.

Two to Ten Years Old. A house that is 2-10 years old may begin to show routine wear and tear, but should be structurally and mechanically sound. Most foundation settling will occur by now (however, if a drainage problem is left unresolved future damage may occur). Caulking, painting and other routine items should be checked. A review of the electrical and mechanical systems should also be conducted to assure proper operation.

Eleven to Twenty Years Old. A house that is 11-20 years old will begin to show additional signs of age and degradation. There may be a need to repair and replace some components such as wood rot, sealant, roofing shingles, and cosmetic

surfaces. If the appliances are original, they may be nearing their expected service life. The structural elements, as well as

the major electrical and mechanical equipment, should still be in adequate condition at this age.

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and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting

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Up to Forty Years Old. As a building ages, it is common to experience some settling or movement in the foundation, floors, walls, ceilings and other areas. Anticipate replacing some major systems and components such as heating and air conditioning equipment, roofing materials, major appliances, and some electrical and plumbing fixtures.

Historic Buildings. When purchasing a historic home be aware that there might be significant structural issues, as well as outdated construction techniques and components that may need addressing. Mortar may be failing and fireplaces may not be safe to operate. Settling, spalling plaster, binding doors, inoperable windows, inadequate electrical and heating components, and inadequate insulation are common with homes of this age. Extensive repairs and upgrades should be anticipated and budgeted.

The above generalizes the anticipated conditions for homes of various ages. A professional inspection can inform a homebuyer of important issues. An inspection consists of a thorough visual examination of a home's structural components including the foundation, superstructure, and roofing systems, where accessible, plus the major electrical and mechanical components. Much of what an inspector points out is for the buyer's edification and not intended to be a catalyst for immediate repair. The role of the inspector is to provide potential homebuyers with accurate information on the property so that they can make an informed purchase decision.

Q: How important is it to have clean ducts in my home?

A: Home owners need to be aware of potential health hazards from the accumulation of dust and filth in a home's ductwork. While not the case with all forced air systems, in many homes, occupants are unknowingly breathing air that has been circulated over layers of visible filth.

Although the US Environmental Protection Agency (EPA) does not address duct cleaning, air ducts provide a common harbor and distribution mechanism for biological air contaminants. In many older homes, forced air heaters may have been operated for years with dirty filters or with no filters at all. The accumulated dust on the inner duct surfaces is often oily or moist and may contain mites or various species of molds or fungus. In newer homes, where air-tight construction methods are employed for enhanced energy conservation, the growth of mold spores has become recognized as a significant indoor air quality hazard.

The EPA reports that molds can be found almost anywhere; they can grow on virtually any substance when moisture is present. Molds produce tiny spores to reproduce, just as plants produce seeds. Mold spores waft through the indoor

whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, foods, even dynamite. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.

Molds can trigger asthma episodes in individuals with an allergic reaction to mold. If mold is a problem in your home, you must clean up the mold and eliminate sources of moisture. Recommendation by your professional inspector to clean your air ducts should be heeded to help provide a safe and healthy home.

Q: What are the pool fencing requirements for homeowners?

A: Homeowners should take pool fencing requirements seriously. According to recent studies, more than half of all pool drowning that occur in the U.S. involve children under the age of five. Attention to pool fence and other safety issues is a vital imperative for everyone owning or living near a pool or back yard spa.

Requirements for pool fencing are not as rigidly set as most other standards in the Uniform Building Code because they are contained in the appendix portion of the code, rather than the main chapters. Municipalities that adopt the code into law have the option to include the fence requirements in the appendix or to write specific standards of their own. It's wise to consult your professional home inspector or local building department with regards to pool or spa safety.

In jurisdictions where standard fence requirements are in force, there are ten basic rules to keep in mind when fencing an area around a pool or spa:

- Fencing should totally surround the pool area.
- Fencing should be at least four feet, but preferably six feet, in height.
- The bottom edges of fencing should be within four inches of pavement or within 2 inches of unpaved ground.
- To prevent children from squeezing between vertical components of a fence, the spacing should not exceed 4 inches.
- Fencing should provide no footholds or handholds that would facilitate climbing.
- Diamond-shaped chain-link fence openings should be no larger than 1.75 inches, or have inserts to prevent climbing.

- Pedestrian gates should be self-closing, self-latching, and latch mechanisms should be out of reach of small children.
- Pedestrian gates should swing in a direction away from the pool (so small children do not push them open).

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- Gates for non-pedestrian use should remain locked when not in use.
- When the exit doors from adjacent buildings enter directly into the pool area; each such door should be equipped with a self-closing device and an audible alarm.

Pools and spas can be very enticing to small children, sometimes with tragic results. By following these basic standards and consulting your local building department for additional requirements, your pool area should be reasonably protected from child access.

In addition to these guidelines, an inspection by a professional home inspector may determine if the pool or spa is equipped with an anti-vortex drain cover. This inexpensive, yet important device, helps prevent children or small adults from being trapped by the suction of the pool drain. Other areas inspectors review may include diving boards and/or slides, which may be "fun", but can produce serious injuries. Hand rails, steps, grip able coping, GFCI protected lighting and general foot traffic issues are also important safety aspects of a pool and/or spa that a professionally trained home inspector will review.

