

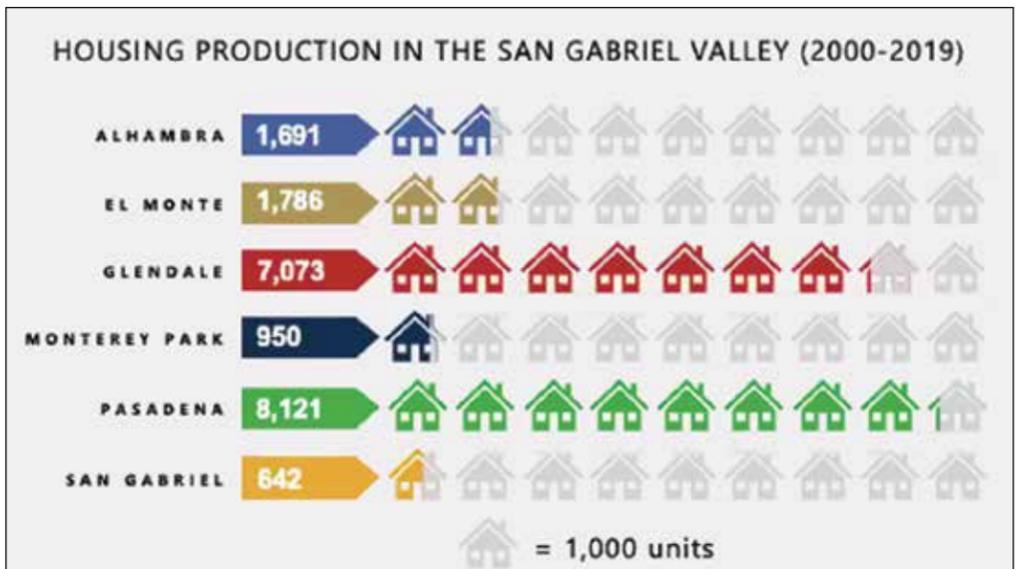
Housing Summit calls for collaboration, building more housing in creative ways

On May 13, the Alhambra Main Street Alliance, in partnership with the Alhambra Chamber of Commerce, hosted the Alhambra Housing Summit where nearly 100 stakeholders joined with elected officials from the city and region to hear from speakers in academia, government, and affordable housing organizations that are addressing housing needs in their work.

Alhambra Mayor Sasha Renée Pérez kicked off the summit by framing the discussion as one where housing needs impact diverse communities that are generationally and

economically diverse. And solving the housing crisis will require diverse perspectives to come together to do the work.

Keynote speaker Dr. Dowell Myers, director of USC's Population Dynamics Research Group, gave a history of construction booms and busts that have meant new housing creation has not kept pace with population growth. Panelist Ma'Ayn Johnson, Housing Program Manager, SCAG, laid out the current state requirements for meeting housing needs, how those numbers are determined, and what it means for the region as well as individual cities.



South Bay Safety opens office in Alhambra



South Bay Safety is a staffing agency with 12 regional offices around Southern California. They specialize in food manufacturing businesses, light and heavy industry, warehouse distribution, and general labor categories. The agency has opened a regional office in Alhambra. On May 19, a ribbon cutting ceremony was held to let everyone know they are open for business. Around Alhambra will share more about them in the July issue. In the center are President Sandra Romero and Claudia Perez, vice president of operations. Also attending were Mayor Sasha Renée Pérez, Vice Mayor Katherine Lee, and Alhambra Chamber President Suzi Dunkel-Soto.

Panelist Michael Ruane, executive vice president, National CORE, shared insights on projects that transform underused properties into housing communities that enhance the quality of life for longtime and new residents alike.

A second panel featured speakers with experience solving housing shortages in three cities: Stephen

Russell, executive director, San Diego Housing Federation; Bill Huang, housing director, City of Pasadena; and Ata Khan, planning manager, City of Pomona. Discussion covered the multi-layered financing needed to build affordable housing, the need to draw from non-traditional allies to work together, and innovations, like "Pro Housing

>> see **HOUSING SUMMIT** Page 5

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AUSD celebrates employees for years of service

Each spring, Alhambra Unified School District honors staff members who have reached a milestone number (15, 20, 25, 30, 35, and even 40) of years as a district employee. Due to the pandemic, the traditional ceremony in the board room has been reimag-

ined as a drive-thru event.

The first one was held in October 2020 for the staff members who were originally scheduled to be honored in person in May 2020. Everyone had so much fun, it was an easy decision to continue with this new tradition for the 2021 honorees.

>> see **AUSD CELEBRATES EMPLOYEES** Page 15

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Mayor's Corner



By Mayor Katherine Lee

It was my honor to be sworn in as the mayor of Alhambra on May 24, 2021, and I continue to be thankful for this rare opportunity to serve on the City Council since December 2018. In November 2018, I was elected as the councilmember for Alhambra's District One, where I have resided since 1996. Prior to that, I had lived in District Five where I grew up and graduated from Fremont Elementary School and Alhambra High School.

After graduating from college, I decided to stay in Alhambra due to the cultural diversity and safe neighborhoods. My husband and I lived in District Two in our first home, and I began a teaching career with the Alhambra Unified School District. In addition to my full-time position as a middle-school teacher, I had been appointed by four different presidents of the Alhambra Teachers Association as the Chief

Negotiation and Finance Committee Chair for 12 years. My primary role was to lead a team to represent over 800 association members to bring necessary changes in our employment contract with the school district's administration.

For the past two and a half years, as a councilmember, I received input from residents on a regular basis regarding many issues; this helped me to understand the various needs in the city and to find appropriate solutions. I thank those who decided to bring their concerns and comments to my attention so I can become a more effective and responsive leader.

Councilmembers' main responsibility is to make policies. This is a tremendously challenging task, and I have been reminding myself from the very beginning that my decisions need to be guided by this following principle: **A good policy should bring identifiable benefits to the residents at large and has no or minimal negative impact to the community.**

As your new mayor, I will continue to pursue the following goals for Alhambra:

- Limit high-density developments across the city.
- Affordable housing for our residents — for sale and for rent.
- Safe neighborhoods.
- Historical preservation — residential and commercial.
- Upgrading infrastructure.
- Pedestrian safety.
- Traffic calming.
- Transparency in government.
- Increase resident input on key city issues and access, including immigrants who are limited in English.

Local artist Efrain Gutierrez to be featured in Alhambra City Hall Art Gallery

After a long absence due to last year's health concerns, Alhambra City Hall has resumed its monthly community art exhibitions featuring local artists. The June display will feature local exhibitor Efrain Gutierrez, a queer artist. Mr. Gutierrez was born in Monterey Park, grew up in San Gabriel, and attended Rosemead High School. Besides displaying examples of his art work, the City Hall exhibit will include a wall timeline of LGBTQ+ history that he is assembling.

Intricacy and attention to detail have become consistent in Mr. Gutierrez's work, and what began as a pastime segued into a lifelong journey vitalized by passion, obsession, and instinct. Mr. Gutierrez places an emphasis in entropy, momentum, and buoyancy in his pieces as he works with acrylic paint, his favorite medium.

His work eventually took him to the Coachella Valley where new influences and prospects allowed him to reinvent himself and take on new challenges. Mr. Gutierrez's work began to appear throughout the desert communities in homes and commissioned wall murals. In addition, he has been admitted into Heath Gallery in Palm Springs, which specializes in abstract, modern, and contemporary fine art. Mr. Gutierrez's association with the Heath Gallery allows his work to be showcased and acquired by



Efrain Gutierrez places an emphasis in entropy, momentum, and buoyancy in his pieces as he works with acrylic paint, his favorite medium.

collectors nationwide.

Alhambra is proud to showcase the work of local artists. Visit the lobby of City Hall, 111 S. First St., in June to view the work of Efrain Gutierrez.



The YMCA of West San Gabriel Valley

2021 SUMMER PROGRAMMING LEARNING BEYOND COVID-19 THROUGHOUT SUMMER

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Full Day: \$700/month • Half Day: \$500/month
 Full Day Includes All Activities From 7:30am to 5:30pm

FOR YOUTH DEVELOPMENT
 FOR HEALTHY LIVING
 FOR SOCIAL RESPONSIBILITY

Summer Program Learning Beyond COVID-19	Your Peace of Mind is Our Priority	Afternoon Half Day Program
<p>When? Summer 2021 Monday – Friday K-8th Grade 7:30am – 12:30pm</p> <p>What We Offer? Breakfast and Lunch, and Snack Online Access All Day Homework Assistance with Projects Educational Enrichments (STEM)</p>	<ul style="list-style-type: none"> • Licensed Registered Nurse on Staff • Daily Entrance and Exit Temperature and Well Check of Children • Mandatory Mask Worn • Same Daily Staff Assignment • Fingerprinted Live Scan • All Staff trained and certified in CPR/First Aid, Child Abuse Prevention, and Mental Health. 	<p>When? Summer 2021 Monday – Friday K-8th Grade Half Day 1:30pm – 5:30pm</p> <p>What We Offer? Snack Swimming Lessons/Club Cooking Classes/Club Art Projects *No Refunds*</p> <p>Field Trips *extra charge Playground Activities Exercise Programs Reading Club Ratio 1-10</p>
Site: YMCA 401 E. Corto St. Alhambra, CA 91801 Contact: Valarie R. Gomez Cell: 626-660-6681 or E-Mail: Val.ymca@gmail.com • Visit Us At www.wsgvymca.org		

WE ARE ALHAMBRA SUPPORT OUR LOCAL BUSINESSES

Adjusting to the



Alhambra businesses have pivoted and adjusted their daily structure to serve you safely. CDC compliant practices have been adopted on site to ensure protection and prevention from the Covid 19 virus.

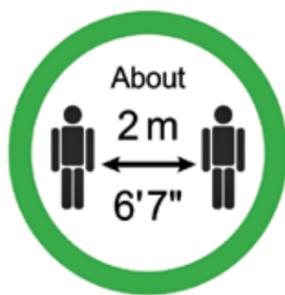
CUSTOMERS ARE ASKED TO DO THEIR PART BELOW:



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Use Soap or Hand Sanitizer



Keep Safe Distance from Other People



Stay at Home if Sick



Use Face Mask or Respirator

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Arbor Day: a time to sow

On Arbor Day, April 29, a tree planting took place at Almansor Park. It was hosted by Mike Macias, director of Parks and Recreation. City leaders attending included Mayor Sasha Renée Pérez and Vice Mayor Katherine Lee who were joined by City Councilmembers Adele Andrade-Stadler and Jeff Maloney. Also in attendance were City Manager Jessica Binnquist, Police Chief Eric Parra, Fire Chief Tom Phelps, and members of the Alhambra Youth Commission.

Alhambra has retained West Coast Arborists, a family-owned company that has provided professional tree maintenance and management services for over 330 municipalities and public agencies throughout California and Arizona. This company cares for, maintains, and advises on the city's trees. They helped decide what kind of tree to plant this year. Their representative,

Chris Falco, spoke on the importance of native trees that are naturally adapted to Southern California's unique climate. It was decided to plant a California Red Bud tree, which will bloom into a bright red canopy along the eastern side of the walking path at Almansor Park and before long will beautify the park and adjoining golf course.

Arbor Day is an international event celebrated in the spring on different days and under different names throughout the world. The day is dedicated to recognizing the importance of trees to the environment and the planet. Alhambra marks the observance of Arbor Day as near to the actual date as possible. Often school children take part in the observance, and activities are planned for them. They join city officials and civic leaders in an observance hosted by the Parks and Recreation Department.



Enjoying Arbor Day are, from left, Mark Munson and Nicholas Quach, from the Youth Commission; Vice Mayor Katherine Lee; Councilmember Adele Andrade-Stadler; Mayor Sasha Renée Pérez; and Councilmember Jeff Maloney.

New contract, new services

The City of Alhambra and Republic Services recently entered into a new, seven-year, recycling and waste services franchise agreement for residents and businesses. The agreement, which takes effect July 1, includes expanded programs to help the city meet state-mandated waste diversion goals.

The most visible of these changes will be new carts — blue for recycling, green for organics, and black for trash. These carts will be delivered beginning in June and the old carts will be removed. The new cart colors comply with a California law, known as Senate Bill (SB) 1383, that establishes standard collection cart and dumpster colors across the state to ease confusion from city to city.

