

OFFICIAL NEWSLETTER

FIRST EDITION 2017



www.easgv.org

About Escrow Associates of SGV

Escrow Associates of San Gabriel Valley (EASGV) is a regional organization, founded in 1954. EASGV became a charter member of the California Escrow Association (CEA) in 1957. CEA is a statewide organization of professional escrow practitioners. The vision of CEA is to both lead and support the escrow settlement services, and real estate and financial industries, through our commitment to the professional and personal growth of the escrow practitioner. CEA was founded in 1956 and represents thousands of escrow officers and those individuals who support the escrow industry. The organization is dedicated to maintaining the highest standards in escrow through continuing education and legislative advocacy.

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2017 Officers and Directors

Escrow Associates of San Gabriel Valley

PRESIDENT:

Elia Fuentes, CSEO, CEO
Elia@LotusEscrow.com
 Office: 626-415-4426

VICE PRESIDENT:

Josette Loaiza
JLoaiza@OldRepublicTitle.com
 Office: 626-225-7052
 Cell: 323-774-8541

TREASURER:

Greg Seright, CEO
GregS@SerightEsc.com
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SECRETARY:

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 Office: 626-225-7053

DIRECTOR:

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JARildsen@PangoGroup.com
 Office: 818-863-1358

DIRECTOR:

Joseph Haggerty
joeh4title@gmail.com

DIRECTOR:

Phil Atwan
PhilAtwan@Gmail.com
 Cell: 213-479-8800

DIRECTOR:

Vanessa James
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 Office: 626-304-3587
 Cell: 626-679-7848

DIRECTOR:

Linette Seright, CEO
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IMMEDIATE PAST PRESIDENT:

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CEA DIRECTOR 2016-2018:

Judy Arrington
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CEA DIRECTOR 2016-2018:

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CEA DIRECTOR 2015-2017:

Juliana Tu, CSEO, CEO, CBSS, CEI, SASIP
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CEA DIRECTOR 2017:

Elia Fuentes, CSEO, CEO
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CEA DIRECTOR 2017:

Vanessa James
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CEA DIRECTOR 2017:

Josette Loaiza
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President's Message

By Elia Fuentes

Welcome to 2017, the year has started off with a lot of excitement, we've had a change in administration, lots of talk about CFPB going away, we'll see. CFPB has become an octopus with many of its tentacles in several financial branches. Stay tuned!

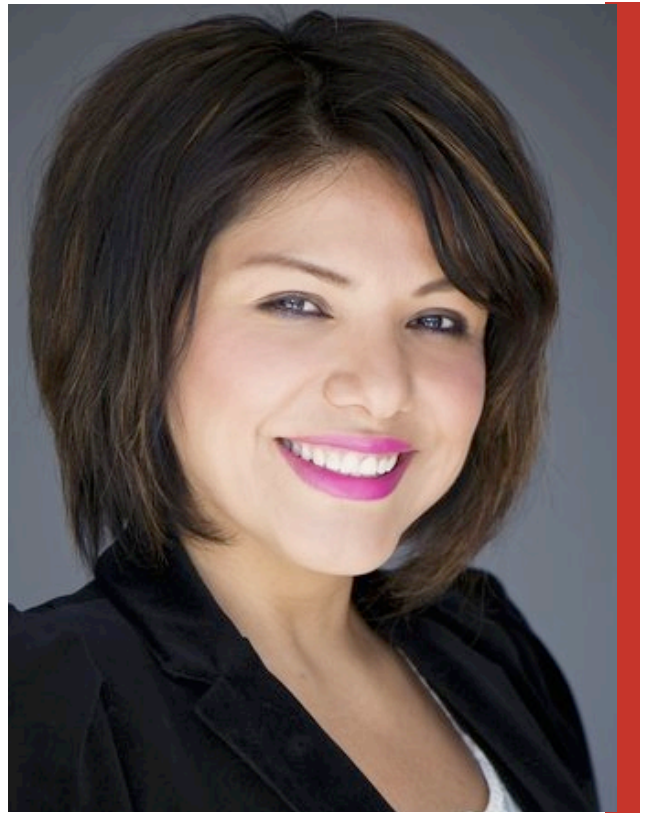
We're glad that at times of uncertainty we have CEA and our regional chapters to look to for guidance. What does EASGV have in store for its members in 2017, Education committee has an amazing calendar of events to keep our escrow officers up to date on all the changes or just keeping our skills polished.

We kicked off with our favorite gal, Rose Pothier in January. February we covered 1031: Exchanges, Escrow Officer perspective. March we are going to cover "Commercial Transactions. April, we're bringing various speakers to teach us how to bridge the cultural and generational gap. We have much more, don't miss out.

Membership is on a mission to increase our members to 250. Help us invite other non members to our dinner meetings.

Professional Designation is gearing up for a great turnout for the April PD exam. We want to help our escrow practitioners to become professionally designated.
#Join the movement!

As your 2017 President, I'm excited to represent so many of you, feel free to email, text, call to share your feedback. We want to connect with every single member. Please follow us on Social Media.



Thank you and I look forward to seeing ALL of you at our upcoming dinner meetings.

Let's have a fantastic 2017!

