



September 11, 2019
NEW HORIZONS
NEWSLETTER
 The Official Publication
 For the Board of Directors,
 Residents and Owners.

22727 Maple Ave. Torrance, CA 90505 Phone (310) 325-3080

Website www.nhsb.org Email: newsletter@nhsb.org

Co-Editors: Maggie Pagan & Judy Patten (310) 325-3080

WEEKS AT A GLANCE

Wed. Sept. 11 Newsletter	8:00 am	Men's Golf
Thurs. Sept. 12	8:30 am	Ladies' Golf
	10:00 am	Picnic Fun Club
	2:00 pm	Bingo- Cancelled
	3:00 am	Board Workshop-Lounge
Fri. Sept. 13	No Events	
Sat. Sept. 14	No Events	
Sun. Sept. 15	No Events	
Mon. Sept. 16	10:30 am	Bridge Club – Town Hall
	1:00 pm	Conservation Club- Lng.
Tues. Sept. 17	9:00 am	Ceramics
	9:30 am	Buildings and Pools-Lng.
	1:00 pm	Treasurers/Ins. Meeting
Wed. Sept. 18	8:00 am	Men's Golf
	3:00 pm	Board Meeting, TH
Thurs. Sept. 19	8:30 am	Ladies' Golf
	3:00 pm	DMT American Red Cross
Fri. Sept. 20	3:00 pm	CIC Luau set up
Sat. Sept. 21	5:00 pm- 8:00 pm	CIC Luau Town Hall
Sun. Sept. 22	No Events	
Mon. Sept. 23	10:30 am	Bridge Club – Town Hall
Tues. Sept. 24	9:00 am	Ceramics
Wed. Sept. 25 Newsletter	8:00 am	Men's Golf
	7:00 pm	CIC 50/50
Thurs. Sept. 26	8:30 am	Ladies' Golf

BREAK DOWN YOUR BOXES

All boxes must be broken down (flattened). We don't



have enough room in our dumpsters if you don't break down your boxes! If everyone breaks down their boxes,

there will be room for the next person's boxes. Our trash removal company, Universal, will not pick up boxes that are not broken down. Your neighbors have been doing it for you! Please be considerate.

PLEASE NOTE:

Bingo on Thursday is cancelled, the Board Workshop has been changed to Thursday, September 12th.

By Judi Wyka

DMT (DIASTER MANAGEMENT TEAM) & AMERICAN RED CROSS' DISASTER PREPAREDNESS 9 /19/2019



We at New Horizons have a Disaster Management Team that prepares for earthquakes.

The American Red Cross will be here at the Clubhouse Town Hall, on Sept. 19 at 3:00 pm. We want all of us prepared in the event of a local earthquake. Please plan on attending this presentation and learn what plans we have in effect. Your participation is needed to make all our efforts a success. We look forward to seeing you there. Please sign up on the bulletin board in the Clubhouse if you plan on attending. All Building Coordinators and Area Directors: please bring your back packs and walkie talkies.

By Maggie Pagan, DMT Chair

THE PICNIC FUN CLUB SAYS THANK YOU

WE LOVE OUR VOLUNTEERS

"FIVE O' CLOCK SOMEWHERE" WILL BE ON



OCTOBER 20TH,

the first weekend after the club championships. Everyone is invited. There will be some people playing nine holes of golf starting at 3:00 pm and others wandering in any time after that. Bring your own grilling food and drinks. Grilling will start around five. We'll supply the heat. There will be a sign-up sheet in the Golf Room. If you want to attend, please put your name on the list and specify if you'll be bringing a dish to share. The last shindig was well attended and a lot of fun. Make plans to come to this one. It will be the last one of the Summer. See you there!

By: Renee Chang

COMMUNITY BULLETIN



Senior Health Fair: Vendors include local hospitals, senior service agencies, information resources and opportunities. See flyer on bulletin board.

Free Admission
Friday, September 27th
9:30 am to 12:30 pm

Katy Geissert Civic Center Library
310-781-7599 www.Library.TorranceCA.gov
Sponsored by the Torrance Public Library

Public Hearing - Amending City Charter:

City Council approved holding the second Public Hearing to discuss proposed changes.

Some of the items include:

1. City Treasurer to be appointed.
2. City Clerk to be appointed.
3. Increase compensation for Council members.
4. Change elected official vacancy from 30 to 60 days.
5. Clear up language regarding City Manager and City Attorney.

Tuesday, October 1st at 7:00 pm

City Council Chamber
Citi CABLE (Spectrum Channel 3)
live streaming available at

http://torrance.granicus.com/MediaPlayer.php?publish_id=18.