Once residents receive their new carts, they will see their first service change. The new green cart will be used for “organics,” including lawn and garden debris, food scraps and food-soiled paper, such as pizza boxes and paper plates. Instead of putting food into the trash cart, residents will now separate it in the kitchen and place it into the green cart. As soon as residents receive their new carts, they can begin placing food scraps and food-soiled paper into the green cart with their yard waste.

To help residents separate food scraps from miscellaneous trash in the kitchen, Republic Services will provide them with a new, free kitchen scrap pail. Use this pail to collect fruit, vegetables, bones, coffee

grounds, dairy products, eggshells, fish, meat, grain products, baked goods, spoiled food, uneaten leftovers, and similar items. The pail will reduce odor and keep kitchens tidy before the scraps are emptied into the green cart.

Under the new contract, Republic Services will also begin billing residents directly for solid waste services. The rate residents pay will not change. However, instead of seeing the solid waste fee on the city utility bill, residents will receive a quarterly invoice from Republic Services. The first bill will come in July, covering service fees for July through September.

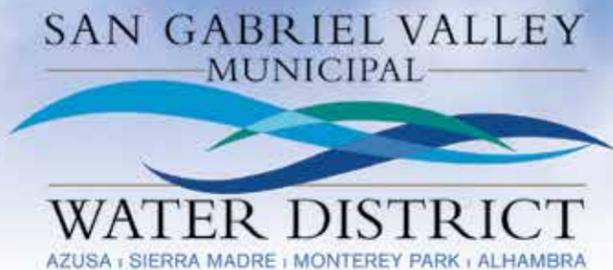
Collection days will not change, so please continue to set the carts at the curb on the



regular pickup day. Please be sure to place all waste, organics, and recycling inside the correct cart and close all lids flat. Items placed outside the cart will not be picked up. Carts must be placed with wheels against the curb by 5 a.m. on the collection day, with the lid opening facing toward the street. Place carts in a visible location at least three feet apart and six feet away from cars and other objects.

Learn more about the new services at RepublicServices.com/municipality/alhambra-ca. For more information, please call Connie Gonzalez 747.292-7096, or e-mail alhambra@republicservices.com.

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alhambra **AROUND ALHAMBRA**
CHAMBER OF COMMERCE

Published by the Alhambra Chamber of Commerce.

A monthly publication with a circulation of 40,000, Around Alhambra is mailed to every business and residence in the City of Alhambra and to all interested local, state, and county officials.

We welcome comments, press releases, and community interest stories and will make every effort to include all appropriate information. Articles submitted and printed in Around Alhambra do not necessarily reflect the opinion of the Alhambra Chamber of Commerce or its Board of Directors. Please e-mail submissions to djenkins@alhambrachamber.org.

For advertising rates and other information, contact **Alhambra Chamber of Commerce**
104 S. First St., Alhambra, CA 91801
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Advancing Alhambra: A long-term plan for Alhambra's major roads

The City of Alhambra has been actively working with transportation experts to conduct major transit studies and identify places where Alhambra can make its biggest improvements to its streets in a financially responsible way.

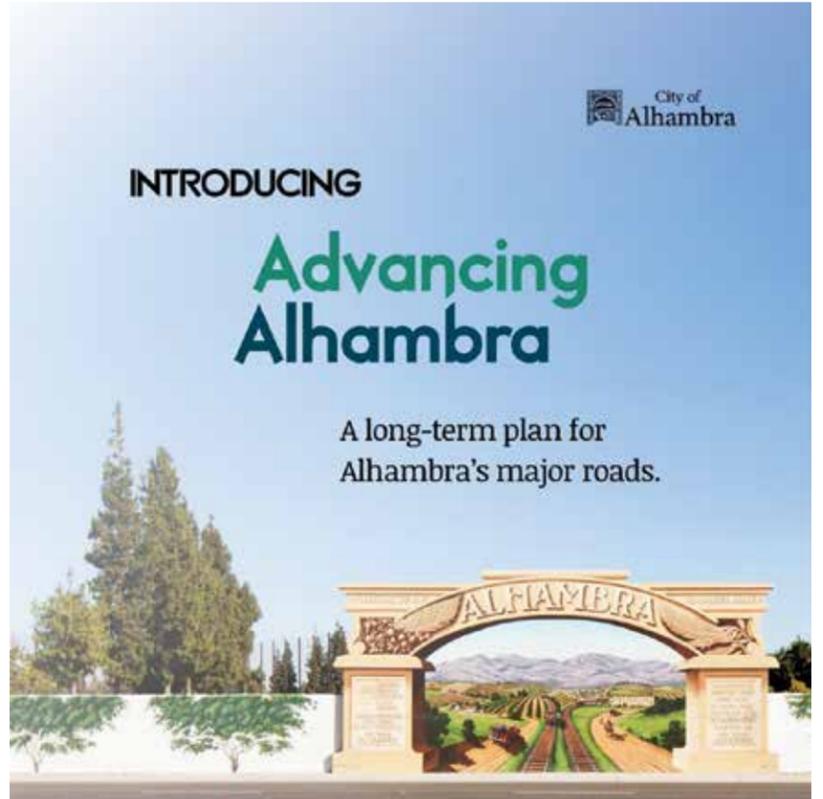
Advancing Alhambra is the city's plan to improve local roads for residents by identifying specific locations for improvements, understanding the experience of area residents, and outlining potential solutions to alleviate pass-through traffic on local thoroughfares.

Due to the backup on I-10 and the northern terminus of the 710 at Valley Boulevard, drivers use local roads to bypass backup and get to other regional destinations.

This puts undue stress on local roads, adds to resident commute times, and increases the overall city cost of road maintenance.

Experienced transportation engineers from Gibson Transportation Consulting and Kimley-Horn have identified key locations for improvements to benefit the residents of Alhambra:

- I-710 North Freeway Stub.
- Fremont Avenue Interchange.



- Atlantic Boulevard Interchange.
- Garfield Avenue Interchange.

Learn more about these projects at: <https://advancingalhambra.org/> project.

Please share personal experiences

with these four locations. The more information the city has from users, the better defined the problems and targeted solutions will be. For more information, visit <https://advancingalhambra.org/>.

HOUSING SUMMIT From Page 1A

Pomona" that gives residents the tools they need to more meaningfully contribute to conversations and decisions around housing.

Closing speaker Richard Gollis, co-founder and principal of The Concord Group, echoed the generational impact of housing affordability as millennials grow out of young adulthood to their family formation years where affording a home has become nearly impossible for many. The housing crisis numbers aren't going away, but everyone is in it together. Mr. Gollis called for residents and leaders

to work together, having the complex conversations, to define success in ensuring livable cities into the future. A breakout discussion followed the formal program where attendees shared how they might be able to work as part of a whole community approach to addressing the housing crisis.

Throughout the jam-packed program, a clear call for collaboration and building of more housing in creative ways was a main theme that will help drive housing creation in Alhambra.



Alhambra is also a jobs center....



Work Destinations for Alhambra Labor Force (2019)

Source: On The Map, 2018

THE CONCORD GROUP

2018	Alhambra	San Gabriel Valley
Households	29,900	1,850,500
Employed Labor	24,500	642,600
Jobs	35,000	693,500
Net Inflow	10,500	50,800
Jobs to Labor	1:4	1:1

City of Alhambra

DISPOSABLE FOODWARE ITEMS ORDINANCE NO. O2M21-4783

BY REQUEST!

- The Alhambra City Council passed Ordinance No. O2M21-4783 in an effort to help reduce plastic waste and save restaurants money.
- Effective May 22, 2021, restaurants will provide disposable foodware items like plastic utensils with your order only if you ASK for them to be included.
- The Ordinance will require third-party delivery app vendors to add an option to allow customers to request utensils.
- To learn more about the Ordinance, visit: <http://bit.ly/AlhUtensils>.

How is Housing Need Calculated? (RHNA)

- **Regional Housing Needs Assessment (RHNA)**
State housing law requirement to determine regional housing needs
- 8 year planning period
- 5th cycle: 2013-2021
- 6th cycle: 2021-2029
- 6th cycle Housing elements due October 2021

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Participants are briefed before starting the day's activities in the Almansor Park gym.

Sports Camp teaches basketball skills

The City of Alhambra is happy to announce the return of Sports Camp. This popular summer program offered by the Department of Parks and Recreation is making a triumphant return after last year's absence. The program is being held under the guidance of the L.A. County Health Department to assure social distancing practices; the program activities have been adapted to fit those guidelines.

Sports Camp is for boys and girls ages 7 to 12 and will be held at Almansor Park, 800 S. Almansor St. Participants will learn basketball skills in a fast-paced program. There

will be two separate sessions of the camp. Session one is for beginning basketball and will begin June 21 and end on July 2. The hours of practice are 9:30 a.m. to 11:30 a.m.

The second session teaches skills of intermediate basketball. It will begin July 5 and end on July 16 with the same hours. Registration for Sports Camp began on May 14 and is continuing.

For more information, call the Recreation Division Office at 626-570-5081 between 7:30 a.m. and 6 p.m. Find out more about the program online at cityofAlhambra.org.






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Summer FULL OF LIFE

**San Gabriel Valley Medical Center
Community Blood Drive**

Held in the CHEC Building at
261 Junipero Serra Dr.
San Gabriel, CA 91776

**Monday, June 14, 2021
10:00 a.m. to 4:00 p.m.**

Please visit RedCrossBlood.org and enter sponsor code: SGVMC to schedule an appointment.

Streamline your donation experience and save up to 15 minutes by visiting RedCrossBlood.org/RapidPass to complete your pre-donation reading and health history questions on the day of your appointment.

If you have received the vaccine, or are in line to receive the vaccine, you may still donate blood providing you are feeling fine the day of the blood drive. You can also donate if you have had COVID but are now negative.


San Gabriel Valley Medical Center
AT/HC Healthcare

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Meet Shannon Devery, Digital Financial Group

The Digital Financial Group (DFG) is at the forefront of the retail payments industry with advanced technological solutions. DFG supports retail businesses with processes for retail payments, mobile payments, check services, working capital, online invoicing, next day funding, prepaid solutions, and recurring processing.

DFG has over 150 offices nationwide. In Alhambra and the San Gabriel Valley, the DFG agent is Shannon Devery, and they have chosen well. Ms. Devery has deep roots in town. She grew up here attending Martha Baldwin School and San Gabriel High School, and she still lives here. She has been in the merchant accounts business since 2005. Ms. Devery quickly learned that many agents were only interested in selling terminals and offering low ball prices that quickly increased. If customers had problems with the equipment or funding or promises that were made, they would be unable to contact their sales agent again.

Ms. Devery has made a name for herself in the industry as an agent who believes in and practices service after sales. She works diligently with her customers to assure that every product or service she sells works properly and is at a fair price.

Over the years, Ms. Devery has found a few specialty niches in which she excels. Her biggest customer base is in the auto repair business. She is the exclusive credit card processor for the ASCCA (Automotive Service Council of California). She has auto shop merchants from San Diego to Sacramento that she services. In Alhambra, two shops are using her service: Jo's Garage at 120 E. Valley Blvd. and Gilbert Motors at 2100 W. Valley Blvd.

Another specialty is online sales, the fastest growing merchandising field with an emphasis on wholesale business to business



Shannon Devery has made a name for herself in the retail payments industry as an agent who believes in and practices service after sales. She works diligently with her customers to assure that every product or service she sells works properly and is at a fair price.

(B to B). DFG's technology helps lower the rates on business cards for merchants considerably.

Still another advantage with Ms. Devery is that she and Digital Financial Group are not abusive with equipment sales and are not fans of leasing equipment. If a client buys a terminal or Point of Sale system from DFG, the prices will be fair, and there will be no surprises with ridiculous future rate hikes. Her merchant retention rate is 92%, which is 32% over the national average.

For more information, contact Ms. Devery at 626-476-9016, or e-mail shannon@fdi-sangabrielvalley.com.

Tax Tips

Changes to Advance Child Tax Credit will help many families receive advance payments

This information was taken directly from the IRS website.

There have been important changes to the Child Tax Credit that will help many families receive advance payments starting this summer. The American Rescue Plan Act (ARPA) of 2021 expands the Child Tax Credit (CTC) for tax year 2021 only.

The expanded credit means:

- The credit amounts will increase for many taxpayers.
- The credit for qualifying children is fully refundable, which means that taxpayers can benefit from the credit even if they don't have earned income or don't owe any income taxes.

- The credit will include children who turn age 17 in 2021.

- Taxpayers may receive part of their credit in 2021 before filing their 2021 tax return.