**Elia Fuentes, CEO, CSEO
EASGV President**



EASGV Dinner Meeting Minutes

Jan 19, 2017 • Arcadia Embassy Suites

By Elaine Loaiza, Secretary

Call to Order – 6:30 pm, by Elia Fuentes, President

Invocation – Randy Caruso

Flag Salute – Eric Spitz

Introductions of Affiliate Members, Past Presidents and PD Holders

Special Announcement:

Presented by Randy Caruso and Elia Fuentes

- Valentine's Card for The Door of Hope will be passed around during the meeting. Also, Randy is donating his plants to EASGV. All donations will be inserted into the Valentine's Card. EASGV Board of Directors are to read a story to the children and leave the card in early February.

Education Report by Josette Loaiza

- Survey for the Summer Seminar is available – if you participate you will receive 2 free raffle tickets for a \$100 prize

Dinner Served

Fundraising Report by Phil Atwan

- Tonight's \$100 raffle tickets will be donated to The Miriam Schwartz Benevolent Fund – the \$100 were donated by Phil Atwan (Exchange Resources, Inc.)

Membership Report

by Joseph Haggerty and Elaine Loaiza

- 161 members in 2016 – goal in 2017 is 250 members
- Challenge to all members – bring someone in your office to a dinner meeting who is not a member and has never attended a meeting

PD Report by Terri Fabbri

- PD test will be on April 29, 2017
- Workshops will be held on March 25, 2017 and April 1, 2017 at The Arcadia Association of Realtors

City of Hope Walk Report by Randy Caruso

- This year we will start forming teams earlier so that there is more time to fundraise
- Date of the event is TBD

PD Presentation by Terri Fabbri

Jaclyn Fong and Gloribel Correa were presented with their plaque, flowers and \$100 in honor becoming Professionally Designated.

Speaker presented by Josette Loaiza

Rose Pothier, Esq., Pothier & Associates – "Recent Claims, Matters of Concern & 2017 Forecast!"

Raffles administered by Phil Atwan

Meeting adjourned – 8:45 pm, by Elia, President

Respectfully submitted,

Elaine Loaiza
Secretary

EASGV TREASURER REPORT SEPT 2016

RECEIPTS	Beginning Balance	\$ 18,750.77
Summer Seminar		\$ 4,550.00
Sept Regular Raffle		\$ 140.00
Sept Special Raffle Wine Event		\$ 125.00
September Diner Meeting		\$ 1,960.00
Wine Event Sponsors		\$ 3,430.00
Wine Event Dodgers Tickets		\$ 790.00
Wine Event Tickets & Sponsors		\$ 5,520.00
Wine Event Raffle Tickets		\$ 1,410.00
	TOTAL	\$ 17,925.00

DISBURSEMENTS		
September Board Meeting		\$ 50.00
Summer Seminar Expense		\$ 172.29
Embassy Suites September Dinner Meeting		\$ 1,523.33
Realtors E4C Inc.		\$ 150.00
CEA Conference Decorations		\$ 100.00
Admin Post Office Box Renewal		\$ 96.00
Speaker Gift		\$ 25.00
Wine Event Expenses		\$ 6,794.60
Credit Card Fees		\$ 19.95
	TOTAL	\$ 8,931.17
	Balance	\$ 27,744.60

EASGV TREASURER'S REPORT OCTOBER 2016

RECEIPTS		
October Dinner Meeting		\$ 2,320.00
October Regular Raffle		\$ 125.00
Installation		\$ 600.00
October Special Raffle		\$ 135.00
Wine Event		\$ 3,200.00
	TOTAL	\$ 6,380.00

DISBURSEMENTS		
CEA Conference Raffle Donation		\$ 150.00
CEA Conference Winner		\$ 680.00
Embassy Suites Oct Dinner Meeting		\$ 1,714.57
Education Speaker Expense		\$ 178.52
Membership Committee T-Shirts		\$ 1,288.48
Credit Card Fees		\$ 226.13
Wine Event		\$ 418.25
Board Meeting Dinner		\$ 40.00
CEA Directors Meeting		\$ 262.06
Board Planning Meeting Deposit		\$ 300.00
Education Speaker Gift		\$ 25.00
Installation Location Deposit		\$ 880.00
	TOTAL EXPENSES	\$ 6,163.01

Checking Account Ending Balance

\$27,961.59

Respectfully Submitted

By: Tricia Vagt Treasurer

EASGV TREASURER REPORT NOVEMBER 2016

RECEIPTS	Beginning Balance	\$ 27,961.59
Installation		\$ 7,365.00
Dual Membership Dues 2017		\$ 50.00
Wine Event		\$4,600.00
	TOTAL	\$ 12,015.00

DISBURSEMENTS	
Installation	\$ 5,237.22
Membership Reward Conference Winner	\$ 910.00
CEA Directors	\$ 664.60
Realtor Board Support	\$ 800.00
Credit Card Fees	\$ 143.77
Door of Hope	\$ 10,000.00
City of Hope	\$ 9,000.00
Miriam Schwartz Fund	\$ 2,500.00
EASGV President CEA Confernce	\$ 770.81
Profressinal Designation	\$ 15.26
Plaques & President Pin	\$ 979.20
	TOTAL
	\$ 31,020.86

	Balance	\$8,955.73
EASGV TREASURER'S REPORT DECEMBER 2016		

RECEIPTS	
Installation	\$2,045.00
TOTAL	\$2,045.00

DISBURSEMENTS	
Realtor Board Support	\$71.91
Installation	\$287.46
EASGV Board Thank You	\$966.62
Planning Meeting	\$32.65
Education Planning Meeting	\$54.99
CEA Director Meeting	\$197.00
Pay it Forward (PD test)	\$200.00
Annual Dues Winners	\$1,400.00
Credit Card Fees	\$278.03
	TOTAL EXPENSES
	\$3,488.66

