



Rotary Club of Altadena

SPARKS

OFF THE ROTARY WHEEL
AN AWARD-WINNING NEWSLETTER



January 09, 2020

This Week Mid-Year Club Assembly Guest Program Host Mark Mariscal

This week President Mark Mariscal will lead our Semi-Annual Club Assembly. Club Assemblies are usually the first meeting in July and the first meeting in January.

The purpose of our Club Assemblies is to give club members an opportunity to hear reports from the various Committee Chairs and Board Officers on the status of the club.

This is also an opportunity for questions and answers regarding the many wonderful activities and community support our club provides. Our club is better when we have informed and active members. President Mark encourages each of you to come hear from our fellow Rotarians. Remember, our theme, for this year is *Rotary Connects the World*. We should all continue to participate. ○

Receiving Gracefully

Over the last few weeks, our club SPARKS newsletter has been on hiatus. It is time to come back roaring. Remember, our SPARKS has been recognized many times over the years by Rotary District 5300.

Since our last club meeting on December 12, our club has continued to be busy.

- We held our Holiday Party at MonteCedro Retirement Community (Thank you Ruben),
- We provided toys (Doug Collifower) and Santa Claus (thanks to David Smith) at the community program at Farnsworth Park,
- We helped the the Sheriff's distribute food and toys (Dawn Smith and Sylvia Vega) to families chosen by local school administrators,
- The Nominating Committee came up with a slate of Director nominees,
- The Community Service Committee continued plans for the Tuskegee Airman Plaque Work Day this month along with the unveiling ceremony in February,
- The Community Service Committee continued to work on plans for new Rotary signs,
- The local interact club members at John Muir are preparing to attend the Rotary Peace Conference this month in Ontario CA, and
- MIKE ZOELLER walked in the Rose Parade, representing our club and District



On the Mark

By Mark Mariscal, President

5300.

The Christmas season arrived and left. Although for many, gifts were still being distributed through the Feast of the Epiphany (January 6). Our family believes in the 12 days AFTER Christmas and the 3 Kings who deliver gifts after the birth of our Savior.

Now, when it comes to receiving gifts, even those unexpected ones, it is important to put on your best face and smile and react with joy. This season brought some news reports of what to do with those gifts that you might not have wanted. The most important lesson here is to thank and be respectful to the person giving you the gift. What you do with it afterwards (re-gift, donate, use or dispose) is entirely up to you.

Rotary, at the International, District and Club levels gives out gifts. We call it information. When you see that email on your device or letter in your mailbox, open it up and remember that a gift of information is being sent to you. Receive it gracefully.

HAPPY NEW YEAR ○

Greeter of the Week

January 09
Freddy Figueroa

The Official Visit of District Governor Luanne Arredondo



Altadena Rotary was honored to host Luanne Arredondo

(Mama Lu), District Governor for District 5300. She promised to deliver a Governor's message that would be different than normal, and she succeeded. Her approach was

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Rotary Club of Altadena - #7183

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David SmithFoundation
Sylvia Vega.....Co-Foundation
Frank CunninghamMembership
Maria Perez-AntonAsst. Mmbrshp
Jacque ForemanPublic Awareness
Jacque Foreman.....Acting Publicity
Jacque Foreman.....Sparks/Website
Mike ZoellerClub Projects
Doug Colliflower.....Community
David Smith.....International
Mark Mariscal.....Asst. International
Tony Hill.....Youth Contests/Awards
Mike Zoeller.....Youth Projects
John Frykenberg.....Vocational
Editor, Design & Typesetting.....Foreman Graphics
Photography.....Jacque Foreman

to recognize Altadena Rotary for what it has accomplished, rather than making appeals to do more and better things. She began by recognizing Mike Zoeller (1983), Fred Figueroa (1986), and Tony Hill (1988) for their long years of service and dedication to the Altadena Rotary Club.

She proceeded to refresh our memories about articles written about us in the Rotarian Magazine in 1959, 1960, 1966, 1977, 1987, and 1993. Many, if not most, could not remember these events, which "Mama Lu" went to great lengths to research and bring to our attention.

