Temple City named one of Top 50 Safest Cities in California for 2016

Temple City is one of the safest cities in California, according to a new 2016 study by home security and financial Web site CreditDonkey. The 50 cities cited as the safest in California feature individual crime rates that are below the norm for the state as a whole.

How did the number crunchers at CreditDonkey determine the safest cities? They scored each city based on violent and property crime data from the 2014 FBI Crime Report to come up with a composite score that factors in population size, murders, rapes, robberies, aggravated assaults, burglaries, larcenies, motor vehicle thefts and arsons.

The study excluded cities with a population of less than 1,000 as smaller communities tend to have less crime.

For new residents planning a move to California, the list is a helpful guide for finding a California city where you can sleep easy.

To come up with the 50 safest cities, the study focused on four specific factors:

- Number of violent crimes per 1,000 residents
- Number of robberies per 1,000 residents*
- Number of property crimes per 1,000 residents

*Number of robberies per 1,000 residents

Temple City is one of the safest cities in California, according to the list, and the study provided a few factors that contributed to its safety.

The heart of Temple City’s traffic flow, moving east on Las Tunas Drive at Temple City Boulevard.
TEMPLE CITY LIFE • FEBRUARY • 2016
info@templecitychamber.com www.templecitychamber.com

Temple City ranks 43 on the list based on the following statistics:

- Violent crime per 1,000: 1.2
- Robbery per 1,000: 0.3
- Property crime per 1,000: 11.8
- Burglary per 1,000: 4.0

"Temple City places a heavy emphasis on community and there are plenty of opportunities for new residents and natives to stay active," according to the study. "There are after-school programs and winter camps for kids and teens while adults can go on one-day outings to see the sights nearby. There were fewer than a dozen robberies in 2014. The sense of security residents feel only adds to the quality of life here."

The Feb. 23 State of the City Address will provide an opportunity for citizens to hear from Temple City Mayor Tom Chavez.

At this annual event, the mayor will share his thoughts on a number of topics, including potential enhancements to Las Tunas Drive, regional partnerships and a major parks project.

"The annual State of the City Address is an opportunity for City Hall to let residents and business leaders know what we’re doing to maintain quality of life and build Temple City into the strong regional partner that we know a prosperous future requires," Chavez said. "This is an excellent opportunity for us to evaluate where we’ve been and get the community involved in where we’re going."

This will be the second time Mayor Chavez has delivered the State of the City, having first done so in 2012.

Hosting the event will be First Baptist Church, 6019 Baldwin Ave., Temple City, 91780. Mayor Chavez will begin speaking at 6:30 p.m. Parking is available in the church parking lots off Rowland Avenue.

A pre-address reception will begin at 5:30 p.m. and the public is invited to attend. Seating is provided on a first-come, first-serve basis. Those requiring special assistance can phone Jittaune Brookshire at 626-285-2171 or email jbrookshire@templecity.us.

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Temple City one of top 50 safest cities

Continued from Page 1

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Continued from Page 1

- Number of burglaries per 1,000 residents*
Reserve space for Feb. 6 free seminar on saving for college

Only 10 spaces remain for a free seminar by Chamber member Joe Chia who will discuss college savings plans, at 2 p.m. Saturday, Feb. 6 at the Temple City Chamber of Commerce, 9150 Las Tunas Dr, Temple City, CA.

Three major risks can deter parents from saving for their children’s college: taxes, inflation, and market risk. Mr. Chia will discuss each in detail. Here are questions that will be answered at the seminar.

1. What are some of the risks that can prevent parents from saving enough for their children’s college? How much is enough?
2. Are there guarantees that cash will grow and won’t be susceptible to market downturns? Do kids qualify for student loans? How do FAFSA decide if kids are qualified for student loans?
3. If funded properly, can college tuition be paid for free?

New York Life and Temple City are working together to provide a professional environment so parents can make a safe and well educated college saving plan for your family. Only 10 spaces available so please RSVP ASAP.

To reserve a limited space or for more information, phone the Chamber at 626-286-3101.

New York Life-agent Joe Chia will discuss college savings plans, at 2 p.m. Saturday, Feb. 6 at the Temple City Chamber of Commerce. Reserve a space by phoning 626-286-3101.
Chamber Calendar

Feb. 6 – Free Seminar: Saving For College, 6:30-8 p.m., hosted by Supreme Investment Corporation, 4509 Temple City Blvd., Temple City.

Feb. 8 – Lunar New Year Networking Mixer, 6:30-8 p.m., hosted by Supreme Investment Corporation, 4509 Temple City Blvd., Temple City.

Feb. 15 – President’s Day, Chamber Office closed.

Feb. 16 – Free Tax Information Seminar, 11 a.m. – 1 p.m., Chamber Boardroom, 9050 Las Tunas Drive, Temple City.

Feb. 20 – Deadline for submissions to Temple City Life.