Respectfully Submitted
By: Tricia Vagt Treasurer

Checking Account Ending Balance \$7,512.07

CEA Director's Report

Jan 20-21, 2017

By Josette Loaiza

The first meeting of 2017 was held in beautiful downtown Sacramento, CA. Here are some of the highlights from our meeting:

- Content & Cocktails on Friday evening was a very informative history lesson given by Anita Rubeck, CSEO on the History of Title. We were also able to hear from AEA Membership representatives on the importance and value of membership as well as some legislative updates from Art Davis, Esq.
- CEA Directors have submitted their Committee requests and if they have not been contacted yet, they will soon. CEA Committees are off to a good start and many have already had conference calls and/or physical meetings to begin planning the year's activities. CEA Committees are open to anyone who wishes to participate.
- CEA News continues to be in need of stories, interesting information and articles. Please submit anything you would like to see included to CEA. If something scary happened on your desk, it will probably be of interest to other members!
- AEA Delegates and Alternates are due by April 7th. Selected people must be Regional Members by February 17th. If you are interested in being an AEA Delegate, please talk to your local president (Elia Fuentes for EASGV) and submit a Willingness to Serve. AEA Conference will be held in Bellevue, WA this year on May 17-20.
- The Governance Committee is hard at work dissecting the Policies and Procedures manual for updates and needed changes to this document.
- Leadership Committee is asking all larger regional associations to please help out the smaller associations as they cannot afford to send representatives to the various meetings.
- Professional Designation Committee is researching the drop in number of passed PD exams. Their goal is to obtain more members and reach out to the regionals to promote their members taking (and passing) the PD exams. The PD Committee is also continuing to work on the "online" PD Exam – it is coming!

Attending these meetings provides additional insight to CEA and how the Board works to provide benefits to its members. You can see, first hand, the amount of work, time and passion everyone dedicates towards running this association. A true value or benefit of our membership is the ability to work with these dedicated and knowledgeable individuals!

Respectfully submitted,

Josette Loaiza

2017 Vice President & CEA Director

CEA Director's Report

January 2017

By Vanessa James

Miriam Swartz Benevolent Fund

CEA raised a total of \$29,922.44 in 2016 – included was \$10,000.00 collected at the CEA conference; \$2500 from EASGV; \$1,000.00 from Eric Spitz, MyNHD; \$1,000.00 Avanti Notary; \$1,000.00 from Riverside Escrow Association; and \$400 from the website. The goal in 2017 is to reach a total of \$50,000.00 in funds available to members.

Membership Committee

CEA ended the year in 2016 with 1088 members. This year's goal is to retain that number and increase by 1 for each region. The membership committee will be looking into "Dual Membership" to help create some type of uniformity in the way each region operates when it comes to the qualifications of a Director and report back to the board.

Professional Designation Committee

The new Professional Designations Workbook is now complete! Members may purchase the workbook online for \$75 on the CEA website. A link will then be sent with the online workbook, which will be made available to download within 10 days. The Committee is continuing to work on Online Testing, which may not be available until 2018. For now, there are 3 PD test dates scheduled: EASGV on April 29, 2017, NorCal in July in San Ramon and at the CEA Conference in Costa Mesa in October (either 10/11 or 10/15). Practice Test are currently being worked on and PD Test are being reviewed for current relevance, wording and how points are being calculated to increase the passing rate.

Social Media/ Public Relations Outreach Committee

Look out for the new CEA Facebook page coming your way. One of CEA's goals this year is to create awareness in the community and within the real estate industry through Social Media. Register, like and share post on industry changes, videos, Calls to Action, Fundraising and Educational Events that will help promote both you and CEA by creating awareness of the trade organization you belong to.

Respectfully submitted,

Vanessa James

CEA Director

CEA Director's Report

January 2017

By Judy Bixby-Arrington

Bill Review:

The California legislature is on its way to the new two (2) year cycle for 2017-2018. Swearing in of new members occurred in December. The Legislature formally opened its doors on January 4 th . The deadline for new bills was January 20th. By February 17th , all new bills must be introduced and identified with a sponsor. The bills will be reviewed and identified by the end of March- and just in time for our April meeting.

The pulse in Sacramento is tense. The California vote spoke boldly in the November elections with decisive vote for the Democratic Party. Anticipate and expect the year will be volatile. On the State level, it is possible that sales tax on services may resurrect itself. Immigration, climate change, consumer issues and health care are other hot topics.

Stay tuned.

Escrow Practices:

This year the committee is expected to review matters regarding Information security, regulatory matters and complaint enforcements, technical transparency and the effects and demands of the primary and secondary money markets on escrow desk. Conference Calls for this committee begin in mid-February, and are scheduled monthly.

Governance:

This is an on-going project to bring the Policies and Procedure Manual current. Good progress was made last year, and the committee conference call resume on February 16 th . We will keep you apprised.

Respectfully submitted,

Judy Bixby-Arrington

CEA Senior Director

CEA DIRECTOR'S REPORT

Escrow Associates San Gabriel Valley

November 4-5 | Wyndham San Diego Bayside | Prepared by Janeane Arildsen

Awards

Our own Vanessa James was awarded committee chair of the year and Mickey Vandenberg was awarded the Olga Mitchell rookie of the year award.