For tax year 2021, families claiming the CTC for tax year 2021 will receive up to \$3,000 per qualifying child between the ages of 6 and 17 at the end of 2021. They will receive \$3,600 per qualifying child under age 6 at the end of 2021. Under the prior law, the amount of the CTC was up to \$2,000 per qualifying child under the age of 17 at the end of the year.

The increased amounts are reduced (phased out), for incomes over \$150,000 for married taxpayers filing a joint return and qualifying widows or widowers, \$112,500 for heads of household, and \$75,000 for all other taxpayers.

Advance payments of the 2021 Child Tax Credit will be made regularly from July through December to eligible taxpayers who have a main home in the United States for more than half the year. The total of the advance payments will be up to 50% of the Child Tax Credit. Advance payments will be estimated



Michael Aston is an Enrolled Agent engaged in his family business at Alhambra Tax Center, 1009 E. Main St., Alhambra. Alhambra Tax Center has served Alhambra residents since 1970. He can be reached at 626-282-1084. Tax questions, or any other questions, can be e-mailed to michael@alhambratatxcenter.com. To view previous topics, read his blogs at www.alhambratatxcenter.com.

from information included in eligible taxpayers' 2020 tax returns (or their 2019 returns if the 2020 returns are not filed and processed yet).

Eligible taxpayers do not need to take any action now other than to file their 2020 tax return if they have not done so.

The IRS also urges community groups, non-profits, associations, education groups, and anyone else with connections to people with children to share this critical information about the CTC. The IRS will provide additional materials and information that can be easily shared by social media, e-mail, and other methods.

The IRS will provide more information about advance payments soon at www.irs.gov.

WELCOME OUR *New* CHAMBER MEMBERS!

AYSO Region 60

P.O. Box 7817
Alhambra, CA 91802
626-244-7374
info@ayso60.org

American Youth Soccer Organization (AYSO) is a nonprofit and the oldest national youth soccer program in the United States. Beginning with only nine teams by a handful of soccer enthusiasts, AYSO was established in 1964 out of a garage in Torrance, California, in an effort to ensure that American kids have the opportunity to be introduced to the beautiful game of soccer. AYSO now has thriving programs for kids and adults in nearly 900 communities all over the country, over eight million AYSO alumni, and a name that's recognized nationwide.

Digital Financial Group

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626-737-1099
dfg-socal.com

Digital Financial Group (DFG) is one of the leaders in the payment processing industry, and the company became a pioneer in the area of mobile payments after entering the arena nearly 15 years ago. As the exclusive provider of vSecureProcessing, our expertise and experience has allowed us to take merchant services and payment technology to the next level. Our processing solutions and merchant services encompass technology developed through the application and experience of our executive and senior management team.

South Bay Safety

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Alhambra, CA 91803
626-656-6990
sbaysafety.com

South Bay Safety is more than just a recruiter, more than a job placement agency or staffing service. With a full-range of personnel services, South Bay Safety is fully staffed with quality staffing professionals, established to put you and your business first.

Stratiscopes, Inc.

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Coach,
Richard
Marquis

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--	--

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From left are Coach Danny Piepoli, Yao Ming, Coach Richard Marquis, and Coach Charles Carter.

The rise of China's basketball

Yao Ming's new NYBO China Youth Basketball Development Program

Yao Ming and his closest basketball associate, Lu Hao, are on the move to continue improving China's status in the world of competitive basketball. Mr. Ming has already brought China's interest and recognition in basketball to an unbelievable level through his dominance in China's Olympic participation and through his other relationship with the NBA and the Houston Rockets. China's interest in basketball has been greatly elevated through the passion of both Mr. Ming and Mr. Hao, a long-time business associate and friend. Currently, there is a greater effort to increase China's basketball development to an even higher status.

Mr. Ming has recently become the person in charge of his country's development as China's newest basketball chairman and the director of basketball operations. One of his goals is to use this opportunity to develop China's overall youth basketball skill that will turn China into a greater and stronger future challenger, so China can compete at a much higher global level.

One of the local San Gabriel Valley youth basketball development training programs, The Play Smarter Basketball Classes (PSB), has been traveling to different parts of Asia, conducting their training camps for each of the past 15 summers. This summer, Coach Marquis, founder of PSB, and his staff have just returned from several of their Asian summer camps that were located in six different areas throughout Mainland China. Their last camp was for Mr. Ming

and Mr. Hao's newly formed National Youth Basketball Open (NYBO), a youth training and competition development program. Coach Marquis and his coaching staff were asked by Mr. Hao to be involved by sharing their PSB development philosophy to their programs 100 plus coaches.

The NYBO has been designed to somewhat mimic America's oldest, largest, and most successful development youth program, the Amateur Athletic Union (AAU). Mr. Ming and Mr. Hao's basketball staff in China has met with the AAU in Florida and have already begun to implement similar methods in their NYBO program. They have designed this new program to help further develop China's youth and lower level basketball teams throughout China and have achieved great success during the launch of their first NYBO 2018 summer completions.

Coach Marquis and his local PSB classes have been asked to possibly continue to work with China's new, outstanding development program, and possibly even bring some of their teams and students to the NYBO 2019 summer camp.

Coach Marquis believes that these two very dedicated and experienced basketball minds will bring a greater, all-around improvement in Chinese youth basketball development in the very near future, causing swifter improvement in overall basketball skill levels throughout the China.



From left are Hayden Berg; city Councilmember Adele Andrade-Stadler; Vice Mayor Katherine Lee; city Councilmember Ross Maza; Henry Lo, field rep. for Assemblymember Ed Chau; Mayor Sasha Renée Pérez; Mr. Gilbert's son, Jake; Darren Gilbert and wife Lisamarie; Assistant Police Chief Kennedy, and Sgt. Donato.

Gilbert Motors offers expert auto, light truck repair, maintenance

Darren Gilbert is an optimist. His auto shop on Valley Boulevard had been in business since the '70s when his father ran it. The location had only two service bays for working on cars. By 2020 he was swamped with business, and cars waiting for a service bay were parked hither and yon creating a backlog of service and confusion about which car was where.

Then, just a block away at 2100 W. Valley Blvd. he found a larger shop. It had seven service bays. Darren took the plunge and jumped at the chance to expand his business. No sooner did he get himself set up in his new shop than COVID hit hard in 2020. That slowed his business considerably. Recently however, Darren, ever the optimist, noted that since the worst of the

pandemic his workload has increased every month. Today, at any given time, all seven work bays are in use.

When he first moved to the new location, the Alhambra Chamber of Commerce wanted to do a ribbon cutting ceremony to inaugurate his new business. But COVID got in the way. Finally on May 12 the long awaited ceremony took place.

The event drew a crowd that included Mayor Sasha Renée Pérez and City Councilmembers Adele Andrade-Stadler and Ross Maza, and Vice Mayor Katherine Lee. The Police Department was represented by Assistant Chief Kennedy and Sergeant Donato. Also on hand were field representatives from the office of State Assemblymember Ed Chau and Los Angeles

County Supervisor Kathryn Barger.

Gilbert Motors is an AAA Approved Auto Repair and Certified Auto Care facility. The technicians are trained and certified for work on gasoline, hybrid, and diesel powered vehicles. They are even prepared for changing batteries on EV vehicles.

The shop uses both standard and metric tools for all makes and models of domestic and foreign cars from oil changes to complex computer diagnostics. They offer expert automotive and light truck repair and maintenance services to a growing list of customers in the western San Gabriel

Valley. They are also certified to maintain new car warranties.

Gilbert Motors is a member of Automotive Service Council and is an ASE Blue Shield Shop, an AAA Approved repair facility, and a Los Angeles County Certified Green Station. They are also a state licensed Smog Repair Station.

Gilbert Motors is open from 8 a.m. to 5:30 p.m. Monday through Friday and closed on weekends. They are located at 2100 W. Valley Blvd. in Alhambra. Contact them for an appointment or even just to ask questions at 626-282-0644 or online at gilbertmotorservice@mechanicnet.com.

Man charged with setting San Gabriel Mission Fire

Los Angeles County District Attorney George Gascón announced that a suspect was charged with setting a fire that caused catastrophic damage to the San Gabriel Mission last summer.

John David Corey, aka "Joker," faces two felony counts of arson of an inhabited structure and one count each of arson

during a state of emergency, first-degree residential burglary, and possession of flammable material.

The early morning fire caused extensive damage to the nearly 250-year-old San Gabriel Mission, a landmark in the history of Southern California that contains artifacts dating to the late 1700s.



Talbot Insurance Agency Inc. State Farm Insurance Regina Talbot, Agent, 626-357-3401 Insurance License #: 0G05807

Options to consider when insuring your small home business

Insurance for a home-based business might require small business insurance since your homeowners might not.

What are some ways to insure your home business?

More than half of America's businesses are home-based, according to the U.S. Small Business Administration. But setting up headquarters in your home doesn't mean your homeowners insurance will adequately protect your operation.

A typical homeowners policy provides about \$2,500 of coverage. That usually will cover equipment — but it won't offer liability protection or cover you for lost data or income.

Do your research to protect yourself and your home business. An important thing for any business owner to do when starting out is to create a business plan. That includes having the right type and amount of insurance coverage. Here are three options to consider when insuring your home-based business.

A homeowners policy with increased business property limits

Your homeowners policy may cover up to \$1,500 worth of personal property, such as a desk or merchandise held as samples, e.g., Mary Kay Cosmetics. This coverage protects business property while it's used or stored inside your home. The policy may also offer up to \$750 worth of coverage for your business property while it's away from your home. If your home-based business is small, this might be enough coverage. If not, you have the option to increase those coverage amounts with a homeowners policy endorsement.

You might consider adding a homeowners policy endorsement to your existing coverage if you:

- Plan to have less than \$4,999 worth of business property kept at your home-based business location.
- Don't invite customers to your home-based business location.
- Only have \$750 worth of personal property intended for business use outside your home.

An in-home business policy

An in-home business policy provides more comprehensive coverage for business equipment and liability than a homeowners policy endorsement. These policies,

which may also be called in-home business endorsements, vary significantly depending on the insurer.

A business insurance policy

While your homeowners insurance policy might come with liability protection for certain incidents that happen inside your home, it does not extend to home-based, business-related activities. For example, if a customer comes to your home to exchange payment for goods or services and suffers an injury, there may not be coverage under your homeowners policy. Coverage gaps can easily be fixed with a business insurance policy.

You might consider a business insurance policy if you:

- Provide services directly to customers while in your home, such as tax preparation or hair services, which may require additional specialized liability coverage.
- Plan to have \$5,000 or more worth of business property kept at your home-based business location.
- Rely on the income from your business to support your household.

There are a few other considerations for home business owners as well

Being a savvy home-business owner is about more than having the right insurance for your business. Other factors to consider include:

- **Additional insurance:** Re-evaluate your coverage as your business grows and your needs change.
- **Zoning laws:** Visit your local planning office to review restrictions that could affect your business.
- **Licenses and permits:** Find out which licenses and permits you need to run your business legally.
- **Taxes:** Talk to a tax professional about tax laws for home-based businesses. Also research money-saving deductions, such as the home office deduction.
- **Vehicles:** If you're using your vehicle for home-based business-related activities, ask your agent about getting it rated as a business vehicle on your auto policy to make sure it's properly covered.

For more information, contact State Farm Agent Regina Talbot at 626-357-3401.

The Alhambra Chamber of Commerce
thanks these members for renewing their memberships and for their continued support:

Asian American Economic Development Enterprises, Inc. 216 W. Garvey Ave., Suite E Monterey Park, CA 91754 626-572-7021 Member since 2000	California Institute of Advanced Management 1000 S. Fremont Ave., Mailbox #45 Building A-10, 4th Floor, Suite 10402 Alhambra, CA 91803 Member since 2012	LifeWave Alhambra Alhambra, CA 91801 626-616-0669 Member since 2015
Battery World 1032 E. Main St. Alhambra, CA 91801 626-289-5962 Member since 2009	Davis Blue Print Company 3205 N. Main St. Los Angeles, CA 90031 323-225-4703 Member since 2016	Oneonta Montessori School 2221 Poplar Blvd. Alhambra, CA 91801 626-284-0840 Member since 2008
Bunker, Mary Louise Member since 1995	Diner on Main 201 W. Main St. Alhambra, CA 91801 626-281-3488 Member since 2003	Options for Learning-State Preschool 18455 Railroad St. City of Industry, CA 91748 626-854-3449 Member since 2014
Burke Manor 15 N. Third St. Alhambra, CA 91801 626-458-1505 Member since 1996	Home Depot 500 S. Marengo Ave. Alhambra, CA 91803 626-458-9800 Member since 2007	So. California Edison Co. 1000 E. Potrero Grande Dr. Monterey Park, CA 91754 800-990-7788 Member since 1963
Thank You!		The Huntington Professional Building 3010 San Pasqual St. Pasadena, CA 91107 626-289-1819 Member since 2001

To renew your membership with a credit card, please phone the Chamber at 626-282-8481.