Feb. 20-21 – Free Electronic Waste Recycling Event, 9 a.m. to 4 p.m., Super A Foods parking lot, 5595 Rosemead Blvd., Temple City.

Chamber News

For Pete’s Sake –

Be proactive in preventing burglaries, thefts; Chamber members can help with taxes, etc.

A recent up-tick in property theft due to burglaries at local businesses has led to a request from local law enforcement for business owners to be more aware of visual enticements that may make their business or restaurant more attractive to burglars.

The recent burglaries generally have involved criminals smashing and entering through the business’s front window and either stealing electronics or in one case literally smashing the cash register on the ground to remove the cash. The local Sheriff’s department urges restaurant and business owners to both be aware and take preventive measures. Suggestions include:

1. Installation of a burglar alarm.
2. Installation of lighting to illuminate their front of store.
3. Do not display valuable items or have electronics visible through the front window.
4. Do not leave cash in the register overnight.

It is certainly never too early to start planning and saving for your kid’s college fund. Please join Financial Adviser Joe Chia of New York Life Insurance for his free seminar for parents on HOW TO SET UP A COLLEGE SAVINGS PLAN for your kids. The informational meeting will take place from 2-3 p.m. Saturday, Feb. 6. Space is limited, so please phone the Chamber office at 626-286-3101 to reserve a space. See news story on Page 3.

We take a lot of calls here in the Chamber office, requests for referrals and questions about all manner of issues. As we continue into 2016, my assistant Phuong and I look forward to helping you connect with the Chamber member who can address those concerns and fulfill your needs.

– Peter Choi, President/CEO

Free tax seminar offered Feb. 16 at Chamber

Tax experts Franklin Ruedel and Luz Orozco will offer tax advice from 11 a.m. to 1 p.m., Feb. 16, in the Temple City Chamber of Commerce boardroom. Enrolled Agents Franklin Ruedel and Luz Orozco will be in the Chamber Boardroom to help with any questions you may have. (Note: They will help with simple questions, but will not be handling full tax returns during the event.)

Second, you are encouraged to check out our Business Directory at the back of this (and every) issue to find tax preparation assistance. Look under TAX PREPARATION, ACCOUNTING & BOOKKEEPING or CPA & TAX PREPARERS.

For related needs, check out Attorneys or Myra D. Lopez under BUSINESS CONSULTING.

Tax season is also a great time to re-think your investments, especially if you get a nice refund from Uncle Sam. Get advice from experts – look under INSURANCE, FINANCIAL ADVISER, FINANCIAL PLANNING OR INVESTMENT & SERVICES. It is certainly never too early to start planning and saving for your kid’s college fund. Please join Financial Adviser Joe Chia of New York Life Insurance for his free seminar for parents on HOW TO SET UP A COLLEGE SAVINGS PLAN for your kids. The informational meeting will take place from 2-3 p.m. Saturday, Feb. 6. Space is limited, so please phone the Chamber office at 626-286-3101 to reserve a space. See news story on Page 3.

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Temple City Life

A publication of the Temple City Chamber of Commerce. Temple City Life is published at 9050 Las Tunas Drive, Temple City, CA 91780. 626-286-3101

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Temple City Life is a monthly publication produced by the Temple City Chamber of Commerce and distributed to homes and businesses in Temple City and vicinity. Articles submitted and printed in the Temple City Life do not necessarily reflect the opinion of the Temple City Chamber of Commerce or its Board of Directors. Information is published to inform the public and stimulate discussion.

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2015 – 2016

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Free Seminar

Feb. 26-28 • Parade Feb. 27
Camellia Festival Web site www.CamelliaFestival.org
First American Title
Nationwide strength, local expertise, and friendly service

As Vice President Strategic Relationships for First American Title, Angie Tang brings a depth of experience and range of skills rarely found in the real estate industry.

 Fluent in three languages (English, Spanish, Chinese) and a multiple award winner within her profession, this San Gabriel Valley native began working in the real estate industry when she was only 16 years old.

After graduating from USC in Marketing and Sales Management, Ms. Tang worked on both the escrow and the real estate sides of the business before moving over to the title business more than 10 years ago. She quickly worked her way up from sales representative to sales management to her current position as Vice President Strategic Relationships for the San Gabriel Valley Territory.

Her extensive and multifaceted experience gives Ms. Tang a thorough understanding of her customer’s needs, while her enthusiasm, clarity and laser-sharp focus provide the highest standards of customer service.

Ms. Tang’s work has brought her some of the highest accolades within her industry, including Top 5% Nationwide Award for residential sales in the country and the national President’s Club Bronze Award.

Let her dedicated, hands-on style provide you with “The Assurance You Need in Title Insurance.”