Professional Designation

- **TEST MODERNIZATION:** There was an impressive presentation by the PD committee on the research the team has done to take the tests online. CEA is working with online education software company Proprofs on this ambitious project. Procedures are being established to address test cancellations to have a plan in place in the event an association that is unable to facilitate a scheduled exam as with what occurred in the LA region this year.
- **PD HOLDERS CONTINUING EDUCATION:** A motion was passed to allow 2 vendors, The Business of Escrow and The Escrow Training Institute to give continuing education credits for certain classes.

C.A.R.

For the first year ever, CEA exhibited at the annual California Association of Realtor Conference. A committee has been formed to participate in future CAR contract updates.

Legislative Bill Review

AB 1779 – Revocable Transfer on Death Deed

AB 1974 – Re-recording of documents will now require re-notarization and re-acknowledgement by notary.

AB 2217- Notary fee increases to \$15 per signature.

AB 2566- Notaries are now allowed to accept Matricular Consular cards and valid passports without the visa stamp.

AB 2693- New disclosure requirements for PACE loans to buyers in a resale transaction.

AB 2416- CEA sponsored- 5-year Renewal requirement of vetting companies (such as SSI) to be treated as credit reporting agencies in California.

Notary Update- carried over from April 8, 2016 “content and cocktail” session

- Individual line item listing for EACH document notarized is a requirement however the Secretary of State’s office communicated that they will not fine notaries as long as each document notarized is described on the line.
- Corrections: Secretary of state does not allow the acknowledgement or Jurat to be changed after the consumer has left the presence of the notary. Revocation of commission can result if discovered.

Next CEA Director Meeting April 7-8 2017 Burbank Area

Education Committee Report

By EASGV Education Committee 2017

Honored Members and Friends,

We hope that you are all doing well as we move through the 1st quarter 2017. Your membership committee as well as all other committees, has been planning and working hard to bring you quality, relevant and interesting educational information through our upcoming meetings and seminars.

February 16th – 1031: A Different View

Featuring our very own Dino Champagne (API) and David Flamer, CPA who will be sharing important information regarding a 1031 Exchange from an Escrow Prospective!

March 16th – From Behind the Scenes of a Commercial Transaction

We will be hearing an interesting story about a commercial transaction and learning how escrow works with



attorneys and what everyone's roles are. Greg I Anderson, Esq. will be our speaker and narrator through this great story!

April 20th – Randy Caruso has assembled an appealing panel of folks from organizations that focus on specific cultural/generational backgrounds:

- Intergenerational Network (IGEN) – "Randy Caruso"
- Asian Leadership Network (ALN)
- Black Professional Group (BPG)
- Hispanic/Latina Organizational for Leadership & Advancement (HOLA)

Our area, including the greater Los Angeles area is such a melting pot for various generations, cultures and other backgrounds. You are not going to want to miss out on all this great information to assist you in dealing with customers (internal/external), associates, co-workers, vendors, etc.!



Summer Seminar held June 3rd, 2017

Last but not least! Our upcoming, annual Summer Seminar!

This year the Summer Seminar will be held on Saturday, June 3rd! We are working on the location and all of the sessions/speakers utilizing information you took the time to provide via the Education Committee Surveys during the January meeting. More details and registration flyer to come...

Thank you for your continued support!
This is why EASGV is #1

Respectfully submitted by your
Committee Chairs:

Josette Loaiza, Chair
Lili Setiowati, Co-Chair
Joann Cazares, Co-Chair

Membership Committee Report

By Joseph Haggerty and Elaine Loaiza

Dear Members,

As we begin the year, we are excited to experience the new changes with our 2017 President Elia Fuentes and our new leadership team. As always we have an amazing line-up of speakers and educational events coming up for this year.

We continue to support organizations such as City of Hope, Door of Hope and the Miriam Schwarz Foundation. We are also excited to be celebrating our 60 year anniversary in a special monthly dinner meeting - Stay tuned for details.

In our January meeting we congratulated new PD Holders Jaclyn Fong (American Trust Escrow) and Gloribel Correa (Champion Escrow).

Our current EASGV membership stands at 118 to start off the year. We would like to reach last year's membership count as soon as possible for we have a sincere intention to grow to much larger numbers and continue to represent our strength and influence in the CEA and AEA.

Warm Regards,

Joseph Haggerty and Elaine Loaiza

2017 Membership Co-Chairs

Fundraising Report

Winter 2017

By Phil Atwan

To our treasured and valuable Members and Friends of EASGV-
Our EASGV Fundraising Committee would like to welcome you to 2017!

In **2014** our Escrow Association raised **\$6,000** for The City of Hope at our 1st Annual Wine Tasting Under the Stars Fund Raiser. In **2015** our Escrow Association raised **\$14,000 (\$7000 each)** for The City of Hope **and** The Door of Hope through our 2nd Annual Wine Tasting Under the Stars Charity Fund Raiser event in addition to all our other fundraising during our dinner meetings. In **2016** we raised **\$10,000 for each**: the Door of Hope (\$10,000) , and the City of Hope (\$10,000) which we presented checks to each at November at our Installation Dinner!

We want to acknowledge the following very generous EASGV 3rd Annual Wine Tasting Under the Stars Fundraiser Sponsors who made our fundraiser possible:

\$1000 Sponsors

- Avanti Notary Service • Exchange Resources • My NHD • Phil & Loretta Atwan
- Paul & Linda Spring

\$500 Sponsors

- Arcadia Association of Realtors • BBS Notary • California Republic Bank • Champion Escrow
- Jewel Escrow • Mercury Escrow • Pango Group • RBJ Software • Superior Press
- Umpqua Bank • Viva Escrow!