From left are Sabrina Chu, Melissa Lucas, and Michelle Freridge, MPA, JD, executive director of the Asian Youth Center.

US Bank contributes \$60,000 to support Asian American and Pacific Islanders Initiative, including Asian Youth Center of San Gabriel

U.S. Bank, the fifth largest bank in the country, has made a \$60,000 commitment to provide support to Asian American and Pacific Islanders Initiative (AAPI) organizations. Among the sites selected were the coalition of Asian American Leaders (CAAL) in Minneapolis/St. Paul; the Asian Pacific Heritage Foundation of San Francisco; the Chinese Information Service Center of Seattle; the Center for Pan-Asian Community Services in Atlanta, Georgia; the Pacific Arts Coalition of San Diego; and most importantly for this community, the Asian Youth Center (AYC) of San Gabriel.

The Asian Youth Center has served the youth of the western San Gabriel Valley, and beyond, for many years. The AYC is a grass roots organization founded in 1989 as

the Asian Youth Project by the Asian Task Force of the United Way. Today it serves 3,000 youth and their families over one-third of Los Angeles County.

"We are proud to announce the Asian Youth Center was selected for our L.A. Market," said U.S. Bank officials. "The Asian Youth Center will be provided with \$10,000 to support additional research and survey work with Asian residents in the San Gabriel Valley to help guide future policy work and community programs."

The award is significant because it demonstrates the growing importance of the AYC in the community and its work on behalf of, not just Asian youth, but serving the needs of young people regardless of who they are.

Saint Therese Carmelite School marks end of challenging school year

Summer vacation is here again after a challenging pandemic school year. Like all area schools, Saint Therese Carmelite School (STCS) spent most of the year in distance learning. However, unlike most schools, STCS opened to in-person learning on March 1 — as soon as the county gave the all clear.

School looked a bit different, of course. There were different drop-off points, temperature checks, staggered recesses, masks, social distancing, open windows in all weather, and so on. STCS was lucky that its smaller class sizes allowed all of the children to come back to campus for five-hour days/five days a week, even with social distancing. Ultimately, 97% of the student body returned to in-person learning.

Getting the children back with their teachers as soon as possible was a priority because it was important for the students' academic, social, and emotional development to return to a normal school routine. "We are excited to have so many familiar faces again," said Principal Alma Cornejo. "We have noticed that our students' productivity has increased exponentially. Their emotional and social growth is evident, even in just two months back on campus."

STCS has managed to provide a safe environment without sacrificing academic rigor or social interaction. Regarding the



Getting the children back with their teachers as soon as possible was a priority because it was important for the students' academic, social, and emotional development to return to a normal school routine.

latter, the children say how happy they are to be back with their friends and off their computers.

Saint Therese Carmelite School was founded in 1926 and serves students in TK through eighth grade. The school educates students through the Catholic classical model to equip them with the logic, critical thinking, and language skills necessary to succeed throughout their lives. As an alternative to Common Core, this model is developmentally appropriate and aims to provide a well-rounded education, including classic books, math up to Euclidean geometry, science, Catholic catechesis, Latin, music, art, and P.E.

Recent graduates of STCS have all been accepted to area Catholic high schools. The school, above all, aims to form students in faith and virtue.

For more information, please visit <https://sainttheresecarmeliteschool.com> and the school's Facebook and Instagram pages.



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"Rescued Values," an inclusive art exhibition, was recently hosted by CasAntica in Oaxaca, Mexico. "This exhibition was a testimony of bringing public awareness and humanity," said Michael Dergar, CEO of the Academy of Special Dreams. "The work of art from all these wonderful young artists needs to be recognized by the world. Special thanks to Dr. Sergio Bello and Maru Pombo, founders of SONRYEE, and proud Academy Community Ambassadors from the Academy for making this exhibición a testimony of hope for emerging artists."

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For hair styling try Biyoshi: the art of cutting

Each month, *Around Alhambra* features a business that is suggested by one of the City Councilmembers. This month it is the turn of District Three Councilmember Jeff Maloney. He would like you to know about Biyoshi Hair Stylists.

The original Biyoshi has been on Huntington Drive in Alhambra since 1982. It was founded by a stylist who trained at Vidal Sassoon in Beverly Hills for three years. He named his salon Biyoshi — a Japanese word meaning "hair stylist," and soon adopted Biyoshi as his own name. When he first opened up in Alhambra, he had a second shop in Beverly Hills, but the commute between the two shops was too much. Fortunately for Alhambra, he closed the Beverly Hills shop and stayed in Alhambra. His word of mouth advertising led to his now having a dedicated customer base that spans decades and generations.

As a barber as well as a stylist, Biyoshi keeps a jar of dog treats at hand, and dogs being walked by the shop often get a snack from his hand. He is good at working with children as well, doing little magic tricks for their amusement and dispensing a lollipop after a haircut.

"The way you look every day, that's going to determine how you feel, and we want clients to feel comfortable and happy with their haircuts," Biyoshi said. He hires his stylists with care and instills in them his philosophy of care and customer happiness in all their work. Some of his stylists have



City Councilmember Jeff Maloney recommends Biyoshi Hair Stylists.

been with him for 30 years.

Like all indoor businesses, Biyoshi's salon has felt the loss of customers during the hard times last year. Now things are opening up again, and it is becoming increasingly safe to sit in the hair cutter's chair again, especially for those who have been vaccinated. If it has been a long time since the last haircut, come on in to Biyoshi for a treat.

Call Biyoshi or one of his stylists for an appointment at 626-458-1979. The shop is located at 1963 Huntington Drive, Alhambra 91801. Their Hours of Creativity are

Monday: Gone fishing.

Tuesday – Friday: 11 a.m. to 8 p.m.

Saturday: 9 a.m. to 5 p.m.

Sunday: 11 a.m. to 5 p.m.

Obituary

Lisa Mao was devoted wife, mother



Lisa Mao
March 12, 1985 – April 4, 2021

Lisa was born in Shanghai, China, as Xiaoyan Mao in 1985. Her father, Xun Mao, and mother, De Heng Li, moved their family to the United States and settled in Alhambra. Lisa attended Mark Keppel High, graduating in 2003. She discovered a love of photography and art studying graphic design at Cal Poly Pomona, graduating in 2008. She was a beloved art teacher at Wang Lei California Art Academy, teaching young children's art classes from 2007 to 2015. As the sole wage earner for her family, she also worked full time for Sam Ng at Farmers Insurance.

She met fellow artist Dahveed Kolodny-Nagy in Hollywood in 2014, and

they began working together on art and animation projects before the two were married and had their daughter, Nova, in 2017. That same year they opened TOYZILLA, a local Alhambra retail toy store that became a popular stop for collectors. Together they hosted panels and signings and coordinated events that included SuperHero Summer Fest Alhambra. In 2019, Lisa formed Tochi-rama, a toy production company, with Dahveed, Tu Huu Nguyen, and Kenneth Nguyen. The first toy she coordinated will be finished in the coming months.

Lisa took Nova out of school as the pandemic worsened, becoming a full-time mom and home school teacher for Nova. Unable to work the store, she found a new career as a stock trader looking after the family investments. While celebrating Nova's 4th birthday on Feb. 4, 2021, at Mt Baldy, Dahveed, Nova, and Lisa were involved in a fatal collision while sledding.

Nova was in critical condition and is now recovering from multiple brain injuries. Lisa sadly did not survive. Friends are invited to attend a memorial service for Lisa from 3:30 p.m. to 4:30 p.m. Friday, June 25, at Forest Lawn, 21300 Via Verde St., Covina 91724. The service will take place at the Columbarium of Sheltered Reflection niche #8034. The event will be live-streamed with information updated at <https://www.eventbrite.com/e/153166149075>.

2021 AAEDS Scholarship Opportunity

Who's Eligible?

- ◆ Must be a Graduating High School Senior.
- ◆ Demonstrate financial need (to be eligible for financial aid, applicant must have submitted a FAFSA form by the March 2021 deadline.)
- ◆ Only U.S. Citizens are eligible to apply. (Please note, affiliates of AAEDS are not eligible to apply.)

Award Amount:

There will be (3) awards of \$500 each and (3) awards of \$1000 each.

A total of 6 scholarship awards will be offered.

Requirements:

- ◆ *Complete the AAEDS Scholarship application.
- ◆ *Please provide an essay (in 500 words or fewer).
- ◆ *Provide 1 Letter of Recommendation along with the recommendation form completed by the recommender.
- ◆ Provide an official sealed copy of your high school transcript.
- ◆ Please include a copy of your FAFSA Report.

Application Deadline: Wednesday, June 30, 2021 @ 5:00 pm



Scholarship winners from 2019 shown .

For more info, please contact AAEDS Scholarship Coordinator via: www.aede.info • aedeinfo@gmail.com • (626) 572-7021

All forms may be downloaded online from www.aede.info

Alhambra Hospital Medical Center receives 5-Star rating from Centers for Medicare and Medicaid Services

Alhambra Hospital Medical Center is extremely proud to announce they are among one of only 39 hospitals in California and one of 455 hospitals nationwide to be rated five stars by the Centers for Medicare and Medicaid Services (CMS) in its recent update of the Overall Hospital Quality Star Ratings on the Hospital Compare website on April 28. This is the highest rating possible for a hospital, and it represents excellence in five measure groups in mortality, safety of care, readmission, patient experience, and timely and effective care.

CMS rated over 4,500 hospitals from one to five stars, with five representing the highest quality rating. Of 4,586 hospitals, 13.5%, or 455 hospitals, received five stars; 988 received four stars; 1,018 received three stars; 690 received two stars; and 204 received one star. For more than a quarter of hospitals, 1,181, no information was available.

In addition to this wonderful achievement, Alhambra Hospital Medical Center

just received a sixth "A" in a row for their excellence in patient safety from the Leapfrog Group in the latest spring 2021 grades. The team members at Alhambra Hospital have been consistent in their efforts and have successfully proven that their utmost priority is the safety of their patients and community.

"We are honored to be recognized by CMS as one of the top hospitals nationwide for overall quality of care and patient experience," said Iris Lai, chief executive officer. "To have achieved a 5-Star rating from CMS and also a sixth "A" from the Leapfrog group is an amazing recognition of the hard work and dedication of our entire circle of care to providing the best and safest care possible to our patients and our community."

Last but not least, the hospital also made it again to State of California's 2020 Patient Safety Honor Roll.

For more information, visit: <https://www.medicare.gov/care-compare>.

AYSO creates fun, family-friendly environment

Region 60 American Youth Soccer Organization (AYSO) has provided a world-class youth soccer program for more than 50 years. The program is based on its Six Philosophies: Everyone Plays®, Balanced Teams, Positive Coaching, Good Sportsmanship, Open Registration, and Player Development.

Built on the power of volunteer support, AYSO brings together community members to coach and referee, with the ultimate goal of cre-

ating a fun, family-friendly environment where children can develop not only their soccer skills but their leadership and social skills as well.

"We allow anyone, from a kindergartener to an adult teen to those with developmental disabilities, to play the beautiful game we all love," said David Soto, coach administrator. "We look forward to having you join our AYSO family at region 60 and becoming part of the World's Biggest Soccer Club!"

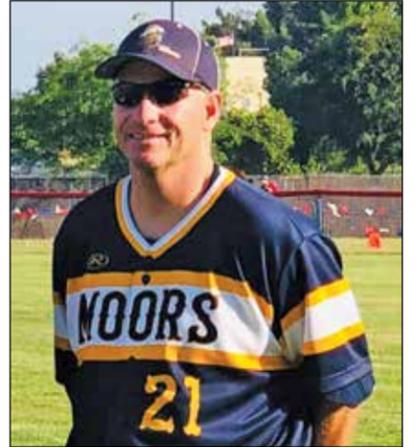
Longtime AHS baseball Coach Steve Gewecke heads 2021 Hall of Fame inductees

Alhambra High School baseball Coach Steve Gewecke and his 2012 Varsity Baseball Team will be inducted into the Alhambra High School Sports Hall of Fame. Mr. Gewecke has coached the Alhambra High School Varsity Baseball Team for the last 25 years. During this time, his teams have won 425 games and won 11 Almont League Championships. His 2012 team went to the CIF finals held at Dodger Stadium.