Phone Angie Tang at 818-550-2581 or e-mail Team@TitleByAngie.com

For further assistance, you may also contact Michael Louie, Ms. Tang’s executive assistant, at First American Title Company, 655 N Central Ave, Suite 800, Glendale, CA 91203, Direct: 818-550-2581, Fax: 818-242-0146 or AngieTeam@gmail.com. www.facebook.com/titlebyangie.

Home Warranty of America focuses on excellent service

A real estate industry expert for more than 18 years, the past nine with Home Warranty of America (HWA), Yunita Wu’s real estate experience includes working for one of the top real estate agents and company, title company, and home warranty company.

Fluent in English, Chinese Mandarin and Indonesian, Ms. Wu invites folks from all areas of real estate, especially realtors and homeowners, to contact her for helpful information on how HWA can handle your warranty needs.

“My professional goals are to provide excellent customer service, understand customers’/realtors’ needs and provide solutions to best suit their needs,” said Ms. Wu. “HWA provide 13 months home warranty (one month free) to the clients and homeowners and has the best in service and coverage.

A devoted mom and wife, when Ms. Wu is not working, she is spending time with her husband and two kids. They enjoy traveling, eating, new experiences, and outdoor activities.

Phone Yunita Wu at 213-880-4085 or e-mail ywu@HWAWarranty.com.

Yunita Wu, of Home Warranty of America.

HWA provide 13 months home warranty (one month free) to the clients and homeowners and has the best in service and coverage.

New Member Spotlights

Angie Tang, vice president of Strategic Relationships for First American Title.

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Feb 20 & 21, 2016 Sat & Sun
2月 20 日及 21 日 星期六及星期日
(9am - 4pm)

For more information on the E-Waste collection event, please contact Temple City Chamber of Commerce at (626) 287-1386 or www.templecitychamber.com 想了解更多回收電子廢物類的日期、時間及地點等資料，請電(626)287-1386 或 www.templecitychamber.com.


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Yunita Wu, of Home Warranty of America.
Palladium Technical Academy offers affordable tuition, job assistance

Palladium Technical Academy’s objectives are to educate and train students from diverse backgrounds in the essential skills and knowledge required by companies in the medical field and computer field. According to the U.S. Bureau of Labor Statistics, medical assistants held about 591,300 jobs in 2014. Most of these assistants work in physicians’ offices, hospitals, outpatient clinics, and other healthcare facilities.

Employment of medical assistants is projected to grow 23 percent from 2014 to 2024, much faster than the average for all occupations.

The growth of the aging baby-boom population will continue to increase demand for preventive medical services. As their practices expand, physicians will have more assistants to perform routine administrative and clinical duties, allowing the physicians to see more patients.

Palladium Technical Academy believes that each student deserves a quality education. An educational institution and its curriculum needs to relay the actual and practical knowledge and skills needed in the real world.

Employment of medical assistants is projected to grow 23 percent from 2014 to 2024, much faster than the average for all occupations.

Palladium Technical Academy believes in co-intentional education where a student and the institution define the criteria of the education together in a collaborative manner.

Palladium Technical Academy believes that each student deserves a quality education. An educational institution and its curriculum needs to relay the actual and practical knowledge and skills needed in the real world.

The Medical Assistant program offered at Palladium Technical Academy will assist students in becoming a healthcare professional in as little as eight months. Students can learn front and back office skills.

Palladium Technical Academy offers small classes, lectures and hands-on training. Personalized attention is given to students to make sure they become successful in the careers they have chosen to pursue.

Palladium Technical Academy has been in business for 15 years with much success. Graduates of Palladium Technical Academy are given job placement assistance for life.

Palladium Technical Academy offers courses in Medical Assistant, Medical Billing Specialist, Electronic Medical Records Specialist and Computer Networking. Phlebotomy training will soon be offered.

Palladium Technical Academy offers affordable tuition. In celebration of our 15 years of success, tuition has been lowered for a limited time.

Palladium Technical Academy offers full service real estate brokerage is a state-recognized pre-licensing school.

Supreme Investment Corporation, has a staff composed of talented and professional associates whose independent and knowledgeable within their field of expertise.

Supreme Investment values the fiduciary relationship with clients. Each associate is expected to counsel and advise each client as to all aspects in purchasing or selling a property, whether it is a single family residence or an investment property.

The Supreme Investment program offers full service real estate brokerage is a state-recognized pre-licensing school.

Tony Wu, founder of Supreme Investment Corporation, has a staff composed of talented and professional associates whose independent and knowledgeable within their field of expertise.

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The Supreme Investment program offers full service real estate brokerage is a state-recognized pre-licensing school.

Tony Wu
California Association of Realtors provides information for first-time home buyers

According to the National Association of Realtors recent Annual Buyer and Seller Survey: 86% - An overwhelming majority of recent buyers financed their purchases in 2015, despite above-normal activity from all-cash buyers that likely pushed the percent share down. First-timers, usually younger buyers, were more likely to finance. 6% was the median downpayment for first-time buyers. 14% was the median downpayment for repeat buyers. Whether you’re a first-time buyer or an experienced buyer, C.A.R. (California Association of Realtors) provides valuable information to understand the financing options and find downpayment assistance programs available to you.