\$250 Sponsors

- Adams & Barnes Escrow • Anna Millsap • Citizens Business Bank • City National Bank
- East West Bank • Greg Kunath • One Way Rooter and Plumbing • Portfolio Escrow
- RELAW, APC • West San Gabriel Association of Realtors

There were so many Donors of Raffle Prizes and Silent Auction Items, Wines, but the greatest was a suite for 20 at Dodger Stadium – and it happened to be Vin Scully's last game broadcasted at Dodger Stadium; and the Dodgers also won the National League West Pennant at that game!

Also, a very special thank you to

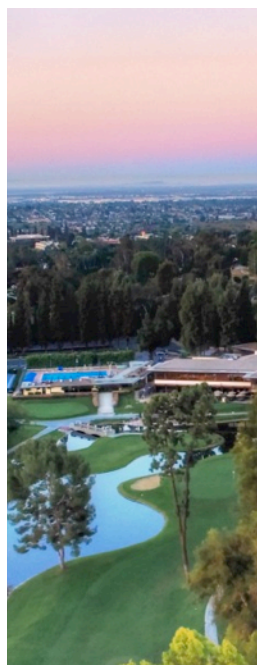
- Phantom Rivers Wineries
- LaZarre Wineries
- Opolo Wineries

...for pouring their best for tasting and fundraising for the City of Hope and the Door of Hope!

We could not have done it without our generous team of committee members who gave of their time and talents to make it a very memorable and successful evening:

Vanessa James: Viva Escrow!
 Debbie Anderson: Umpqua Bank
 Janeane Arildsen: The Pango Group
 Greg Kunath: Superior Press
 Juliana Tu: Viva Escrow!
 Sherry Mosallaei: East West Bank
 Tricia Vaght: Covina Escrow
 Josette Loaiza: Old Republic Title
 Conrad Pujdak: Architect
 Susan Martino: Comerica Bank
 Elaine Loaiza: Old Republic Title
 Claudia Lagoo: Mosaic Escrow

Eric Spitz: My NHD
 Robyn O'Neil: BBS Notary
 Becky Procter: East West Bank
 James Han: Avanti Notary
 Jana Detevis: Comerica Bank
 Bob & Jacqueline Cheou: Champion Escrow
 Rosie Mares: RMA Accounting
 Ray Moody: City National Bank
 Luvia Osegueda: Old Republic Title
 Ken Ma: Viva Escrow!
 Jessie Bullis: BBS Notary
 Miriam Brown: Bank of America



Wine Tasting Under the Stars
 Friendly Hills Country Club
 Whittier, CA

Fundraising Report Continued...

Winter 2017

This was sent to us from Tim Peters – Executive Director of The Door of Hope after the event:

I just want to thank you so much for your wonderful partnership and support to the Door of Hope! I greatly appreciate your support through the EASGV. You are making a huge difference in the lives of families and children experiencing homelessness in the San Gabriel Valley.

Our Monthly Special Raffles each month were for a **\$100 CASH prize** – AND all the monies raised went towards 3 Specific Charities: **The Miriam Schwarz Benevolent Fund, The Door of Hope, and The City of Hope**

THANK YOU to Our Generous Members who provided these \$100 Prizes in 2016:

January - Phil Atwan – Exchange Resources Press

February - Greg Kunath – Superior

March – Jesse Bullis - BBS Notary

April - Rosie Mares – RMA Accounting

May - Becky Proctor - East West Bank Bank

June - Ray Moody – City National

September – Eric Spitz – MY NHD

Oct - Debbie Anderson - Umpqua Bank

Back on January 10th our committee met with the intent on **expanding** our ability to make a difference within our home – **the San Gabriel Valley**, and have come up with some ideas which we will be introducing to you as the year unfolds. Until then, thank you for supporting our Fundraising committee at each dinner meeting for our \$100 raffle prize drawing (January's went to the Miriam Schwarz Benevolent Fund, and February's will go to The Door of Hope).

And Thank You for providing a Raffle Prize for our general drawing at our monthly dinner meeting.

A HUGE THANK YOU to all those (Escrow & Affiliates) who faithfully and generously donate monthly Gifts for our General Raffle in 2016 – YOU are so Appreciated!

Jessie Billis – BBS Notary Services
ana De Tevis / Susan Martino – Comerica Bank
Juliana Tu – Viva Escrow
Tricia Vagt – Covina Escrow
Sally Adams – Adams & Barnes Escrow
Andy Clark – City National Bank
Greg Kunath – Superior Press
Hilda Avila – RBJ
Phil Atwan – Exchange Resources, Inc.
Tina Hunter - Morton Allan Haas CPA's
Debbie Anderson – Umpqua Bank
Huntington Escrow
Sky Harris – SMS
Desiree Alonso – Opus Bank
Elizabeth Harris – Exeter Services

Dave Shean – Evergreen Note Service
Sam Ng – Farmers Insurance
Becky Proctor – East West Bank
Anna Millsap–Diamond Country Escrow
Aly Proano – Citizens Business Bank
Robyn O'Neil – BBS Notary
Rosie Mares - RMA Accounting Services, Inc.
Sherry Mosallaei - East West Bank
Henry Chang – Sundoc Filings
Maria Howard – First American NHD
James Han & Team – Avanti Notary Services
Diane Weiler – Image X
Karen Dier – Retired!
Ray Moody – City National Bank
Jennifer Rammell – CPA

It's truly an honor for our committee to serve you and those in need within our community. Looking forward with Gratitude and for a Successful 2017!