By Julie Dojiri, Civic Affairs Chair



REMINDER

Hawaiian Luau Night

September 21, 5:00-8:00 PM



New Horizons Residents! The Condo Improvement Club's Fundraising Luau is fast approaching and the tickets have been selling quickly! Your chance of holding one of the 100 tickets is fading! Freshen up your island wear and don a colorful lei, if you wish. Enter our air-conditioned Town Hall (paid for by CIC funds) and see tables dressed with colorful cloths and fresh-smelling pineapples. Music from the islands will catch your ear and relax your spirit. Food from Back Home in Lahainia will waft thru the air and rouse your appetite; a prelude to entertainment to come. You may even learn some hula moves!

Tickets are \$30 per person and can be purchased from the following:
Barbara Bowman, Mary Lee Lombardi, Kathy O'Herron, Jeannie Rennhack, Elsie Wu, Connie Vassie, and Shelly Zirkes.

Note: Tables are not reserved. Doors open promptly at 5:00 pm, so if you want a table for your party, get there early. We look forward to seeing new and old friends there! Aloha!

Elsie Wu, CIC Secretary



RENTERS MAKE SURE YOU HAVE "RENTER'S INSURANCE"

Individuals renting units in New Horizons South Bay Association are advised to have a Renter's Insurance Policy. If there is a flood or fire that causes damage to your personal possessions (ie.furniture, clothing, tv and appliances, carpeting, linens) your "Renters Insurance" will pay to replace those items.

The HOA Insurance covers only "walls out". For example in a fire the HOA would replace the walls and everything outside the walls in the common area. But your personal possessions damaged by the fire are not covered.

If you have to vacate your unit for a period of time during repair or rebuilding, your Renter's Insurance would cover those living out costs. Your Renter's Insurance should also cover liability. (For instance, if your pet bites someone...and you are sued...you would make that claim on your Renter's Insurance Policy. If you leave for vacation: close your windows and **TURN OFF YOUR WATER**. This will minimize any leaks and discourage break-ins.

Owners are advised upon renting out their units to inform incoming renters to make sure they obtain a Renter's Insurance Policy.

By Joanie Jones, Insurance Committee

DRAFT - NOT APPROVED BOARD OF DIRECTORS MEETING MINUTES August 21, 2019

Chair, Gail Standley, called the meeting to order at 3:00 PM.

Board of Directors present: Gail Standley, Tom Kasterko, Julie Dojiri, Linda Crickmore, George Bunce, Kathy Lindbergh, Bob Lombardi, and Peter Wu
Absent: Director Gerry Johnson and On-Site Manager, Brian Swink

I. MINUTES of the July 17, 2019 Board Meeting were approved as written.

II. HOUSEKEEPING STATEMENT: Turn off/silence cell phones, etc.

III. MOTIONS:

Motion #1 Presented by George Bunce – Buildings & Pools: Move that the New Horizons South Bay Association Board of Directors approve the expenditure of \$4,500 for the Annual Fire Extinguishers Inspection. Source of Funds: Maintenance Fund
Vendor: Maximum Fire Protection
Explanation: Required annual fire extinguisher inspection. A vote was taken: 8 Yes and 0 No.
Motion passed.

Motion #2 Presented by Kathy Lindbergh –

Clubhouse: Move that the New Horizons South Bay Association Board of Directors approve the expenditure of \$3,687.65 to upholster Clubhouse chairs in the Lounge. Source of Funds: Capital Reserve
Vendor: Ideal Upholstery & Drapery
Explanation: Six (6) chairs, nine (9) pillows and arm covers to be upholstered. Tax is included in total price.
A vote was taken: 8 Yes and 0 No.
Motion passed.

Motion #3 Presented by George Bunce – Buildings

& Pools: Move that the New Horizons South Bay Association Board of Directors approve the expenditure of \$10,250 to replace the sewer line under building slab at 22629 “A” Nadine Circle, Building #204.
Source of Funds: Sewer Reserve
Vendor: Rob’s Plumbing
Explanation: The work has already been completed
A vote was taken: 8 Yes and 0 No.
Motion passed

Motion #4 Presented by Tom Kasterko, Treasurer:

Move that the New Horizons South Bay Board of Directors approve filing a lien against Assessor Parcel No. 7369-004-087 for the delinquency in payment of HOA fees. A vote was taken: 8 Yes and 0 No.
Motion passed.

IV. BOARD OF DIRECTORS REPORTS

Architectural – Linda Crickmore: The painters finished Bldg. #122 last week. They are currently working on Bldg. #123. Six (6) touch ups were also completed. After Bldg. #123 is finished they will paint Garage P. They are moving along and our goal is to finish Area 1 by late November/early December.

Buildings & Pools – George Bunce: 233 work requests were completed for July/August in approximately 35 days. We are awaiting delivery of the lights for the Sports Center. We are finishing up roofs on Bldg. #514. Tom, Brian and I are working on a new reroofing schedule. We are ordering new signs for the Sports Center pool area to regulate child usage times and that children under the age of 18 are not permitted in the spa.