Mr. Gewecke and his 2012 baseball team will be inducted along with the following:

- Mike Blower – Football – Class of '65.
- Sharon Grant – Drill Team – Class of '67.
- Raul Morales – Baseball – Class of '69.
- Joe Hiti – Football/Baseball – Class of '78.
- Larry McGee – Baseball – Class of '78.
- Reggie Hawkins – Football – Class of '81.
- Chris Aparicio – Baseball – Class of '86.
- Paige Hashimoto – Basketball – Class of '88.
- Robert Montoya – Football – Class of '90.
- Mary Ong – Track & Field – Class of '05.
- Roger Lawson – Baseball Coach.
- 1939 Varsity Football Team

In addition, author Clive Cussler, super model Cheryl Tiegs, and Oakley founder Jim Jannard will be honored as Distinguished Alumni.



Steve Gewecke has coached the Alhambra High School Varsity Baseball Team for the last 25 years. During this time, his teams have won 425 games and won 11 Almont League Championships.

The Hall of Fame Induction ceremony will be held in October of this year or in April of 2022.

For more information and updates, please follow on Facebook at Alhambra Athletic Alumni Hall of Fame (AAAF), or visit ahshalloffame.com.

7 Things You Must Know Before Putting Your Home Up for Sale

Alhambra - A new report has just been released which reveals 7 costly mistakes that most homeowners make when selling their home, and a 9 Step System that can help you sell your home fast and for the most amount of money. This industry report shows clearly how the traditional ways of selling homes have become increasingly less and less effective in today's market.

The fact of the matter is that fully three quarters of homesellers don't get what they want for their homes and become disillusioned and - worse - financially disadvantaged when they put their homes on the market. As this report uncovers, most homesellers make 7 deadly mistakes that cost them literally thousands of dollars. The good news is that each and every one of these mistakes is entirely preventable. In answer to this issue, industry insiders have prepared a free special report entitled "The 9 Step System to Get Your Home Sold Fast and For Top Dollar".

To order a FREE Special Report, call toll-free 1-888-300-4632 and enter 1000. You can call any time, 24 hours a day, 7 days a week.

Get your free special report NOW to find out how you can get the most money for your home.

This report is courtesy of Rudy L. Kusuma Real Estate Broker Lic# 01820322. Not intended solicit buyers or sellers currently under contract.

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Alhambra's Job Center now open

The Los Angeles County Workforce Development has a job center office here in Alhambra. It is the West San Gabriel Valley Worksource Center, an important place for young people ages 14 to 24 in the area to get valuable training and work experience before heading into their own careers.

Youngsters who enroll in the center's program receive 100 hours of work experience and 20 hours of training to prepare them for job readiness. It can be an important leg up on job applications and hiring. The Job Center program offers internships in such places as county offices and parks and the Boys and Girls Clubs.

The Job Center has a resource center equipped with computers that improve skills in typing, research, and resume writing. In addition, the center offers online resources such as virtual sites that include CalJOBS and California Career Zone. The center also has close ties with local colleges like East Los Angeles College, which has job skill training classes on campus and online.

The Job Center targets at-risk youth: foster children, Cal Works kids, young people on probation, and immigrants, for

its programs. For many, the Job Center is a place to turn their lives around and get serious about their lives. Young people often need a second chance, and the Job Center is a good place to turn lives around.

There is also a program for adults. Here the focus is on vocational training and job searches. Again the local colleges, with their focus on job skills, play an important role as partners in training and finding jobs for their clients.

Overseeing the Alhambra branch of the Job Center is Ms. Guadalupe Gallegos. She has 15 years of experience in vocational training and is a perfect fit for the needs of young people seeking their first jobs. It has been a rough year for her and the center with the complications of the pandemic. In 2019, she said that 80 people a month would come to the center for help. That number dropped to 40 a month during the worst of the pandemic, but is beginning to grow again as everyone eases their way out of the health crisis.

Call the Job Center at 323-832-1274 for more information or to make an appointment at their location in the Fremont Center at 2550 W. Main St., Alhambra 91801.



Notary services are available at the **Alhambra Chamber of Commerce** 104 S. First St. **Must call for appointment. 626-282-8481** Observe COVID-19 guidelines.



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San Gabriel Valley Humane Society

To inquire about these adoptable animals, contact the San Gabriel Valley Humane Society at 626-286-1159, or visit at 851 E. Grand Ave., San Gabriel. Adoption hours are 10:30 a.m. to 4:30 p.m. Tuesday through Sunday. The shelter is closed on Mondays. Directions and photos of many more dogs and cats can be found online at www.sgvhumane.org.

The adoption fee for cats is \$99, which includes spay/neuter, vaccinations, de-worming, FIV/FELV/heartworm testing, and microchip. A \$130 - \$145 dog adoption fee includes microchip,

vaccinations, spay/neuter surgery, and de-worming, as well as a free health check-up at a participating vet (some breeds slightly higher).

Save money with the Buddy Program. Adopt two pets at the same time for a reduced fee.

The Senior for Senior Program offers pets for \$39 each.

The San Gabriel Valley Humane Society is the local, affordable choice for spay and neuter, vaccinations, and **TNR (trap, neuter, and release) for feral cats.** Check out the website for information on the adoptable pets and adoption programs: www.sgvhumane.org.

Visit us at www.sgvhumane.org



Morty
Mastiff/pit bull mix • Adult • Male • Large

Morty is a tan and black 3-year-old mastiff pit bull mix. He is a bit shy, but has a great time with trusted friends. Morty prefers to be the only pet in the household. He would do best in a low traffic home where he can be engaged in training and activities that keep his mind and body active. If you stop by to see Morty at the shelter, it might take a few visits to get to really know him, so don't hesitate to visit often. If Morty sounds like the dog for you, please call the San Gabriel Valley Humane Society at 626-286-1159 to schedule a Meet and Greet appointment. His adoption fee is \$145, which includes neuter surgery, microchip, first vaccinations, and a free wellness check-up at a participating veterinarian. Website: www.sgvhumane.org.



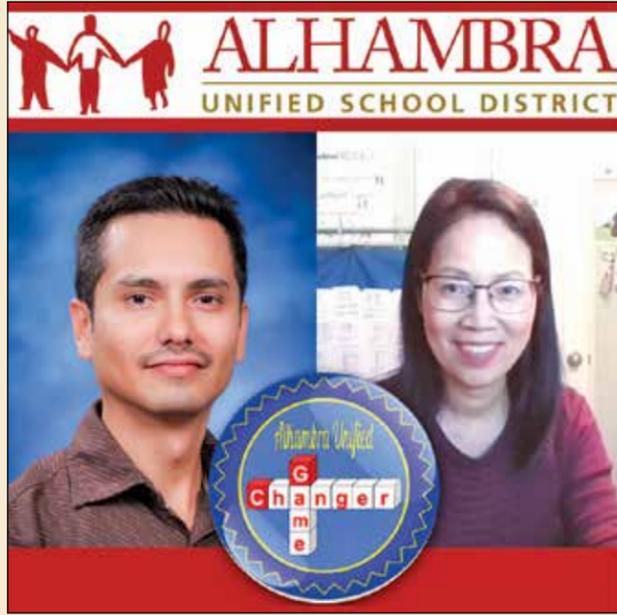
Boba
German shepherd and pit bull mix • Adult • Female • Large

Boba is a gorgeous tan and white 3-year-old German shepherd and pit bull terrier mix girl. She is an independent gal and would love to be the queen of the house, so it's better for her to be the only pet in the home. Boba is very loyal once she gets to know you. She loves going for long walks, playing with her favorite toys, and exploring new places. Please come meet her anytime. If you are interested in Boba, contact the San Gabriel Valley Humane Society at 626-286-1159 to schedule a Meet and Greet. Her adoption fee is \$145, which includes spay surgery, microchip, first vaccinations, and a free wellness check-up at a participating veterinarian. Website: www.sgvhumane.org.



Smokey
American pit bull terrier • Adult • Male • Large

Smokey is a 4-year-old blue American pit bull terrier. He is a sweet and socially happy dog who loves to be pet. He likes to play fetch and go on long walks. Smokey loves people, but is not a fan of other dogs. Smokey would do well as the only dog in the home. He would like to hang out with you, sunbathe, take naps, and play with toys. His adoption fee is \$145, which includes neuter surgery, microchip, first vaccinations, and a free wellness check-up at a participating veterinarian. Call the San Gabriel Valley Humane Society at 626-286-1159 to schedule a Meet and Greet appointment with Smokey. Website: www.sgvhumane.org.



The AUSD Board honored Game Changer award winners Daniel Lopez, computer tech at San Gabriel High, and Runa Lin, second-grade Mandarin Dual Immersion Marguerita School, for the difference they each make every day for students, parents, and colleagues. Their dedication and kindness inspire.

Alhambra Latino Association celebrates 2021 scholars

Through the generosity of the local community who donated to honor the legacy of AUSD Board member Dora Padilla and sponsorship from Transtech Engineers, the Alhambra Latino Association increased the number of scholarships they awarded this year. Alhambra Unified School District seniors were honored in recognition of their accomplishments in academics, civic service, and dedication to cultural representation with scholarships ranging from \$500 to \$1,000.



Although ALA usually provides one scholarship per high school, in light of this incredibly challenging year, they decided to celebrate seven graduating seniors with scholarships this year. With over half of the applications coming

from Alhambra High School, ALA's board voted to award \$1,000 scholarships to two AHS students this year. ALA also added \$500 Honorable Mention awards at both San Gabriel High School and Mark Keppel High School to honor the memory of Dora S. Padilla, one of ALA's original founders and a former AUSD board member, who passed away in January.

The 2021 ALA scholarship recipients are:

- Milán Cambón Ledesma, AHS - \$1,000.
- Sofia Jauregui, AHS - \$1,000.
- Yessenia González, Independence High School - \$1,000.
- Patrick Villanueva, MKHS - \$1,000.
- Giselle Hernández, MKHS - \$500.

- Amanda Lerma, SGHS - \$1,000.
- Natalie Rodrigo, SGHS - \$500.

All the scholarship winners were celebrated during a virtual ceremony on May 21. ALA also provides funding for deserving eighth-graders at their promotion ceremonies to assist in their transition to high school. In a year like no other, the ALA board members were excited to be able to pay forward the generosity they have experienced forward and to support these young scholars in their pursuit of higher education.

"All together, ALA was able to honor 59 very deserving AUSD students and help them on their educational journey," said Abel Bourbois, ALA spokesperson.

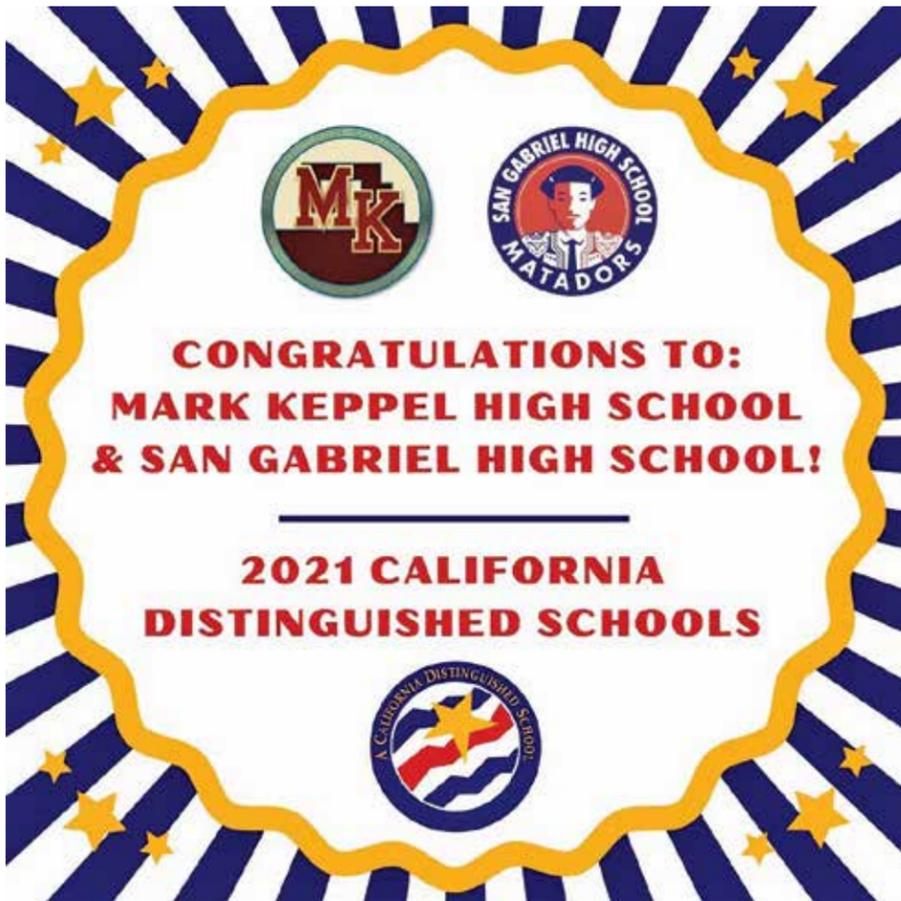


AUSD salutes the incredible Food Service teams across the district who together served 4 million meals to students during the pandemic.