Respectfully,
Phil Atwan

Director, EASGV and 2017 Fundraising Committee Chair-Person

PROFESSIONAL DESIGNATIONS

CONGRATULATIONS! CONGRATULATIONS!

By Terri Miali Fabbri, Design Escrow

Congratulations to the following members who passed all requirements to be professionally designated:

Gloribel Correa - Certified Escrow Officer
Jaclyn Fong - Certified Escrow Officer

We are so proud of you both! Great job!

Here we are beginning the second year of our four year cycle for Continuing Education Credits. I hope all of you filed your credits with CEA prior to December 31st, 2016. Remember we need 48 credits for the 4 year cycle, so hopefully you had at least 12 or more credits to send in, but if not you have time to make them up. However, please do not wait until the last year.

Special Reward, Special Reward!

The Pay it Forward Committee of EASGV will be rewarding all EASGV members who pass their Professional Designation test this year with a \$100.00 cash reward for all their hard work and dedication!

PD Prep Series

We will be having our Professional Designation workshops on March 25th and April 1st this year (see flyer). The CEA Professional Designation test in our area will be held on April 29th. Applications must be submitted to CEA no later than March 29th, 2017. Applications can be obtained from the CEA website.

Make this your year to be Professionally Designated!

Thank you.

Terri Miali Fabbri
CEO, CEO, CEI, CBSS, CMHS
Professional Designation Chair
626.445.6137 FAX 626.445.7593
terri@designescrow.com

***PLEASE NOTE:
ALL PROFESSIONAL
DESIGNATIONS ARE
REGISTERED
TRADEMARKS FOR
THE CALIFORNIA
ESCROW
ASSOCIATION.
Misuse of these
Designations may be
subject to FEDERAL
FELONY
charges.





Reserve Early for our "PD Prep Series"

For the Professional Designation Test

Workshops held March 25 & April 1, 2017

Two Saturdays ONLY

6 PD Credits for attending each session!

Test application must be submitted to CEA by MAR 29, 2017

Actual test date is April 29, 2017

Time: 9:00am to 3:15pm

Location: Arcadia Association of Realtors

601 S. First Ave,

Arcadia, CA 91007

Tentative Schedule

Mar. 25, 2017

Complete Overview & Study Materials

Documentary Transfer Taxes

True/False

Multiple Choice

Oral Interview

April 1, 2017

Problem Portion

Proations

Assumptions and AITD's

More Oral Review

Individual Questions

Wrap up

Snacks will be provided but bring your own lunch

Sample Tests & Homework will be given

** PLEASE BRING BATTERY OPERATED CALCULATOR WITH PRINT-OUT TAPE. **

** THIS WILL BE A "HANDS ON" WORKSHOP! **

Cost: \$45.00, per Session (\$90 total)

Checks payable to Escrow Associates of San Gabriel Valley (EASGV)

Please return this form with payment by March 18th to Greg & Linette Seright

c/o Seright Escrow, 215 N. Marengo Ave., Suite 130, Pasadena, CA 91101

Fax: 626.449.3552 | Tel: 626.795.5050 | Email: linettes@serightesc.com or gregs@serightesc.com

Company _____ Contact _____

Phone No. _____ Email _____

Attendees

PD Now Holding

PD Test Taking

Circle Day(s) Attending

1. _____ 3/25 4/1

2. _____ 3/25 4/1

LIMITED SEATING

MINIMUM ATTENDEES REQUIRED

PLEASE RETURN AS SOON AS POSSIBLE

Do you like our theme and our logo? We will use this logo for everything that is CEA this year.

Remember, we are a Super Power!



Conference! Conference! Conference! October 12 – October 14, 2017

at the Costa Mesa Hilton

The 2017 Conference Committee started work two weeks after the end of the very successful 2016 Conference. Yes, we gave ourselves a two week breather before jumping right back in. By the end of January we had our theme, our logo, the date and location, a tentative golf course in the works, and we already have great speakers who are scheduled in.

The goal of the Conference Committee is to work hand in hand with the Education Committee and present sessions that will complement what the Education committee has in store throughout the year. Educational sessions will all lead to and culminate with Conference! We look forward to having classes from the basics all the way to advanced commercial transactions from industry speakers who will bring enthusiasm and knowledge to the attendees. Here is a potential line up for topics in the works: IRS/FIRPTA, FTB Installment Sale withholdings, FinCEN, ALTA/CLTA, CAR, Escrow/Attorney Q&A Panel. We are using all our resources to get firm participation from these organizations.

Would you like join our committee and give us your input? Do you have speakers that you would like to hear? Join us on our conference call, held on the second Saturday of every month, between 9 – 10 a.m. Drop me an e-mail and I will add you to the list.

By Juliana Tu, CSEO, CEO, CBSS, CEI, SASIP
Vice President and Conference Portfolio Chair
JulianaT@VivaEscrow.com

The §1031 Tax Code is in Jeopardy

By Phillip A. Atwan

In June, 2016, House Ways & Means Committee Chairman Kevin Brady (R-TX) and his predecessor, Speaker Paul Ryan (R-WI) announced the "Blueprint for Tax Reform," an ambitious plan for radical simplification and a complete rewrite of the tax code. The authors believe that the Blueprint will achieve three distinct goals:

- Create jobs and economic growth
- Make the tax code simpler, fairer and less burdensome
- Transform the IRS into a kinder, gentler, taxpayer focused agency.