It was great to be able to hear about events like these, and the legacy of our club. Governor Arredondo spent quite a bit of time reminding us of the tremendous effort that Rotary has expended (and money donated) toward the eradication of polio from our world.

We were reminded of how close we are to the goal, and the few remaining places where fear and prejudice prevent the administration of the polio vaccine, but also reminded of the determination of our leadership to continue until the job is done. She then passed around a *Pepe the Pig* pinata,



and asked each Rotarian to contribute at least 60 cents to the eradication of polio.

Governor Arredondo gave respect to our beloved Ray Carlson, who gave her great encouragement and counseling to pursue her dream of starting a Rotary Club when there were only four possible members with which to start the club. She mentioned that she considered Ray Carlson as one of her most significant mentors. It was a very encouraging day for us. ○

January Vocational Service

Program Chair, To be Announced

January 02 - Dark
January 09 - Mid-Year Club Assembly
January 16 - To be Announced
January 23 - To be Announced
January 30 - To be Announced

Congratulations

Birthdays
16 - Sarah O'Brien

Anniversaries
03 - Jim and Karen Gorton
04 - Mike and Carol Zoeller
22 - John and Joan Frykenberg

Bike Giveaway



Our annual Bike Build and giveaway

concluded on Thursday, December 12 with the distribution on 250 bikes to deserving families in our community. This is a huge project that requires the effort of many in order to complete the objective – providing bikes to kids on Christmas morning.

I thought I would take this opportunity to give you some background of the project and an overview of those involved to make this endeavor such a success.

The idea came from Kathy Meagher from the Rotary Club of Pasadena who was President for the first give-away in 2015. This first year there were just a handful of bikes given away, but the program quickly gained momentum, and by the third year, the Rotary Clubs of San Marino and Alta-

dena had joined the effort, and 300 bikes were given away!

That many bikes proved to over tax some of our resources, and the group imposed a limit of 250 bikes for 2018. In 2019 Alhambra and the Pasadena After Hours Rotary Clubs joined the effort and we are now five clubs strong. In addition to the Rotary Clubs, we have additional partners that are essential to the success of the program.

- First, the Salvation Army takes the lead on selecting the most appropriate families the bikes will go to along with providing distribution support and a wonderful venue for bike pick up.
- Second, Pasadena Unified School District assists the Salvation Army with family selection, using “Families in Transition,” a PUSD program that serves homeless or transitional students and their families. PUSD also provides space for the bikes

prior to assembly and the space for assembly on *build day*.

- Additionally; Huntington Hospital provides helmets that go with each bike.
- Many Rotarians provide cash in order to include a lock with each bike, and
- The Pasadena Police Department provides staff for on site registration of each bike so that, in the unfortunate event of a stolen bike, the prospect for recovery is enhanced.
- Last, the Huffey Corporation provides the bikes at their cost, which is borne collectively by the five participating clubs.

As you can see, this is truly a collaborative community service project. I am delighted that our club participates, and I thank all those who partook this year.

And, for those unable to join us this year, I hope you can join us next year, it is truly a rewarding experience. ○



Please turn to Chairmen, p. 4 for additional photographs

Chairmen

Continued from p. 3

More Bike Giveaway Photos



Thanks to All who made this a Success



REAL ESTATE *Matters*

by Doug Colliflower

House For Sale . . . **AS IS**

What does this mean for Buyers

Selling a home **as is** is a pretty sweet deal for sellers. In this scenario, sellers are not prepared to spend the time and money making repairs and/or putting a shine on those stainless-steel appliances. But what does an **as is** sale mean for buyers? When looking through property listings and seeing the term **as is**, some see it as a warning. Others, such as real estate investors, may see a house selling **as is** as an opportunity, one that might get prospective buyers to wonder what exactly **as is** means.

Why sell a home as is?

In California, the standard purchase agreement contains verbiage stating that, "Unless otherwise agreed in writing, the property is sold **AS IS**. Most often, when a

real estate agent adds "*house sold as is*" to the listing comments, they are emphasizing that the homeowner is not willing to pay for or give credits for deferred maintenance or repairs. The term **as is** is rarely included with a property that's in great condition and move-in ready.