CONGRATULATIONS TO THE MKHS FUTURE BUSINESS LEADERS OF AMERICA (FBLA)

Polly Ren (Accounting II) - State Champion
Katrina Gee, Tiffany Thong, & Jay Wang (Business Ethics) - State Champion
Keanna Luu, Winnie Trinh, & Courtney Vu (Intro. to Business Presentation) - State Championship
Kathryn Phan (Job Interview) - State Champion
Polly Ren, Tiffany Thong, & Jay Wang (Local Chapter Annual Business Report) - State Championship
Natasha Chan, Chanida Limthaveemongkol, & Lori Louie (Social Media Strategies.)
Athene Yu (Business Calculations) - 2nd Place
Ryan Wong (Business Communication) - 2nd Place
Karen Shieh & Lawrence Shieh (Computer Games & Simulations) - 2nd Place
Derica Tang (Health Care Administration) - 2nd Place
Justine Lee (Political Science) - 2nd Place
Soraya Shafer, Aidan Trinh, & Taya Mekpongsatorn (Public Service Announcement) - 2nd Place
Trinity Chang & Callie Thai (Website Design) - 2nd Place
Toby Zhou (Parliamentary Procedure) - 3rd Place
Ziyao Zhuo (Publication Design) - 3rd Place
Kaylie Leung (Computer Problem Solving) - 4th Place
Andrew Han, Genevieve Hong, & Kylie Lam (Introduction to Social Media Strategy) - 4th Place
Isaias Martinez (Economics) - 6th Place
Derreck Tang (Insurance & Risk Management) - 7th Place

THESE STUDENTS PLACED IN THE 2021 STATE LEVEL CONFERENCE AND ARE MOVING ON TO THE NATIONAL LEVEL CONFERENCE 2021!



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2021 Core Program Registration is Open

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- To volunteer, please contact:
 - David@ayso60.org (Coaches)
 - Manny@ayso60.org (Referees)
 - Janet@ayso60.org (Team Managers)

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SCAN ME



ALHAMBRA UNIFIED SCHOOL DISTRICT

CLASS OF 2021

IN-PERSON COMMENCEMENT CEREMONIES

ALHAMBRA HIGH SCHOOL Thursday, May 27, 2021 1:00pm Location: Rose Bowl Stadium	INDEPENDENCE HIGH SCHOOL Thursday, May 27, 2021 5:00pm Location: San Gabriel H.S. Stadium
MARK KEPPEL HIGH SCHOOL Thursday, May 27, 2021 6:00pm Location: Rose Bowl Stadium	SAN GABRIEL HIGH SCHOOL Thursday, May 27, 2021 8:00am Location: Rose Bowl Stadium

DRIVE-THRU CELEBRATIONS

ALHAMBRA HIGH SCHOOL Monday, June 7, 2021 Time TBD Location: Alhambra High School	INDEPENDENCE HIGH SCHOOL Thursday, May 27, 2021 Time TBD Location: San Gabriel High School
MARK KEPPEL HIGH SCHOOL Wednesday, June 2, 2021 Time TBD Location: Mark Keppel High School	SAN GABRIEL HIGH SCHOOL Tuesday, June 8, 2021 Time TBD Location: San Gabriel High School

Save the Dates - More info. to follow...

AUSD class of 2021 to celebrate in-person commencement ceremonies

Graduating seniors at all AUSD high schools are getting their wish for a special send-off. Thanks to lots of behind-the-scenes work by many, the class of 2021 at Alhambra High, Mark Keppel High, and San Gabriel High will celebrate their graduation at the Rose Bowl. Graduates at Independence High will celebrate their milestone at the San Gabriel High Stadium. In addition to the first in-person commencement since 2019, the class of 2021 will also have drive-thru festivities.

AUSD CELEBRATES EMPLOYEES From Page 1

As Los Angeles County is moving into the Yellow (least restrictive) Tier, and with the majority of employees already vaccinated, additional components were added to make the event an even bigger celebration. Employees were allowed to bring their family members with them, and after going through the drive-thru, they parked their cars and were able to come out to semi-socialize with friends

and colleagues they may not have seen for over a year. A selfie station, bubble machines, a DJ, and the Fluff Ice Truck added to the festivities. Several employees in attendance commented how fun the event was and hope many of the components will continue as part of future employee celebrations.



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AUSD's After School Education and Safety program (ASES) staff is looking forward to resuming their signature in-person enrichment and academic support for students TK – eighth at 12 elementary schools in 2021-22. Register by June 4 to be eligible for lottery enrollment process: www.ausd.us.

Board of Education

Kenneth Tang, President, District 2
Dr. Marcia R. Wilson, Vice President, District 1
Kaysa Moreno, Clerk, District 3
Joanne Russell-Chavez, Member, District 5
Robert L. Gin, Member, District 4

Denise R. Jaramillo, Superintendent & Secretary to the Board

Alhambra

UNIFIED SCHOOL DISTRICT

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2020 - 2021

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www.ausd.us

June 4th registration deadline for 2021-22 ASES Enrollment Lottery

The 2021-22 in-person enrollment for the AUSD After School Education and Safety program (ASES) will be by lottery. Parents have until 3 p.m. on June 4 to register their child to be eligible for the ASES lottery.

ASES is preparing for the full-time return of students in the upcoming school year and will once again offer their free after-school program at 12 elementary campuses, but space is very limited.

Dr. Linda Nakagawa, instructional specialist for the district's Expanded Learning Programs, is excited about next year. "It's been great to be with the students participating in In-Person Learning, but we can't wait to fully open up our entire program and welcome students back to ASES."

During Distance Learning, the district's

ASES program pivoted to meet the needs of students by offering virtual "Adventure Clubs" to interested students in grades TK – eighth, including students at Brightwood School, who are usually not eligible for ASES.

The virtual afternoon Adventure Clubs allowed students to join enrichment classes for social interaction in relaxed setting after morning academic classes. In April, when students began returning for In-Person Learning, ASES also provided on campus enrichment opportunities and academic assistance each day.

Visit www.ausd.us for information and the lottery registration link (under "latest headlines") or access Lottery Registration directly at <https://tinyurl.com/ASESLottery2021>.



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All activities in a safe, clean and socially-distanced facility with qualified teachers and staff.

Three two week sessions:

Session 1 June 1 - June 18
Session 2 June 21 - July 9
Session 3 July 12 - July 30

\$555/student/session
\$510 for subsequent sibling K-8

Students may be enrolled in one, two or three sessions.



Academic 8:00 am - 12:00 pm
Sports & Camp 1:00 pm - 5:00 pm
Day Care 5:00 pm - 6:30 pm Daily

Full or Part-Time Preschool is now open for enrollment for Summer 2021 and 2021-2022 school year.

Please call **(626) 289-3664 X 101** for more information

www.EmmausAlhambra.org
840 S. Almansor St., Alhambra (next to Almansor Park)



CITY OF ALHAMBRA
PARKS & RECREATION DEPARTMENT

SUMMER FOOD SERVICE PROGRAM

FREE LUNCH & SNACK



Free lunches and snacks are served to children 1 to 18 years of age, Monday through Friday, June 1 - August 6, 2021. The Grab 'n' Go meals are served daily on a first come first served basis. The City of Alhambra through the United States Department of Agriculture administers the Summer Food Service Program.

LOCATIONS AND TIMES

Story Park - Lunch 11:00 AM - 1:00 PM
Almansor Park - Lunch 11:30 AM - 1:30 PM
Alhambra Park - Lunch 12:00 PM - 2:00 PM
Granada Park - Lunch 12:00 PM - 2:00 PM

Call us today for more information: 626-570-5081
Monday - Friday 7:30 AM - 6:00 PM or visit www.cityofalhambra.org

MEALS FOR EMERGENCY FEEDING (SUMMER 2021)

Please complete the required "Meals for Emergency Feeding" form and have available each time you pick up meals. Random verification checks will be conducted. If you are selected, you will need to provide verification to ensure the meals are for children 18 years or younger. Acceptable forms for verifications are: School ID, Report Card or child being present.

SCHOOL _____	CHILDS NAME: _____	GRADE: _____
SCHOOL _____	CHILDS NAME: _____	GRADE: _____

*This program/activity is not sponsored or endorsed by the Alhambra Unified School District.

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A restart

By Rev. Craig Statton, CEO, Atherton
214 S. Atlantic Blvd. Alhambra

The sport of car racing can be thrilling to watch as cars speed around a track at an incredible pace. Unfortunately, sometimes cars lose control and crash, leaving a string of debris on the track. When this happens, all cars must slow down until the wreckage can be removed and it is safe for the cars to start racing again. The term they use for beginning the race again is a restart.

As we move from spring into summer in 2021, it feels like we are in a "restart." The pandemic of 2020 changed so many of our patterns and behaviors, and some of those changes will remain with us for quite a while. However, the emergence of the COVID-19 vaccine has been extremely successful, and as a result many of our old patterns and behaviors are beginning to return. Many of us know about restarting life. Perhaps the trauma of losing a loved one changed your feelings, behaviors, or thoughts and you wondered if life would ever be the way it was.

Or perhaps the results of a natural disaster, such as a fire, earthquake, or flood, or the loss of a job or business radically altered your life and left you wondering if life would ever be the same. These kinds of events are a part of life, and while their effect leaves a legacy on our lives, we can still start again. It is interesting that the senior adults who are the healthiest and happiest are usually the ones who have been most successful at navigating these traumas in their lives. These are some things I have learned from them that may help us all as we restart from the pandemic.

First, "you cannot change the past, but you can adapt to it." The pandemic of

2020 has left many of us with different scars. Some who got sick could never shake the virus and have become COVID "long-haulers." The disease will be with them for a long time, and they will have to change the way they live. Some are still concerned about their personal safety in public. Though the virus is receding, some still feel uncomfortable in crowds.

Wearing a mask may be a way to feel safer, and at the same time resume going to restaurants and taking part in community activities. Some may have lost loved ones to the virus. Your life and your family have been altered immeasurably but rejoining others and living well is perhaps the best way to honor those we have lost. One of the true tragedies of the pandemic was our inability to honor those we lost with a funeral. These events help us heal. A belated funeral is not always as satisfying, but it does allow us to gather, share, and remember.

Second, "fear is real, but not forever." The pandemic has made us aware of how much imperceptible germs and viruses can alter our lives. Yet this recognition can also paralyze us from doing other things because we worry about the unseen. We may eventually begin to worry about being with other people or giving a hug to those we love. In this case, the vaccines have shown to be great tool against not only being infected with the virus, but also passing it along.

And these vaccines are remarkably safe. Of the millions who have now received the vaccine, there have been only minor side effects to a small group of people. Masks have also been very helpful. In many Asian countries, masks are readily accepted in the public sphere. They provide a level of protection against germs and viruses that

are constantly circulating in our society. Perhaps you want to adopt this practice when you go the market, or on a plane, or are at a large public celebration. It will give you confidence and help you overcome fear.

Finally, "it takes a village." This quote is from an ancient proverb which says, "It takes a village to raise a child." The idea is that our relationships make a difference in our lives. In a car race, it is usually the team supporting the driver that makes a difference in the restart. In life, our rela-

tionships, our friends, and our family make life worth living. And as we restart our lives from any trauma, the relationships we have will sustain us, strengthen us, and renew us. As the pandemic unwinds, making time to get together with friends may be the most important thing we can do.

In the car race, the drivers know it is time to start racing again when they see the green flag. As we enter the summer, we are beginning to see the starter waving the green flag. It is good to see life restarting after the wreck of 2020. Have a great restart!