The path to achieving massive simplification and rate reductions appears to be the elimination of most deductions and exclusions in favor of larger standard and personal exemptions.

Businesses would be permitted to claim an immediate expense deduction of 100% of the cost of newly acquired assets. Unlimited net operating losses could be carried forward indefinitely. The Blueprint is silent as to 1031 exchanges. There is concern that the tax writers may assume that with lowered rates and full expensing, exchanges would be unnecessary.

Recent studies have shown that without a tax-deferred mechanism, a lock-in effect occurs. The immediate recognition of a gain upon the disposition of property would impair cash flow and could make it uneconomical to replace that asset. If investors are faced with reducing the value of their investments through capital gains or recapture tax, even with lower tax rates, they will likely hold onto these properties longer. Section 1031 removes the lock-in effect and permits taxpayers to make good business decisions

"If investors are faced with reducing the value of their investments through capital gains or recapture tax, even with lower tax rates, they will likely hold onto these properties longer."

without being impeded by negative tax consequences.

A broad coalition of organizations, including the REALTORS and the Federation of Exchange Accommodators are working to make our policymakers aware that exchanges need to remain in the tax code. Exchanges stimulate economic activity in the United States, and generate jobs. Recent economic studies have quantified that either eliminating or restricting like-kind exchanges would increase the cost of capital, slow the rate of investment, lower property values and reduce transactional activity resulting in economic contraction of up to \$13.1 billion annually.

For more information about preserving your 1031 tax code please go to:
www.1031taxreform.com



Phillip A. Atwan
 Senior Vice President
 213.479.8800

Which Tax Scams Should I Be On The Lookout For This Tax Season?

By David A. Shean, CSEO/CEI/CNSA

As tax season approaches, taxpayers are reminded to be on the lookout for an array of evolving tax scams related to identity theft and refund fraud. Every year scam artists look for new ways to trick taxpayers out of their hard-earned money, sensitive financial information or even access to their computers. Here's what you need to know this year:

Requesting fake tax payments: The IRS has seen automated calls where scammers leave urgent callback requests telling taxpayers to call back to settle their "tax bill." These fake calls generally claim to be the last warning before legal action is taken. Taxpayers may also receive live calls from IRS impersonators. They may demand payments on prepaid debit cards, iTunes and other gift cards or wire transfer. The IRS reminds taxpayers that any request to settle a tax bill using any of these payment methods is a clear indication of a scam.

Targeting students and parents and demanding payment for a fake "Federal Student Tax": Telephone scammers are targeting students and parents demanding payments for fictitious taxes, such as the "Federal Student Tax." If the person does not comply, the scammer becomes aggressive and threatens to report the student to the police to be arrested.

Sending a fraudulent IRS bill for tax year 2015 related to the Affordable Care Act: The IRS has received numerous reports around the country of scammers sending a fraudulent version of CP2000 notices for tax year 2015. Generally, the scam involves an email or letter that includes the fake CP2000. The fraudulent notice includes a payment request that taxpayers mail a check made out to "I.R.S." to the "Austin Processing Center" at a Post Office Box address.

Soliciting W-2 information from payroll and human resources professionals: Payroll and human resources professionals should be aware of phishing email schemes that pretend to be from company executives and request

"The IRS has seen automated calls where scammers leave urgent callback requests telling taxpayers to call back to settle their 'tax bill.'"

personal information on employees. The email contains the actual name of the company chief executive officer. In this scam, the "CEO" sends an email to a company payroll office employee and requests a list of employees and financial and personal information including Social Security numbers (SSN).

Imitating software providers to trick tax professionals: Tax professionals may receive emails pretending to be from tax software companies. The email scheme requests the recipient to download and install an important software update via a link included in the e-mail. Upon completion, tax professionals believe they have downloaded a software update when in fact they have loaded a program designed to track the tax professional's keystrokes, which is a common tactic used by cyber thieves to steal login information, passwords and other sensitive data.

"Verifying" tax return information over the phone: Scam artists call saying they have your tax return, and they just need to verify a few details to process your return. The scam tries to get you to give up personal information such as a Social Security number (SSN) or personal financial information, including bank numbers or credit cards.

Pretending to be from the tax preparation industry: The emails are designed to trick taxpayers into thinking these are official communications from the IRS or others in the tax industry, including tax software companies. The phishing schemes can ask taxpayers about a wide range of topics. E-mails or text messages can seek information related to refunds, filing status, confirming personal information, ordering transcripts and verifying PIN information.

Kindly shared by:
David A. Shean,
CSEO/CEI/CNSA

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JAN-FEB 2017 PICTURES



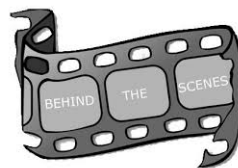
Join us at the Embassy Suites

Thursday, March 16th

**"Behind the Scenes"
Commerical Real Estate
Transactions**

Speaker:

Greg I. Anderson, Real Estate Attorney



**RESERVATION DEADLINE
MONDAY, 03/13/2017**

A RESERVATION MADE
IS A RESERVATION PAID

Embassy Suites	211 E. Huntington Dr.	6:00 - 6:30 PM Check In	1 1/2 PD
(626)445-8525	Arcadia, CA 91006	6:30 - 8:30 PM Dinner Meeting	Credits

Members Reserved : \$35.00 (\$40.00 after deadline)
Non-Members Reserved: \$55.00 (\$60.00 after deadline)

Company _____	Contact _____
Phone _____	Email _____

Attendees:	Member	Non-Member	First Time Attendee
1. _____			
2. _____			

Checks Payable to Escrow Associates of San Gabriel Valley (EASGV) - Credit Cards Accepted On-Site (Visa/MC)
 RSVP to Greg & Linette Seright, c/o Seright Escrow, 215 N. Marengo Ave, Suite 130 Pasadena, CA 91101
 Fax: (626) 449-3552 | Tel: (626) 795-5050 | Email: linettes@serightesc.com or gregs@serightesc.com

Thank you for bringing Door Prizes!