Sellers often hold firm to selling a home **as is** because the home is in disrepair and they lack the resources to make repairs, which if completed, would yield a higher sales price.

Additionally, a home may have been foreclosed on and is now owned by a bank, or the owner may have died and left the house to heirs, who have limited knowledge of needed repairs and wish to liquidate the

asset as quickly as possible. Whatever the reason, the current sellers are not willing to make needed repairs and/or put a fresh coat of paint on the walls. They simply want to sell the home and move on. For the buyer, they can expect their new home to come with a list of repairs to complete, some of which may be pricey.

When you see a home priced at what appears to be a real bargain and the word *fixer* appears in the comments, know that the house needs some work. Depending on the scope of work needed, the sellers may even entertain offers below the asking price.

If the home has serious problems and the terms are *cash offers only*, this tells

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Real Estate

Continued from p. 5

you their agent does not believe the home will qualify for a mortgage.

It is important to note that, regardless of whether the home is listed **as is**, the buyer's legal rights don't change. The seller must disclose all known problems to the buyer, and the buyer has the right to thoroughly inspect the condition of the property during the discovery period. Finally, the buyer can still attempt to negotiate the final sale terms based on his findings.

The Opportunity that Lies in as is Home Sales

So, how can **as is** be an opportunity, if the buyer is absorbing all those problems?

The downsides of an **as is** property include any number of things that could be wrong with the house that are not immediately apparent to the naked eye. Buyers might think they're getting a killer deal, but they could also be throwing their life savings into a black hole.

In short, it boils down to "What do I have to pay for the property plus the cost of repairs and upgrades, and is that total investment at or below recent comparable

sales in the neighborhood?" If the analysis yields a resounding *yes*, then you may have found a great opportunity.

Furthermore, if the prospective buyers happen to be handy with a hammer or are looking for a property to flip, or maybe just want an extreme bargain, the promise of an **as is** sale could be music to their ears.

Should you buy a house that's selling as is?

Now that you have a better idea of what an **as is** home sale entails, you may be wondering whether to move ahead with the sale. Since these sales can be bargains, they are worth considering; however, buyers must take the precaution of conducting a home inspection. Inspections typically occur during the discovery period; the duration is negotiable and begins once the buyer's offer is accepted.

A home inspection includes an examination of the house from basement to rafters and will assess any issues plaguing the home, problems that may cause the buyer to reconsider the purchase. Such problems can be current or in the buyer's future, such

as a leaking roof or a sewer line that may need to be replaced within a few years. A basic home inspection typically costs between \$400 and \$600. However, specialized inspections for sewer, foundation, or chimney are sometimes prudent, which would be an additional cost. Note that the buyer, not the seller, is responsible for all inspection costs and thus, the inspector is working for the buyer and looking out for their interests.

While **as is** home sellers have already made it clear they will not pay for any repairs, an inspection remains critical so that buyers have a thorough understanding of the home's condition before moving forward with the purchase. Within your purchase contract, there is an **agreed-upon discovery time period** in which to complete the review of all disclosures and all inspections. Should you discover significant issues with a home that require more time and/or money to rectify than you are willing to spend, then you have the option of cancelling the contract and walking away from the deal with deposit in hand. Yes,

you would be out-of-pocket for the cost of the home inspection(s), but this is preferable to purchasing a home that is nothing more than a money pit you are obligated to pay for!

Remember that, despite what the seller says in the listing, a real estate purchase is open to negotiation. If you partner with a good real estate agent, complete your due diligence, and maintain a mindset of fairness, odds are that you will be able to make a deal that works for you. ○



Our December Party



A Good Time was had by All

THE *Mixx*

PRESENTS

443 E COLORADO BLVD, PASADENA

The best of Southern Soul
and New Orleans Funk,
served up hot!

Join Us

SATURDAY, JAN. 11
8PM - 11PM



Funky, Dirty,
Get Down

**SOUL DANCE
PARTY**