1: Visit downpayment.car.org
2: In the search box enter a specific property address or the area in which you are looking to buy
3: Click on “View Programs” to learn more.
So don’t become discouraged if you have not been successful in buying your first home. The California Association of Realtors is here to help you.

Supreme Investment

Within the commercial investment division, Supreme investment’s expertise has sold more than a billion dollars in real estate over the years. The various fields include retail shopping centers, hotel/motel, apartments, industrial properties, office building, land acquisition, land entitlement, development, bank owned properties, short sale properties.

Supreme Investment’s office in Temple City is located in what they consider to be the most rapidly growing economic and investment potential areas in Southern California. They believe in honest and fair competition with other firms. They also believe, “Before you call the rest, call the best at Supreme Investment”.

Supreme Investment Corporation offers honesty, integrity, and associates with a positive attitudes and great personalities.

Making Dentistry Fun

By Jack Von Bellow, D.D.S.
Jack Von Bellow, DDS, was named Top Dentist by Pasadena Magazine (2011-2013). Temple City Dental Care is located at 4988 E. Las Tunas Drive, Temple City, CA 91780. Phone him at 626-287-3361 or visit him at http://www.templecitydentist.com

Two Score and Yesterday

So 40 years is how long my parents were married until 40 years ago on March 6 when my dad passed away. And 40 years can seem like not nearly enough or 40 years can seem like forever.

Yesterday I celebrated a No. 40 myself. And yeah, I wish there were candles involved. So I’m proud to sign-in Temple City Dental Care as a proud member of the mythical (in my own mind) freakin’ 40-Year Silver Circle.

I can vividly remember, when back in 1976, Doc Ewing paid me a welcoming visit and even handed me over some of his patients, some of whom he’d served for more than 40 years. And at the time, I thought 40 birthday candles looked a little like the Great Chicago Fire of 1871.

And I was a little sad because Anniversary Day was almost an afterthought; no hoopla, no parade, no hoopla, no parade, not even a little Taco Tuesday field trip.

But I wasn’t raised in a cave and I didn’t attend The Donald School of Etiquette. And reflecting can be harder than push-ups for guys like me.

This time, reflecting as easy as finding road apples in Bakersfield ... because I could see the word “Thanks.”

I literally practiced gratitude right out loud every day. So if you see me going down Huntington at 6 a.m. and it looks like I’m debating my imaginary friend ... it’s okay.

Some of it goes like this: “... I’m grateful for my education, being a dentist, having my own business, doing something I love and working with people I love. I’m grateful for the patients we serve; for being healthy and active and still thinking young. And I’m grateful for my opportunities and my everyday challenges...”

No wonder two score and a day went by like a speeding bullet.

Rely on Rita

Rita Padilla is a Realtor specializing in Temple City properties for Dilbeck Real Estate. She may be reached by e-mail at rita.padilla@dilbeck.com or phone 626-462-2460.

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Meet the members of the 72nd Camellia Festival Royal Court

Meet the members of the 2016 Camellia Festival Royal Family

Zoe Grimaldi, princess
Zoe is 7 years old and attends Longden Elementary School. She has an older sister, Carter, and an older brother, Daniel. Both Carter and Daniel were also chosen to be members of the Camellia Festival Royal Court when they were in first grade.

The family has two dogs and three cats. Zoe’s favorite foods are macaroni and cheese. She enjoys dancing and singing, playing soccer and softball, and is a Girl Scout. Zoe hopes to be a veterinarian when she grows up.

Mia Oberlander, princess
Mia is 7 years old and attends Emerson Elementary School. She has an older sister, Nicole, and a younger sister, Jordyn.

The family has a dog named Oddie and a cat named Sam. Mia’s favorite foods are pizza and noodles. She likes to draw and play the guitar. Mia is in Brownie Troop 931, AYSO soccer and takes class at Our Savior Music Academy. When she grows up she wants to be a scientist and a mom.

Brooklyn Parayno, princess
Brooklyn is 6 years old and attends La Rosa Elementary School. She has two older sisters, Brianna and Brittny.

Her favorite foods are sushi, pizza, and BBQ. Her hobbies include gymnastics, hip hop, ballet, karaoke and cheer. She is a member of Club Champion and Temple City Junior Pep. When Brooklyn grows up she wants to be a scientist and explore and discover new things.

Emerson D. Perez, prince
Emerson is 6 years old and attends La Rosa Elementary School. He has a younger brother named Avery.

His favorite food is sushi crunch roll. Emerson likes to draw and run. His favorite run is a “mad run” race. He participates in baseball. When Emerson grows up he would like to be a firefighter.