Referred By: _____

CALIFORNIA ESCROW ASSOCIATION MEMBERSHIP APPLICATION 2017



Membership Categories

- Individual Active Membership (\$280)** – Individual Active members shall be a person currently in the escrow settlement profession with a Regional membership or a person formerly in the escrow settlement profession, with a Regional membership, who currently holds a CEA Professional Designation. This category shall allow for full voting privileges at the Regional level, in the California Escrow Association and the American Escrow Association.
- Individual Support Staff Membership (\$75)** – An Individual Support Staff Member shall be a person that participates in the escrow or settlement process as a secretary, assistant, or any other position that is clerical and/or entry level. This category of membership is not available to an escrow officer or any other person in a management or supervisory position. This category of membership provides for no voting rights in the California Escrow Association and no membership in the American Escrow Association. This category allows for Regional membership.
- Individual Associate Membership (\$280)** – An Individual Associate membership shall be available to those individuals in allied fields not engaged in the practice of escrow. This category also allows for Regional membership and membership in the American Escrow Association, but has no voting rights in the California Escrow Association.
- State Only Membership – Individual Active (\$280)** – A State Individual Active membership shall be available to those persons currently in the escrow settlement profession without Regional membership, or a person formerly in the escrow settlement profession without Regional membership who currently holds a CEA Professional Designation. This category allows for full voting privileges in the California Escrow Association but no voting rights in the American Escrow Association, as defined in the Bylaws of the American Escrow Association.
- State Membership – Individual Support Staff (\$75)** – A State Individual Support Staff Member shall be a person that participates in the escrow or settlement process as a secretary, assistant, or any other position that is clerical and/or entry level. This category of membership is not available to an escrow officer or any other person in a management or supervisory position. This category of membership provides for no voting rights in the California Escrow Association and no membership in the American Escrow Association. This category allows for no Regional membership.

☐ ☐
New Renewal
Please allow up to 3 weeks for
new member processing.

Inactive Membership (\$115) – Inactive members shall be those past Individual Active members or State Individual Active members who are no longer engaged in their profession, either permanently or temporarily. An Inactive member shall not be entitled to vote or hold office, but may serve on any special committee or committees. An Individual Active member or State Individual Active member shall be considered inactive only subsequent to a period of one (1) year after such member has ceased to meet requirements of an Individual Active or State Individual Active member. At such time an Inactive member is deemed to subsequently meet requirements for an Individual Active membership or State Individual Active membership, they may be reinstated.

A. Individual Membership

Membership Category: ☐ Individual Active ☐ Individual Support Staff ☐ Individual Associate ☐ Inactive
☐ State Individual Active ☐ State Individual Support Staff

Name: _____ Title: _____ Referred by: _____

For categories other than State, please choose a primary regional membership using the CEA map.

If no region, please select State. ☐ Region: _____ ☐ State (no region)

Employment Category (check one): ☐ TC – Title Company ☐ S/L/B – Savings & Loan or Bank
☐ BE – Broker Escrow ☐ LE – Licensed Escrow ☐ OT – Other

- ☐ Please check this box if you DO NOT want CEA to release your contact information to industry related entities.
☐ Please check this box if you DO NOT want CEA to include your contact information on the public area of the CEA Web site.

Membership is based on a calendar year, on an individual basis, and is non-transferable.

B. Business Address

Company Name _____
Address _____
City / State / Zip _____
Phone _____ Fax _____
E-mail _____

C. Home Address

Address _____
City / State / Zip _____
Phone _____ Fax _____
Mobile Phone _____

For mailing and online membership directory purposes, please use my (check one): ☐ Business Address ☐ Home Address

D. Payment

Amount: _____
☐ CHECK Check # _____ ☐ Company ☐ Personal
☐ AMEX ☐ MasterCard ☐ Visa CVV: _____
C.C.# _____ Exp: _____
Name on Card: _____
Billing Address _____
Signature: _____

In making this application, I certify that the above is true and correct and I agree to abide by the Bylaws of the above named Regional Association and the California Escrow Association and the American Escrow Association, if appropriate.

Contributions or gifts (including membership dues) to the CEA are not tax deductible as charitable contributions. Pursuant to the Federal Revenue Reconciliation Act of 1993, association members may not deduct as ordinary and necessary business expenses, that portion of association dues dedicated to direct lobbying activities. Based upon the calculation required by law, 8% (Intern) or 16.6% (all others) of the State Dues payment only should be treated as nondeductible by CEA members. Please consult your tax advisor for tax credit/deduction information.

Signature _____ Date _____

When completed, return form and payment to:

California Escrow Association, 2520 Venture Oaks Way, Suite 150 • Sacramento, CA 95833
(916) 239-4075 – phone • (916) 924-7323 – fax • cea@camgmt.com • www.ceascrew.org

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