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Surprising facts about your mouth's health

In my columns, I keep circling back to the gums and the gum diseases because they have huge impacts on our dental and general health. I want to start with some clarification of the terms gum disease and periodontal disease. For convenience, we often use them with the same meaning. Gum disease is the initial stage of inflammation when only the gums around the neck of the teeth are inflamed. Periodontal disease is the more advanced stage in which bacteria has spread in the jaw bone anchoring the teeth in place. Needless to say both conditions have to be treated, but periodontal disease is more dangerous and more difficult to treat.



Here are few little-known facts about periodontal disease.

- **Spreads from person to person.** Periodontal disease technically may not be contagious. However, it is a fact that it can be spread from one person to another through saliva. For example, if the conditions in your mouth are good for the bacteria to grow (more plaque with high sugary or starchy content) and it's not removed by daily flossing, you can attract the bacteria and easily develop periodontal disease through a kiss or household utensils.

- **Can lead to tooth loss.** It is not for old people

Surprising facts about your mouth

only. Periodontal disease is common after the age of 35, and according to the Centers for Disease Control and Prevention almost 70% of Americans 65 and older have periodontal disease. Left untreated, the infection can destroy the jaw bone that holds the teeth in place.

- **Often associated with bad breath.** Sometimes patients tell me their bad breath returns shortly after they brush. Periodontal disease is caused by bacteria, and that bacteria releases gas and byproducts causing bad breath. If you cannot seem to get rid of your bad breath, even after brushing regularly, consider seeing your dentist to be tested for periodontal disease.

- **It is silent, meaning there are very few symptoms in the early stage of development.** While there are some signs and symptoms associated with periodontal disease, they seem to be more obvious in the advanced stages. This is why routine dental exams are important so your dentist can see what you might be missing. When caught early, treatment is far more predictable and efficient than if it is caught in the later stages. Watch out for swollen gums that easily bleed.

- **Systemic health problems.** Periodontal disease affects more than just the teeth. People with periodontal disease are at higher risk for cardiovascular problems like heart disease. Left untreated, periodontal disease can make it more difficult for people with existing diabetes to control the blood sugar.



Ask
Dr. Dara,
D.D.S.

Dr. Dara Gashparova, D.D.S. is located at 70 S. Palm Ave., Alhambra 91801. Readers with dental questions or concerns should contact her at 626-289-6131, or e-mail daradds@yahoo.com.

Untreated periodontal disease in pregnant women may contribute to low birth weight or preterm birth

- **Periodontal disease can be prevented.** The good news is that this scary disease that can affect more than just the teeth can be easily prevented. We all know that healthy eating habits with less sugar and proper oral hygiene routine are very important to keep the teeth and the gums healthy. I can't emphasize enough how important flossing is in prevention of gum and periodontal disease. Floss all of your teeth like you mean it every night, and visit your dentist/hygienist twice a year for your routine cleaning and exam. The periodontal disease most often starts with the less dangerous form, the gum disease, and if you visit your dentist on a regular basis, you will discover the problem before you suffer the complications. Most of the time this is all you need to support your oral health and avoid health complications down the road.

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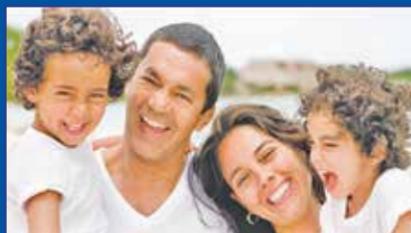
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Strategies for lowering risk of getting COVID

BY SHEILA YONEMOTO, P.T.

Three factors constitute a pandemic: the infectious agent (virus), the host (human population), and the environment. Most attention has been placed on the virus and preventing infection by wearing masks, social distancing, isolating, and now getting vaccinated. There are other ways to increase one's defenses to prevent contracting the disease, especially in the case of mutating strains of the virus. You have a greater risk for getting COVID if you have other co-morbidities like obesity, diabetes, or other chronic illness. The more steps you take to lower your risk, the better.

Fear puts your autonomic nervous system into "fight or flight" mode, which alerts your body to put all its energy into getting ready to move. Digestion stops, and the immune system slows down. You can switch to the "rest and digest" mode by increasing feelings of safety. Do this by deep breathing, gargling, singing, and humming, taking a cold shower, meditating, qigong, using essential oils, listening to calming music, and watching funny movies.

Boost your immune system by sitting in the sun, helping your body produce more vitamin D, while the ultraviolet rays kill harmful bacteria and viruses. Intermittent fasting helps your body rid itself of viruses and bacteria, while releasing toxins and using up fat stores, helping reduce weight. Getting adequate sleep turns on the healing abilities of the body. Moving and exercising helps circulate the blood and stimulates production of antioxidants, anti-inflammatory substances, and feel-good hormones. Eating a healthy whole-food diet and taking supplements can help. Some doctors recommend daily detoxes, which can be



Sheila Yonemoto, P.T., has been a physical therapist for more than 30 years, specializing in integrative manual therapy, using a holistic approach. She can be reached at Yonemoto Physical Therapy, 55 S. Raymond Ave, Suite 100, Alhambra 91801. Sheila offers a Qigong "Chinese Energy" exercise class. Your first class is FREE. Call 626-576-0591 for more information, or visit www.yonemoto.com.

done by sweating through exercise or with a sauna.

Limit toxins in food and water, go organic, use a water filter, breathe clean air, and use an air purifier. Avoid chemical exposures at home and work. Limit electromagnetic radiation or fields, such as Wi-Fi. Turn off cellphones and keep them away from your head. Ground yourself by going barefoot. Take a walk in nature to get more negative ions.

The more you do to get healthier, protect yourself from harmful things, and increase your own defense mechanisms, the more you will feel in control of your life and the calmer you will be. Hopefully, you will live a more pleasant and peaceful life.

Oral bacteria found in brain clots

As published recently in the *Journal of the American Heart Association*, researchers from Tampere University in Finland analyzed blood clot samples from 74 subjects who received emergency treatment for ischemic stroke and found that 79% contained DNA from a common oral bacteria called *Streptococci mitis*. Simply put, oral bacteria likely grew in the brain clots.

Oral bacteria can stimulate endothelial cells, or cells that line the blood vessels, to secrete inflammatory signals from the immune system. This, in turn, contributes to the establishment of plaque in the blood vessels.

Inflammation caused by these oral bacteria can exacerbate atherosclerosis, a buildup of plaque on artery walls. When enough plaque builds up, strokes become more likely.

It appears logical that if oral pathogens (bacteria that cause inflammation) could be minimized, then the risk of strokes could be lowered. In fact, a study confirmed that regular dental care lowers the risk for this kind of medical emergency.

Another study published in this journal also determined that oral hygiene should be emphasized in the primary prevention of acute ischemic stroke. Periodontitis, gum disease leading to loss of bone around the teeth, involved uncontrolled inflammation of the gums caused by pathogens. This disease, which is the number one cause of adult tooth loss, was identified in this study as an independent risk for the occurrence of strokes.

Smile Talk



Dr. John Chao is the inventor of the Pinhole® Surgical Technique. For more information, contact Dr. Chao at 100 S. First St. Alhambra, CA 91801 or phone at 626-308-9104. Visit Dr. Chao's website, chickenswelcome.com

How can you tell whether you have periodontitis? Here are some of the symptoms:

- Your gums bleed when you brush or floss your teeth.
- You notice your gums are receding, and you can see bare roots.
- Dark holes (triangles) or spaces are seen between your front teeth.
- You notice bad breath or bad taste.
- Teeth are shifting or growing long, called getting "long in the tooth."
- Your teeth are getting loose.
- Your bite is changing.

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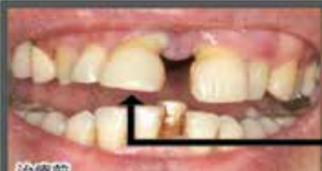
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These examples show how Dr. John Chao saved a hopelessly loose tooth in ONE EASY COMFORTABLE VISIT and at a fraction of the cost of implants!

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趙企安醫生

John Chao, D.D.S.

Research Assoc. Prof., Post-Grad Periodontics
University at Buffalo, SUNY
Adjunct Asst. Prof., Behavior Science, USC
畢業于USC
美國紐約州立大學牙週病研究教授(SUNY)



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La Chuperia Manager Oliver Davila.

La Chuperia Cantina: a great place to gather

BY GLENN BARNETT

In January 2020, restaurateur Amado Leal decided to open a third La Chuperia restaurant. The existing two in City Terrace and the original on Mission Road near USC Medical Center were doing well. Why not open a third Mexican restaurant in Alhambra. Mr. Leal called upon his friend and 16-year veteran of the bar business Oliver Davila to manage the new restaurant.

As we all know, the timing was not the best. No sooner did the new La Chuperia Cantina open at 118 W. Main St. than it

had to close due to the COVID pandemic. But neither Mr. Leal nor Mr. Davila gave up on the project, and after a year of being closed, La Chuperia reopened in March of this year.

Now you will find Mr. Davila behind the bar, operating as best he can with the social distancing mandates still in place. The splendid patio upstairs is not officially open, but if a couple wants a little privacy, they can climb the stairs to the scenic roost. Downstairs, there is no drinking at the bar yet, but that will come.

>> see **LA CHUPERIA CANTINA** Page 21

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From left are ACF L.A. Chapter VP Chef Bill Yee, Iron Chef of Chinatown and Hop Woo owner Lupe Liang, and ACF Western Regional VP Robert Phillips.

Alhambra chef holds first in-person ACF California meeting

Alhambra Culinary School owner Chef Bill Yee, who is also a vice-president of the American Culinary Federation Los Angeles Chapter (ACF), hosted the first in-person meeting for over 50 executive chefs, instructors, culinary students, and industry leaders on May 11 at Hop Woo Seafood & BBQ Restaurant in Chinatown. For over a year, all meetings on a local and national level from this professional organization were held on Zoom due to the COVID-19 pandemic.

The event was also filmed for the American Chinese TV station WCET, which was sent out to their 15 affiliate stations from L.A. to Chicago with over a million viewers as well as to their stations in Guangdong/Hong Kong, China, with a population of over 72 million.

The ACF is the national chef organization, which sets the professional standards for the culinary industry including certifications such as the C.E.C (Certified Executive Chef) and C.M.C. (Certified Master Chef), which is the highest professional recognition in the industry. This certification process

also applies to culinary schools that meet and exceed its high professional standards, such as the Los Angeles Trade Technical College, which is opening its new \$75 million Culinary Arts building this year.

Le Cordon Bleu graduate Chef Yee has been the recipient of several local and national awards, including the prestigious ACF Presidential Cutting Edge Award and the Presidential Professional Chef of the Year Award. He also owns the L.A. Omelets Catering Services. Among his many achievements was a Sous Chef at the prestigious Masters Golf Tournament in Augusta, Georgia, for three years. For the past 15 years, he has been the general manager and artistic director of the Alhambra Performing Arts Center, which will begin performances again at Sage Granada Park United Methodist Church in August with the legendary Spanish Dancer Inesita and her Flamenco Troupe.

For more information on culinary classes, catering services, and performing arts concerts, contact Chef Yee at 626-230 5435, or e-mail bizwind@yahoo.com.

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LA CHUPERIA CANTINA From Page 20

Mr. Davila has lots of ideas for the restaurant. He has purchased several wooden barrels that he plans to turn into intimate tables for his guests. He also plans to offer fish, shrimp, and crab tacos on an updated menu (ask when you get there). Behind the bar he serves up 100% blue agave tequila as well as high end Mescal as the house brands. There are 20 brands of beer on tap to choose from. Bottled beer can be served in a bucket on ice. Perfect to keep it cold.

There are food options as well. You will find La Chuperia's take on all your favorite Mexican dishes, from tacos to tortas. Mr. Davila said that roughly translated La Chuperia means, "a place you drink with friends." So meet your friends there, and make a night of it at the La Chuperia Cantina.

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Commercial Real Estate

BY MARK PAULSON

ANTHONY VENTI REALTORS, INC.

Mark Paulson is a Realtor in Alhambra specializing in the sale and leasing of commercial real estate. He has been a real estate professional since 1976.

How remote work will affect housing after pandemic

One in four American workers expect they will continue to have either partial or complete remote-work flexibility after the pandemic, and a majority believe that remote work flexibility will have an impact on their housing preferences and location, according to a report from *Apartment List*.