Clubhouse & Sports Center – Kathy Lindbergh:

Thank you for coming. We got a new elliptical exercise machine in the Sports Center. This was replaced at no charge as the other one was defective, which was also a new machine. Two chairs in the lounge will be recovered at a time. I will call Ideal Upholstery today after the meeting to order the fabric and start the work. Thanks again, Cita Young and Pat Artman, for helping in the Clubhouse and keeping on top of things that need to be replaced and overall check. I had a very nice turn out for the Clubhouse meeting which is the first Friday of the month at 10:00 AM. Thanks to Joyce Higginbotham for taking the minutes and doing such a

great job and all who attend. Thank you, Joyce Higginbotham, Solange Koblizek and Marlene Krapf, for helping serve the refreshments after this meeting.

Grounds Maintenance – Bob Lombardi: Our water bills are up but less than last year. The sprinklers were all checked but it seems some of the heads are not reaching all areas. The Clubhouse flowers were finished thanks to Phyllis Mathia and Elizabeth McCue. The Sports Center is in the process of removing the roses on the left side of the entrance and more colorful flowers will be planted soon. The plugging and seeding of the fairways have been done. Rich Stoffer had said it might be good to have two golf mats so they would not have to be moved. Brian suggested that peanut type gravel be placed under with bend a board to be place around the mats. No decision has been made at this point. The first tee would be done as experiment. We are getting two estimates on fixing the trip hazards around the community. Joyce Payne said that she wants to have flowers around the other side of the Clubhouse pool once the weeds are removed. We are looking at the signs at either end of the entrance to New Horizons and the flowers are dead Linda and Phyllis will look into what can be done. **Residents & Orientation – Peter Wu:** For this month, we had four units requiring orientations. Three are owner occupied and one is co-resident. We have added five new residents.

Treasurer – Tom Kasterko: We are in the process of gathering information to set up the first draft of the 2020 Budget. This year we need an on-site visit from the Reserve study company. It will take place the second week in September. I would like to have the first draft of the budget discussed around that time. At this time, we have over \$3 million in reserve funds. Half of this is for our new roofs. At the beginning of August, we had \$950,000 in operating cash. We purchased two \$250,000 CDs at 1.95%. We are well funded to pay for the projects for this year. These projects are: the asphalt, sidewalks, sewers, decks and weather permitting at least five new roofs.

Secretary – Julie Dojiri: Our new office staff member, Lynette Hazly, is doing an outstanding job. Her computer knowledge has been an asset. We continue to reorganize the office. All owners must provide the Association information pursuant to Civil Code §4041 on an annual basis. We have inserted this form in the Newsletter. Please complete and turn in the form by September 30th. Please remember to include your signature. There are blank copies of the form in the office. Thank you to all owners who have already submitted their forms. I would like to thank Joan Jones. She has been handling all of the insurance documents and cases on our behalf.

Vice Chairman – Gerry Johnson: No report
Chairman – Gail Standley: The Directors did an outstanding job reporting important items. Therefore, I do not have anything else to add.

ON-SITE PROPERTY MANAGER - Brian Swink: In the last 30 days, there were the following work requests: 233 Buildings & Pools, 101 Grounds Maintenance, 20 Clubhouse, 5 Condo Code and 18 Architecture. The Roofing for Bldg. #514 is finishing up. Tom and George are working on a new roofing schedule. We are trying to finalize the bids for the tripping hazards and asphalt projects. The painting team is starting on Bldg. #123. Thanks for all of the positive feedback regarding the Architectural construction signs. If you see work being done without a construction sign, please contact me. Once again, I want to say what a beautiful job the Grounds Maintenance team has done with the Clubhouse front garden area. Please limit the amount of food that is put down your garbage disposals. It may cause future plumbing issues. Put it in the waste in the trash instead. The new light fixtures will be here soon. They finally delivered the new replacement elliptical machine for the Sports Center. We have approved a number of work requests for Decks & Patio work: If your unit is next, you will receive a letter, a week prior, explaining that all items must be moved off of the patios and decks. We are waiting for final approval for rain gutters at the Clubhouse. Multiple bids have been obtained.

VII. INDEPENDENT REPORTS:

Civic Affairs – Julie Dojiri: The City Council has approved to amend some portions of the City Charter for the 2020 March 3rd and November elections. Public hearings are being planned. One consideration will be to have the City Treasurer and City Clerk be appointed instead of elected positions. Andrew DeBlock and Incumbent, Mike Griffiths, are running for our District 6 Council seats. Go to TorranceVotes.org website to research candidates for information.

Newsletter – Maggie Pagan & Judy Patten – Newsletter is in very good financial shape as income from advertisers has increased. Therefore, we plan to publish a color edition in December. Please submit photos.