Tyler James Womack, prince
Tyler is 6 years old and attends Longden Elementary School. He has an older sister Samantha who was a Princess in the Camellia Festival Royal Court in 2016.

The family has two dogs, Daisy and Dodger, a bird called Lovey and a turtle named Tank. His favorite food is In-N-Out. Tyler enjoys playing AYSO soccer, Temple City National Little League, dirt bike riding and fishing. When he grows up he wants to be a Dallas Cowboy football player.

Presley Lee Wong, prince
Presley is 7 years old and attends Longden Elementary School. He has a younger sister, Penelope who is 1-1/2.

The family has two Beta fish named Thunder and Thunder Lightening and a parakeet named Chirpy. His favorite foods are macaroni and cheese and chicken nuggets.

He enjoys listening to classical and pop music, watching and playing sports, building Legos, learning Spanish and Mandarin, and drawing streets signs.

He participates in Temple City National Little League, Longden Basketball, Oasis Trilingual Community program, Theatre Experience of Southern California, and Pasadena Trojans Football.

When he grows up he wants to be a detective because he enjoys searching for clues.

Russell Muro, banner carrier
Russell is 6 years old and attends Holy Angels in Arcadia. He has an older sister Katie and two younger brothers, Grayson and Maverick.

The family has a beagle named Duke.

Russell’s favorite foods are pepperoni pizza, root beer floats and cheeseburgers. He enjoys playing with Legos, drawing and being outdoors. Russell is a Cub Scout, plays AYSO soccer, and baseball.

When he grows up he wants to be a firefighter just like his Daddy.

Aaron Wong, banner carrier
Aaron is 6 years old and attends Longden Elementary School. He has an older brother named Evan.

The family has 2 dogs, Koko and Mickey. Aaron’s favorite food is spaghetti and meatballs. He enjoys spending time with his parents and brother. Aaron plays basketball. When he grows up he wants to be a teacher like his parents.

Maxine Ho, banner carrier
Maxine is 6 years old and attends Longden Elementary School. She has two older brothers, Justin and Brandon.

Her favorite foods are spaghetti, spam musubi, salami, cheese and ramen. Her favorite things to do are to read chapter and fairy books, draw, hula hoop, and write in her journal. Maxine takes gymnastics and wants to be a veterinarian and pet shop owner when she grows up.

Rylee Fuentes, banner carrier
Rylee is 7 years old and attends Longden Elementary School. She has four older siblings, Brittany, Sierra, Peter and Garrett.

The family has three dogs, Moose, Milo and Fergie, a bird named Hoodini, and a turtle named Chica. Rylee’s favorite food is macaroni and cheese. She enjoys riding ATVs, swimming, playing dolls, and playing AYSO soccer.

When she grows up she wants to be a kindergarten teacher.

What happens next?
The General Chairmen, Melissa & Jon Rains, get to know their Royal Court during an ice cream social with some of our local dignitaries, including Temple City Mayor Tom Chavez. The children were asked to create a drawing about the Camellia Festival which will appear in the Camellia Festival Parade Program, Feb. 27.

The next event will be the formal introduction of the 2016 Royal Court & crowning of the king and queen at 7 p.m. Feb. 5, at Live Oak Park. The public is invited.

All photos courtesy of TempleCityPhotos.com and Jerry Jambazian

From left are Princess Brooklyn Parayno, Banner Carrier Maxine Ho, Princess Mia Oberlander, Banner Carrier Rylee Fuentes, and Princess Zoe Grimaldi.
CONTINUED FROM PAGE 1

Patricia Hanft passes away in December


Patricia Hanft started to work on the next chapter of her life: The Artist. Watercolor had been a favorite medium as an art major at PJC so she decided to brush up on her skills with classes with Robert Uecker at PCC’s Community Skills Center. She went on to study with Robert Hallet and Chris Van Winkle at Citrus College as well as taking workshops with Milford Zornes, Henry Fukuhara, Robert E. Wood, and Tom Fong. Once Mr. Hanft retired, there were his and her art studios in the house on Agnes, travels across country, and to Europe.

Together they found kindred spirits and dear friends at The Mid Valley Arts League where Mrs. Hanft served as president and encouraged others to grow as artists. Mrs. Hanft’s paintings won many awards in various art shows including being juried twice into Watercolor West’s annual show where her painting in 1999 won a merchandise award and was purchased by the Riverside County Law Library. She and Mr. Hanft exhibited in the annual Sierra Madre Art Fair for more than 10 years and their paintings were often showcased in the community room at Live Oak Park. After Mr. Hanft passed away, she moved to Westminster Gardens where she continued to share her love of watercolor painting with new friends.

She is survived by daughters Susan (Doug) Huls, Amy (Richard) Wilse, son Kurt, grandchildren Patrick Huls, Harrison (Emi), Steph-anie and Kyle Wilse, Alexander and Brielle Hanft.