Q: What is the safe and proper way to care for washers and dryers?

A: Check your washing machine water supply hoses regularly. The hot and cold water supply hoses to your laundry washing machine are under constant water pressure 24 hours a day, seven days a week, 52 weeks a year unless you turn off the water supply valves between loads (which many folks do not do). Like anything else, hoses wear out and burst...often at the most inconvenient times such as while you are on vacation. The flood damage can be very expensive.

CREIA recommends you give serious consideration to replacing hoses at least every three years with the improved steel-strengthened type. When leaving on a trip make sure to shut-off the valves and leave a note reminding yourself to turn them back on when you return with the inevitable loads of laundry.

Check your dryer's venting system. Terminating a dryer exhaust beneath a home is a common construction defect and is prohibited by the Uniform Mechanical Code. There are two reasons for this prohibition: continuous lint build-up in the sub floor area poses a fire hazard, and moisture condensation beneath the structure can cause damage to the wood framing. The warm moist air produced by the dryer is conducive to the cultivation of mold and the encouragement of wood destroying organisms and pests.

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Crushed and blocked clothes dryer ducting can result in a home fire. Without adequate release and dispersion to the

exterior lint trapped within the ducting may catch fire or at the very least cause longer drying cycles thereby raising the cost of energy to dry your clothes. Because many ducts pass through combustible wall framing and through the foundation crawl space it is imperative that during normal homeowner maintenance these duct be checked and cleaned as necessary.

To vent your dryer properly, the use of four-inch diameter smooth walled rigid metal ducting is advised. The duct connections should be secured with tape, not screws, because lint built-up on the screw ends can restrict the free flow of air. A dryer vent hood should be installed at the exterior of the building to prevent back drafting and pest access. Also, make sure to check the overall length of the air duct. The maximum allowed length is 14 feet. Some floor plans do not enable compliance with this requirement, but keeping the duct as short and straight as possible minimizes airflow resistance. Dryer ducts running upward through the roof require closer attention and more frequent maintenance.

### MEMBERSHIP COMMITTEE ~ 人事委員會

**JOHN C. WU ~ CHAIR**

**626-571-6612**

WELCOME TO ALL THE FOLLOWING MEMBERS  
FOR JOINING/RENEWING MEMBERSHIP.

*For those who have not renewed membership or have not joined CAREPA, please send a completed application form with a \$150 check to:*

*P.O. Box 1435, San Gabriel, CA 91776*

*For sponsorship and advertisement opportunities, please call John C. Wu or Lucia Tam*

The 2007 REALTORS® Conference & Expo, which kicks off NAR's 100<sup>th</sup> anniversary celebration, is moving to Las Vegas from Chicago. The reason: unavailability of contracted hotel space. NAR has wanted to celebrate its anniversary in Chicago; however, it is pleased to have secured an

**HELLO LAS VEGAS**

appealing alternate location. It is expected to have another wonderful conference and record-breaking year.

Conference dates are Nov. 12 – 15, 2007 at the Sands Expo and Convention Center.

**SAVE THE DATE**

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**PROGRAM COMMITTEE**

活動委員會

**LING CHOW ~ CHAIR**

**626-616-6667**

**UPCOMING EVENTS:**

- Feb. 13**      **6:30PM ~ BOD Meeting**  
**Location: IndyMac ~ Monterey Park**
- Feb. 15**      **6:30PM ~ General Meeting**  
**Speaker:      TBD**  
**Topic:          TBD**  
**Empress Harbor ~ Monterey Park**
- Mar. 13**      **6:30PM ~ BOD Meeting**  
**Location: Champion Escrow**  
**Temple City**
- March 14**    **6:30PM ~ General Meeting**  
**Topic: Transportation Projects**  
**Affecting our Communities**  
**Speaker: Benkin Jong of Metro**  
**Empress Harbor ~ Monterey Park**

All programs are tentative until confirmed.

*Stay updated with all the upcoming events. If you have a subject matter you wish to listen to or make a reservation for an event, please call Ling Chow.*

**EDITOR MESSAGE**

**新年快樂**

Happy "Year of the Pig" or "Year of the Boar". During the first month of the lunar new year, many Asians seek the advise of fortune tellers for changes in the house to receive good luck and prosperity throughout the new year. As many will tend to remodel and change directions on items or add things to the house to protect themselves from evil, it is always wise not to overdo it.

"CAREPA News" is a monthly newsletter published by CAREPA, Chinese American Real Estate Professionals Association in an attempt to facilitate and serve our membership needs.

If you would like to contribute an article, include an advertisement, make a comment and/or sponsor any program, please contact Lucia Tam at 626-221-2888 or e-mail to [luciatam@yahoo.com](mailto:luciatam@yahoo.com) or contact CACP President, John Wong, at 323-222-2200 or e-mail to [johnwong@jwcommercial.com](mailto:johnwong@jwcommercial.com).

Wish you much happiness, good health, prosperity and longevity.

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CHINESE AMERICAN REAL ESTATE  
PROFESSIONALS ASSOCIATION

華裔房地產專業協會新聞

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