"In a survey of 5,000 employed adults across the U.S., we found that four-in-10 workers expect to have some form of continued remote-work flexibility post-pandemic," *Apartment List* said in the report. "Nineteen percent expect to have a hybrid arrangement that allows for remote work multiple days per week, while 21% expect they'll have the ability to work exclusively remotely."

"I would say that this report provides a lot of valuable new data to confirm trends that we've been hypothesizing about for a while," said *Apartment List* Housing Economist Chris Salviati said. "Namely, a broad embrace of remote work will be an ongoing long-term trend that will outlast the pandemic, and this newfound geographic flexibility will have a direct impact on where these remote workers choose to live and housing after the pandemic."

"Forty-two percent of remote workers tell us that they're planning to move in the next 12 months, compared to just 26% of on-site workers," Ms. Salviati said. "Among those likely movers, 35% of remote workers say that they plan to relocate to a more affordable market, more than double the rate for on-site workers. The prevalence of housing affordability as a motivating factor in upcoming moves planned by remote workers indicates that we are likely to see a continued outflow of remote workers from the nation's most expensive markets (e.g., San Francisco, New York City, Boston, D.C., and Seattle).

"As for where these folks will go, there are a wide range of preferences among remote workers. Many tell us that they value being close to family, and we observe a fairly even split between those who value urban amenities and those who value natural ones.

"In general, markets that offer a good mix of affordability and access to urban and/or natural amenities are good candidates to see an inflow of remote workers. Cities like Phoenix, Portland, Austin, and Nashville were quite hot even before the pandemic but still maintain an affordability advantage over the most expensive markets, and so likely still stand to gain. We are also

likely to see other hubs emerge over time as this trend evolves."

- Remote work is already spurring increased moving activity; 19% of remote workers moved over the past 12 months, compared to 13% of workers whose jobs require them to be on-site. However, most of these additional moves were local — remote and on-site workers were equally likely to move to a new city or a new metro.

- Looking forward, 42% of remote workers say they're planning to move over the next 12 months, compared to 26% of on-site workers. Remote workers are more likely to be planning local moves as well as moves to a new city.

- Thirty-five percent of remote workers who are planning an upcoming move say they plan to relocate to a more affordable market, more than double the rate for on-site workers, indicating that we may see an outflow of remote workers from the nation's most expensive housing markets going forward. This finding also highlights the important equity implications of remote work — on-site jobs are lower paid, on average, but on-site workers have less flexibility to relocate in search of more affordable housing.

- Overall, remote workers told us that the most important factors in their decision of where to live over the next several years are "access to a housing market where I can afford homeownership" and "access to natural amenities."

The unprecedented change in how workplaces are organized is weakening the link between job choice and housing choice, and remote workers are already taking advantage of this newfound freedom to move at higher rates, *Apartment List* said in the report.

Understanding the geographic preferences of this group is now more important than ever, as their migration trends will have the potential to disrupt housing markets across the country.

"Our survey sheds new light on the factors that are motivating moves among remote workers and the attributes they value when choosing where to live. We find that the considerations of remote workers differ from those of on-site workers in important ways. These preferences will drive how remote work will impact the housing market over the next several years," *Apartment List* said in the report.

Source: rentalhousingjournal.com

Understanding Real Estate

By Gary Frueholz
DILBECK REAL ESTATE

Gary Frueholz is a realtor with Dilbeck Real Estate, a past member of the Alhambra Planning Commission, a certified Senior Real Estate Specialist and a Certified International Property Specialist. He can be reached at 626-318-9436 or at gary.frueholz@dilbeck.com. See his stories at www.garysstories.com.



French words in real estate

Recently a new word has been introduced into real estate. The word is derived from the Old French word *conservus*. And in Old French, *conservus* means slave.

The term was first used in France around 1697 to mean doorkeeper and landlord's representative and later came to be regarded as a hotel staff member who handled luggage and mail, made reservations and arranged tours

As the hospitality industry evolved, so did the meaning of this word. Now a days, a concierge assists guests by performing various tasks such as making restaurant reservations, booking hotels, arranging for spa services, recommending night life hot spots, and transportation.

Real estate brokerages are now offering what they refer to as concierge services. Some of services contained within this term are new and some really are not.

The general description of concierge service is a function that streamlines the complexities of selling a home. In theory, concierge service goes above and beyond the norm previously offered.

Great effort is made to match sellers with outstanding real estate agents and to offer a vast range of options that include house cleaning, architectural expertise, floor repair, house remodeling, and upgrades to HVAC systems and roof work.

In reality, experienced agents have always been able to connect sellers with proficient contractors. But the new twist to this is that when sellers do not have the funds or the time and expertise to remodel their homes prior to sale, the concierge service can guide these activities.

The financial angle of concierge service is appealing to sellers who do not have the liquidity to spruce up their homes prior for sale or to other sellers that feel daunted by paying for remodeling activities prior to consummating the sale of their homes. Performing some tender loving care to a house in need of repair can often produce significant increases to the ultimate sale

price.

Along with the potential of significantly increasing the sale price of a home, there are certain drawbacks and concerns that sellers need to be aware of prior to engaging a concierge service.

Sellers need to understand how contractors are being assigned by the concierge service to do remodeling work and that they are licensed and bonded. An interesting question to ask a concierge service is whether the seller can name a licensed contractor of their choice to do some functions.

Since the cost of the remodeling work is temporarily being paid by either the concierge service or brokerage, the seller should understand what the cost of capital is. Also, if a general contractor is being assigned, the seller should clarify why and the cost associated with this.

Some concierge services compare the final sale price to the initial "as is" estimated value. From there, remodeling and transaction costs are subtracted, and the remaining gain in value is divided between the concierge service and the seller. Sellers need to clearly understand this calculation.

Wall Street has identified the potential of concierge service and in some cases is supporting concierge services through collateralizing the associated income stream by issuing bonds to investors.

The reduced inventory of homes for sale during COVID has led to heightened competition for homes, and in increasing numbers sellers are electing to sell homes "as is" and avoid remodeling activities altogether.

Concierge services are new to our world of real estate and in certain cases can prove to be appropriate. Major brokerages such as Dilbeck Real Estate offer concierge services. And established brokerages and experienced real estate agents can direct sellers to reputable concierge services for consideration.

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The new Alpina B8 Gran Coupé is truly an exclusive automobile that appeals to all the senses.

BMW Alpina B8 Gran Coupé combines highest levels of performance, dynamics, comfort in bold, beautiful design

Following the success of the BMW Alpina B7 Sedan and XB7 Sports Activity Vehicle, Alpina is expanding its offering in the premium segment with the new BMW Alpina B8 Gran Coupé. It combines the highest levels of performance, dynamics, and comfort in a bold and beautiful design.

The 2022 BMW Alpina B8 Gran Coupé arrives in U.S. dealers in late spring 2021 and will have an MSRP of \$139,900 plus \$995 destination.

Power to spare: The 4.4-liter V8 engine with bi-turbo charging produces an impressive 612 hp. The maximum torque of 590 lb.-ft is available from just 2,000 rpm for power delivery at all times.

Explosive driving performance: From a standing start, the BMW Alpina B8 accelerates to 60 mph in 3.3 seconds and reaches ¼ mile in just 11.5 seconds. The maximum speed is 201 mph.

Tailored V8 sound: The specially developed Alpina sport exhaust system is a stainless-steel wonder. Providing both visual and auditory delight, it is designed to reduce backpressure, and features the bold, natural sound of a powerful V8 engine. The driver can influence the sound by switching between Comfort and Sport mode, which controls the active exhaust flaps.

Fascinating dynamics, superior driving experience: The BMW Alpina B8's chassis and suspension set-up is harmoniously balanced, combining superior long-distance travel comfort with precise handling characteristics. The adaptive dampers provide for a wide range of driving experiences, ranging from comfort+ to sport+.

Precision design: The B8 Gran Coupé's appearance is distinguished by elegant lines that masterfully emphasize the vehicle's flowing silhouette. The athletic character is further emphasized by the Alpina aerodynamic components. The Alpina Classic 21-inch forged wheels with their minimalistic 20 spoke design are an unmistakable, exclusive Alpina identifier.

Look, touch, and feel: The interior design reflects the luxurious comfort of the BMW Alpina B8 in every detail.

High-quality materials, an extensive range of standard equipment and exclusive Alpina details contribute to an exquisite interior.

The eight-cylinder engine of the BMW Alpina B8 is characterized by a dynamic and smooth power delivery and offers excellent responsiveness over the entire rpm range.

The 4.4-liter V8 engine with bi-turbo charging achieves a maximum power output of 612 hp. The maximum torque of 590 lb.-ft is available from just 2,000 rpm and maintained up to 5,000 rpm. The superior power delivery of the engine translates directly into stunning performance: from a standing start, the BMW Alpina B8 accelerates to 60 mph in 3.3 seconds. It completes the ¼ mile sprint in just 11.5 seconds. The maximum speed is 201 mph.

The engine's power characteristics and superb throttle response are the result of optimized turbocharging and cooling systems, not to mention Alpina's instantly recognizable throttle harmony. Two twin-scroll turbochargers facilitate the near-instantaneous conversion of exhaust gas energy into boost pressure, even at low engine speeds for early maximum torque. The Alpina cooling system ensures thermal stability and optimum efficiency of the high-performance engine, even under continuous high loads. It consists of three external coolant coolers, an enlarged transmission oil cooler, and a low-temperature cooling system (air/water/air) with Alpina's specific intercoolers with 50% more cooling surface than the units found in the BMW M850i xDrive Gran Coupe. The optimized cross section of the coolant feed enables maximum throughput.

The Alpina sport exhaust system is notable for its nuanced, harmonious V8 soundtrack: sophisticated and restrained in Comfort mode or emotional and sonorous in Sport mode. The two twin tailpipes, finished in polished stainless steel, are elegantly integrated in the rear apron in typical Alpina fashion.



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It's getting warm out there!

Get your car ready for summer

Weather forecasts temperatures are slowly creeping up. School breaks are around the corner, and our cars may be up for a road trip soon. The last thing you want is to be taken by surprise with car troubles at the last minute. I would like to focus on a few topics. Tires and air conditioning, because safety on the road and comfort are equally important.

Many of our cars have sat more than usual over the last year. I have found quite a few tire pressures low when inspecting vehicles. We should be checking our tire pressures monthly, but who has time for that, right? If your vehicle is equipped with a tire pressure monitoring system (TPMS), you may be able to check pressures from the

driver's seat. Most of us will still have to use a gauge. If your system is indirect, the system is simply comparing individual wheel speeds. If all tires are equally low, you will not be warned. In addition to tire pressure you want to make sure that tread depth is sufficient for the up-coming months. You should consider replacement if tread depth has reached the wear bar indicating a depth of only 2/32". Another important factor is tire age; if your tires have been mounted on your car for six years, it may be time for a fresh set. Long drives in high heat can bring tire pressure to a level that can be a problem for older tires.

Air conditioning system maintenance is often overlooked until there is a problem. An annual system inspection will keep long-term costs down and will let you know if you are ready for the summer. Sys-

tems need to be fully charged and leak free and rely on additional components to work properly. Buildup on a condenser, poor performing or non-functioning cooling fans, and even a dirty cabin air filter will affect how well your system will cool. Systems simply low on charge due to a leaky service valve core can be damaged due to poor lubrication. Don't let your system be the one that needs expensive repairs.

You can get an inexpensive digital pressure gauge at any auto parts store, and the recommended cold tire pressure should be on the driver's door jamb sticker for most cars. Air conditioning system performance is a bit more complicated and should be checked by a professional. Of course you could just make an appointment with your trusted service center and have them check for you.



Gilbert Motors, 2100 W. Valley Blvd., Alhambra, had its grand opening and ribbon cutting May 12. Gilbert Motors is a member of the Automotive Service Council, an ASE Blue Shield Shop, an AAA approved repair facility, and a Los Angeles County Certified Green Station. From left are Lisamarie Gilbert; Savannah Moore, assistant field deputy for Kathryn Barger; and owner Darren Gilbert.



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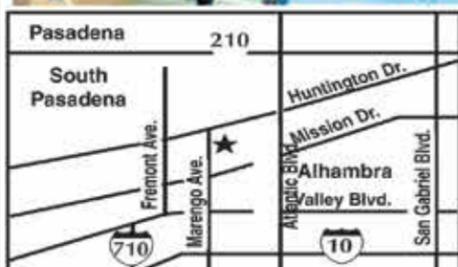
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