VIII. OPEN FORUM: RESIDENTS'/OWNERS' QUESTIONS/COMMENTS:

DMT – On September 19th the Red Cross will present a Senior Disaster Preparedness Workshop. We encourage all residents to attend. October 24th will be the 2019 Shake Out. This is a mock earthquake drill involving the entire community.

CIC: Hosting a fundraiser, Hawaiian Luau Night, on September 21st from 5:00 pm – 8:00 pm. Tickets are \$30 per person. Purchase tickets from a CIC member. See article in the Newsletter or bulletin board flyer for information. The following concerns were presented: trip hazard project, solar panels to alleviate electricity cost, sidewalk repairs, completion of work on Clubhouse and electrical charging stations. All questions and concerns voiced were addressed.

IX. ADJOURN MEETING – Chair adjourned at 3:40 pm

Next Board Meeting: Wednesday, September 18, 2019 – 3:00 pm

Next Workshop: Wednesday, September 11, 2019, 3:00 pm

By Board Secretary, Julie Dojiri

DRAFT - NOT APPROVED

MEN'S SCORES

8/28	LOW GROSS	LOW NET
A FLIGHT		
Ray Tominaga	49	
Julias Park		49
Saburo Fukuchi		49
B FLIGHT		
Mark Stanhibel	55	
Herman VanEichen		48
Hole in one: None		

9/4	LOW GROSS	LOW NET
A FLIGHT		
Julias Park	53	
Saburo Fukuchi		48
B FLIGHT		
Mark Stanhibel	57	
Herman VanEichen		52
Hole in one: None		

By: Ray Tominaga

LADIES GOLF

8/29	LOW GROSS	LOW NET
A FLIGHT		
Kay Mori	58	
Sumi Fukuchi		53
B FLIGHT		
Mary Beall	70	50
Barbara Bowman		52
Hole in one: None		

By: Renee & Norma

9/5	LOW GROSS	LOW NET
A FLIGHT		
Renee Chang	56	
Kay Mori		49
Mary Beall		50
Hole in one: None		

By: Renee Chang & Diane Fraley



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9:30 Town Hall**

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<u>22953 B Nadine Cr</u>	2B + Den/2Ba upper end unit 1117sf	\$430,000
<u>22613 A Nadine Cr</u>	2B/2Ba Deluxe lower end unit 1117sf	\$510,000
<u>22959 A Nadine Cr</u>	2B/2Ba lower end unit 950sf	\$487,000
<u>22719 Nadine Cr</u>	2B/2Ba Bungalow end unit 1133sf	\$505,000



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23059 Nadine Cir A
23023 Nadine Bungalow
22601 Nadine Bungalow
23053 Nadine Cir A
23006 Nadine Cir A
22735 Nadine Cir B

22483 Nadine Cir A ...
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.....
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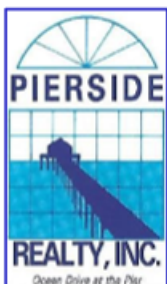
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* * * * *

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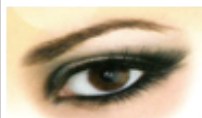
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SEPT 8
CBS 1:05PM



SEPT 15
CBS 10AM



SEPT 22
CBS 1:25PM



SEPT 29
CBS 10AM



OCT 6
CBS 1:05PM



OCT 13
NBC 5:20PM



OCT 20
CBS 1:05PM



OCT 27
FOX 10AM



LOS ANGELES
CHARGERS

2019 SCHEDULE



RE/MAX
ESTATE PROPERTIES
Tim
MARSHALL
Realtor Emeritus
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(310) 753-7111
tmarshall@eplahomes.com

NOV 3
1:25PM CBS



NOV 7
5:20PM FOX **ACTIVATION**



NOV 18
5:15PM ESPN



DEC 1
1:25PM CBS



DEC 8
1:05PM FOX



DEC 15
5:20PM NBC



TBD
TBD



DEC 29
10AM CBS



Information deemed reliable but not guaranteed. Game dates & times subject to change. If your home is currently listed by another broker this is not intended as a solicitation. Printed by Graphics and Design Plus 310-255-0128.



SEPT 8
FOX 10:00AM



SEPT 15
FOX 1:25PM



SEPT 22
NBC 1:05PM



SEPT 29
FOX 1:05PM



OCT 3
FOX 5:20PM



OCT 13
FOX 1:05PM



OCT 20
FOX 10:00PM



OCT 27
FOX 10:00PM



LOS ANGELES
Rams

2019 SCHEDULE



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NOV 10
1:25PM FOX



NOV 17
5:20PM NBC



NOV 25
5:15PM ESPN



DEC 1
1:05PM FOX



DEC 8
10:00AM FOX



DEC 15
1:25PM FOX



TBD
TBD



DEC 29
1:25PM FOX



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