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Denny Chiu, D. C.
Students CERTified to assist after disasters

By Stephanie Shin

On Jan. 8, the Temple City Youth Committee partnered with the Community Emergency Response Team (CERT) for a training workshop at the City Council Chambers to teach how to provide efficient care and assistance during the first 72 hours following a disaster. The CERT program goal is to do the greatest good for the greatest number of people in the shortest time possible. To conclude the three-day training, CERT staff members simulated an earthquake disaster, and students used their newly acquired and knowledge to rescue injured people inside the City Council Chambers.

HealthCare Partners enriches Friends of TC Library

HealthCare Partners Temple City presented Friends of Temple City Library with a $1,000 check, Jan. 12, as part of the “DaVita® Way of Giving,” the company’s locally focused charitable giving initiative that helps nonprofit organizations throughout the United States grow and thrive. DaVita HealthCare Partners is the leading independent medical group in America and leading provider of kidney care services.

Friends of Temple City Library is a 501(c)(3) nonprofit organization that exists to support and encourage use of the Temple City Library. Its members are library patrons with a passion for reading, learning, and culture who are able to assist others in their community and workplace in the case of an emergency.

Should I transfer my house to my children now?

At least monthly, a new client walks into my office and asks, “My friend told me to transfer my house to my children now to make things easier. Should I?”

The answer is no for two major reasons:

1. Liability considerations

   If you transfer your house to your children now, your children legally own the house, so they can sell the house or ask you to move. In reality, most of my clients are not afraid of their children doing so, however, there are also liability concerns.

   For instance, if your child is being sued, since he or she owns “your” house, the house becomes an asset of your son or daughter. As a result, you could lose “your” house to creditors or plaintiffs who are suing your children.

   Additionally, the house will pass to your children (or other beneficiaries) with the important step—tax considerations.

2. Tax considerations

   If you transfer your house to your child while you are still living, your children will have a capital gains tax. However, if you keep your house in your name or in your trust until you pass away, the potential capital gain is $600,000 ($750,000 - $150,000 = $600,000).

   If you transfer your house to your children now to make things easier, you could lose $150,000 in basis. This means that the $150,000 will pass to your children (or other beneficiaries) with the important step—tax considerations.

   However, if you keep your house in your name or in your trust until you pass away, your children will get a “step-up” in basis. This means that the $150,000 will pass to your children (or other beneficiaries) with the important step—tax considerations.

   Additionally, the house will pass to your children without expensive probate court fees. In our example, the attorney probate fees written into the law for a house worth $750,000 would cost your children $18,000 at a minimum.

   In summary, the best way for most people to transfer their home to their children is to have a trust drafted, then move the house into the trust that will transfer the house to their children after death.

*Code TEMPE20 is valid for 20% off tickets to FLY. Offer expires February 21, 2016 and is good on all performances excluding January 31, 2016. Discount is available on all seats excluding RC C and Hot Seats. All seats are best available. Offer not valid on previous purchases and cannot be combined with any other offer. Not valid on Golden Tickets. All tickets are subject to availability. Service charges and theatre restoration fee apply to all orders.

Students learn how to apply a method called cribbing to rescue victims trapped under heavy objects.

Around 40 students attended the workshops and are now qualified CERT members who are able to assist others in their community and workplace in the case of an emergency.
Overseas service members express gratitude for Christmas gifts sent from Temple City

Santa has reported back to the Temple City Blue Star Family that all Christmas packages arrived to overseas troops in time for the big holiday. Air Force Major Nathan Alfaro and sailor Nathan Arroyo called to express their thanks for fulfilling at least one of the items on each serviceman’s wish list, phone calling cards, framed family pictures, stuffed Christmas stockings, all manner of special treats and lovingly hand-knit ted watchman caps made by Eva Arriaga.

Both servicemen also expressed their heartfelt gratitude for the repurposed CDs made into Christmas card ornaments by the students of Cloverly Elementary.

The cards brought back warm memories from their childhoods of life in Temple City and were used to decorate offices, holiday trees and living quarters. The Arcadia Auxiliary of the American Legion will be joining the Temple City Blue Star Families in sending packages to the overseas service members.

Plans for 2016 events to raise funds for packages are being finalized for two perennial big events: the giant yard sale and the BBQ grill dinner.

Asian Youth Center bids farewell to Development Manager Kevin Lian

Temple City and the San Gabriel Valley will lose a familiar face as Development Manager Kevin Lian of Chamber member Asian Youth Center announced his departure from the organization effective Jan. 22.

“I have thoroughly enjoyed working with this fantastic non-profit over three years as a Development Manager. More importantly, I appreciate having had this wonderful opportunity to work with all of you in the community,” said Mr. Lian.

“Next week, I will begin my new role in hospitality in guest services at Juniper Springs Resort in Mammoth Lakes, CA. If you ski or board, the first hints of El Nino are developing, and so far the 2015-2016 season looks awesome.”

“On a final note, I want to thank Michelle Freridge, AYC’s executive director and all board members for the help and guidance during these years of my employment. It has been amazing working with all of you.”

To keep in touch with Mr. Lian, he can be reached at kevin.lian@gmail.com or 626-315-0273.

Kevin Lian with AYC Executive Director Michelle Freridge and Chamber President Peter Choi.

An IRA contribution before April 15 could reduce 2015 tax liability

Dear Emmy, do you have any last minute tips to save money on my 2015 taxes?

As 2016 has already begun, I’m afraid that we’re a bit beyond the “last minute.” The only recourse would be to back-date a financial transaction to last year, and that would be illegal, except in one case: making an IRA contribution.

Up until April 15 this year, you can contribute to a Traditional, SEP or SIMPLE IRA and reduce your adjusted gross income for last year by an equal amount. The less taxable income you have, generally the smaller your debt to the IRS. Just be certain to designate this for 2015 and not 2016.

Include this contribution on line 51 on Form 1040, or line 34 Form 1040A. Then subtract the contribution amount from your earnings to calculate your adjusted gross income. Of course, there are other important caveats.

To qualify for an IRA deduction in 2015, you cannot be eligible to participate in a company retirement plan. If you are, then the upper limit of your adjusted gross income must be $61,000 for singles, or $98,000 for married couples filing jointly to receive a full or partial payback.

Additionally, if you aren’t eligible for a company plan but your spouse is, your IRA contribution is fully deductible as long as your combined gross income doesn’t exceed $183,000.

For 2015, the maximum combined IRA contribution, including Roth accounts, is $5,500, or $6,500 if you are age 50 or older. It’s best to be certain to designate this for 2015 and not 2016.

If you have $1,000 to Friends of TC Library

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David A. McGown

conversations, and community involvement.

David A. McGown

Temple City High School and the San Gabriel Valley Education Foundation recently sponsored two training sessions designed to help teachers in grades 6-12 learn about the importance of career, technical, and civic education in preparing students for life after high school.

Two 3-hour sessions were held at the school: one in the morning and one in the afternoon. Sessions were led by trainers from the California Dream Network, a nonprofit organization that provides resources and support to educators.

The full report of the sessions can be found at davitahc.com.

Legal Loophole Costs Local Homeowners $3,742 in the Sale of Their Home

When you’re buying or selling a home, there are many small but important legal issues that you may be unaware of that are, nevertheless, critical to understand. Residential real estate is not an uncomplicated process. When such a major investment is transferred from one owner to another, there are subtle details to take care of that can turn into major problems if not handled correctly.

It is essential to understand the legal ins and outs that will properly protect you when you buy or sell a home. There are several issues that will certainly cost you if you are not properly informed. In a recent situation right here in the area, misinformed cost one local homeowner over three thousand dollars in the sale of their home. Don’t let this happen to you.

In answer to this issue, Industry Insiders have prepared a FREE special report entitled, Legal Mistakes to Avoid When Buying or Selling a Home.

To order a FREE Special Report, phone toll-free 1-888-300-4632 and enter 3011. You can call any time, 24 hours a day, 7 days a week. Get your special report now to protect your investment when you buy or sell your home.

This report is courtesy of Rudy L. Kusuma Real Estate Broker Lic# 01820322. Not intended to solicit buyers or sellers currently under contract. Copyright © 2016.
St. Luke Parish Fiesta Set for April 22-24

Saint Luke the Evangelist Catholic Community in Temple City will host its 29th Annual Fiesta, April 22-24. The fiesta features a food court with a diverse food selection and a pavilion with TVs, a boutique and craft fair, an exhibitor area, a plant booth, great carnival games, spectacular rides, and live entertainment.

Exhibitor/vendor space is available in the craft boutique and general exhibitor area. Sponsorship opportunities are also available for families and businesses. Applications are available online at www.stluketemplecity.org.

The Parish is sponsoring a grand prize raffle (first prize: $5,000 cash). Raffle tickets can be purchased at the Pastoral Office or at the fiesta until Sunday evening prior to the drawing. The annual event, which hosts more than 7,000 people from throughout the Greater San Gabriel Valley, is the Parish’s main fundraiser supporting Parish and school operations and is organized by a volunteer committee and hundreds of volunteers.

Admission is free. Pre-sale priced ride tickets will soon be available in the Pastoral Office, located at 5605 Cloverly Ave., Temple City. For more information, phone 626-291-5900 or visit Web site www.stluketemplecity.org. Also, you may like StLukeParishFiestaTC on Facebook.

Helping Hands Organization (H2O) at Temple City High School was founded by sophomore Codii Weiss in September. Codii, the club president, had the idea of generating funds for local non-profit organizations. Codii and fellow club members Daniel Granger (sophomore), Liz Andrusenki (junior), and Daniel Grimaldi (freshman) presented a check for $650 to the Pregnancy Help Center, Dec. 23. In the photo, from left are H2O club members Daniel Granger, Daniel Grimaldi, Liz Andrusenki, and Codii Weiss with PHC Director Jane Chavez and staff.

The club fundraised the money through bake sales and collecting donations of spare change.

St. Luke Church to host Lenten fish dinners

The Knights of Columbus Council No. 9128 will host its 28th Annual Fish Dinners on Fridays during the Lenten season at Saint Luke the Evangelist Catholic Community.

The dinners will be from 5:30-7 p.m. in the Parish Hall on Friday, Feb. 12 and 19 and March 4, 11 and 18.

The menu choices include a baked salmon dinner with wild caught Alaskan salmon, baked potato, medley vegetables, coleslaw, and freshly baked dinner roll with beer-battered cod fillets, warm soft corn tortillas, shredded cheese, refried beans, Spanish rice, and coleslaw. Dessert, coffee, punch and water are included.

The children’s menu includes macaroni and cheese, coleslaw, freshly baked dinner roll and dessert. Punch and water are included.

Cost: adults: $11; seniors 65 and older: $10; children 7-14 years old: $7; children 6 years old and under: $2.

Guests are encouraged to bring a canned food donation for the parish’s food pantry, organized by the Society of Saint Vincent de Paul.

Stations of the Cross will be at 7 p.m. every Friday in Lent in the church. Different parish ministry groups will lead the stations each week.

St. Luke Catholic Community is located at 5605 Cloverly Ave., Temple City. For more information, phone the Pastoral Office at 626-291-5900 or visit www.stluketemplecity.org.
Peggy Sue
A unique look all her own.
Her adoption fee is $130 and includes spay surgery, vaccinations and microchipping.

Peggy Sue is looking for a safe and secure home with a family who
shows her a lot of love.

When Peggy Sue has a chance to run free in the shelter play yard,
she is quite playful and active. She will roll on the ground and play with
her培养者.
When she gets to a patch of grass at the park, she rolls over and
sniffs around at a good pace, exploring and sniffing new
smells. When she has a chance to run free in the shelter play yard,
she is quite playful and active. She will roll on the ground and play with
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Dear Temple City Life reader,

I ask you to join me in urging the Citizens’ Stamp Advisory Committee to recognize the Chinese railroad workers by creating a postal stamp in their honor. Postage stamps celebrate the rich history, culture and diversity of our nation. It is time that the Chinese railroad workers are chosen for a stamp to reflect the diversity of the American experience.

One of our nation’s most celebrated accomplishments is the completion of the Transcontinental Railroad. In 1869, the final spike was driven in Promontory Summit, Utah, which connected the two coasts of the United States. This engineering marvel revolutionized our nation’s transportation and trade industries. The world became instantly smaller as the railroad eased our ability to travel, transport goods and open new markets.

An estimated 12,000 Chinese railroad workers were among those laborers who played a critical role in unifying the west and the east. They worked under dangerous and harsh conditions to lay down nearly 2,000 miles of track. But despite these contributions, they received little recognition. In fact, they were not allowed to be in the photographs that were taken on the day the railroad was completed.

In 2012, the Chinese railroad workers were rightfully inducted into the Department of Labor’s Hall of Honor. Now they are recognized along with other labor leaders like Cesar Chavez. While symbolic in nature, these are important gestures because they recognize the often-overlooked fact that Asian Americans have been contributing to the building of this country for over a century. Our story is an essential thread woven into the social fabric of American society.

We must continue to honor and recognize the extraordinary efforts of the Chinese railroad workers. Stand up for them with me:

- Sign the petition (see link below) to tell the Citizens’ Stamp Advisory Committee to create a United States postage stamp in honor of the Chinese immigrant laborers.
- Our postage stamps share the stories of our nation’s history. Many historic leaders, cultural icons, and important events have been celebrated with the design of a stamp. This is why I am pushing to give our heroes of the past the recognition they deserve.

I’m proud to represent Asian American communities in my district and across the country. This includes standing up for our history and contributions to the building of our nation. Today, I need your help and support to ensure that the Citizens’ Stamp Advisory Committee fully considers our request.

Will you join me to ensure the story of one of America’s greatest achievements reflects our nation’s true diversity?

Add your name to urge the Citizens’ Stamp Advisory Committee to commemorate the Chinese immigrant railroad workers on a United States postage stamp.

In friendship,

Judy Chu
U.S. Representative

If you agree that the immigrant laborers who built the transcontinental railroad should be celebrated, go to the website address listed below to add your name to tell the Citizens’ Stamp Advisory Committee to create a United States postage stamp in their honor.

http://signforgood.com/chineserailroadstamp/