



**22727 Maple Ave. Torrance, CA 90505
(310) 325-3080 Phone (310) 961-5918 Fax**

July 26, 2017
NEW HORIZONS NEWSLETTER
FOR THE BOARD OF DIRECTORS, RESIDENTS AND OWNERS

Website www.nhsb.org Email: nhnewsletter@yahoo.com
Newsletter Chairman and Managing Editor: Kathy Lindbergh, (310) 325-3080

HOA FEES ARE \$348.00/ Monthly

WEEKS AT A GLANCE

Tue. August 1	9:00am	Ceramic Workshop
	10:00am	Exec and Rules
	10.30am	Personnel Meeting
	1:00pm	Club House Meeting
	1:00pm	Scrabble - Card Room
	2:00pm	Civic Affairs Meeting
Wed. August 2	8:00am	Men's Golf
	10:00am	Architecture Meeting
	6:30pm	Golf Committee Meeting
No Newsletter		
Thu. August 3	8:30am	Ladies' Golf
	2:00PM	Annual Bocce Ball Tournament
Fri. August 4	9:00am	Recyclables Pick up
	1:00pm	"Sit N' Knit"
Sat. August 5		No Events
Sun. August 6	1:00pm	"Getting to Know You"
Mon. August 7	10:30am	Bridge Club
	11:00am	Grounds Maint. Meeting
Tue. August 8	9:00am	Ceramic Workshop
	1:00pm	Scrabble - Card Room
	6:00pm	Bunco - Lounge
Wed. August 9	8:00am	Men's Golf
	2:00pm	Board Workshop- Lounge
No Newsletter		
Thu. August 10	8:30am	Ladies' Golf
	10:00am	Picnic Fun Club Meeting
	2:00pm	Bingo - Town Hall
Fri. August 11	1:00pm	"Sit N' Knit"
Sat. August 12	10am-2pm	Private Party - Town Hall
Sun. August 13	1:00pm	"Getting to Know You"
Mon. Aug. 14	10:30am	Insurance Meeting
	10:30am	Bridge Club
	1:30pm	Condo Code
Tue. August 15	9:00am	Ceramic Workshop
	11:00am	BIS Meeting
	1:00pm	Scrabble - Card Room

WELCOME NEW RESIDENTS

Unit#	Bldg.#	Name	Note
566	608	Billy Slonecker	New Owner
108	524	Geraldine Barelli-James	New Owner
94	520	Joel Lawrence	New Renter
556	615	Rebecca Delafield	New Owner

CONSERVATION CLUB'S ANNUAL BOCCE BALL TOURNAMENT

Thursday, August 3rd at 2 PM

Picnic Area



It's Bocce Ball Tournament time! Everyone is invited to come for an afternoon of fun.

Don't know how to play? We'll teach you. Don't have a partner? We'll match you up. Plus, we need lots of spectators to cheer on the players. So, please join us!

- \$2 entry fee for players (pay @ door)
- Sign-up sheet for players is on the community bulletin board
- Cash prizes for 1st, 2nd & 3rd place winners
- 50/50 drawing
- Bring a favorite finger food to share
- We'll have plenty of cold water
- Bring a friend or two

Submitted by Julie Dojiri, Conservation Club Chair

ROOFING SUMMARY

The roofing project started in October 2013. Phases 1-6 have been completed and phase 7 is underway. 43 buildings and 3 sets of garages have been completed so far:

Breakdown by area:

- Area 1. 7 Buildings
- Area 2. 9 Buildings
- Area 3. 3 Buildings
- Area 4. 12 Buildings
- Area 5. 6 Buildings
- Area 6. 6 Buildings

Submitted by Gary Smith, Vice Chairman

RULES CLARIFICATION!!

There seems to be “a failure to communicate” here at New Horizons... Surprise! Let’s make it easy.

GARAGES:

1. **NOT FOR STORAGE!** If you are storing things outside of your storage cupboard. Remove it.
2. The electrical connection is for the sole purpose of opening and closing the Garage doors. If you are plugged in; **UNPLUG!**
3. **NO AUTO REPAIRS.**
4. **NO RENTING** garage space to non-residents.

PARKING LOTS:

1. Limited to 72 Hours of continuous parking.
2. Recreational vehicle parking **PROHIBITED.**
3. Unlicensed or inoperative vehicles are ‘**dead storage**’ and will be **TOWED.**

BALCONY, DECK, PATIO, STAIRWAYS:

1. **NO OBJECTS** of any kind are allowed on the stairways or railings.
2. **NO** more than 6 potted plants, on dishes, weighing no more than 25 lbs each.
3. **HOSING** of upper decks & balconies is **PROHIBITED.**
4. **NO** visible clothing, towels, mops, rugs, boxes, etc. are allowed on or within upper decks/balconies or patios.

The Rules are simple, **PLEASE** follow them. Keep this copy to refer to in case you have any doubts.

Thank you, CCE Garage Inspection Committee.
Submitted by Gail Standley CCE, Chair

LABOR DAY PICNIC



Labor Day Picnic plans are in the works!

The Picnic Fun Club will be posting a volunteer sign-up sheet and a table reservation sheet on the Bulletin Board in the Club House on August 4th.

Submitted by Barbara Kerr
Picnic Fun Club Chairperson

TREASURER’S CORNER

At the July 12, 2017 Workshop, a resident proposed that the HOA obtain a 15year loan to fully fund the reserve and complete all the needed repairs.

I understand this idea well. In our younger days, we all leveraged our income to buy a car, a house and big ticket items. Our income grew in time and so did our loan. In difficult times when the housing market collapsed or stock market crashed, we could wait it out until the market recovered.

In New Horizons, most of us are retired with a fixed income and do not have the luxury of waiting it out in case of a disaster like the housing market collapsing or stock market crashing. The Board of Directors’ have the fiduciary responsibility to protect the financial wellbeing of all residents.

Let’s look at the numbers. We need about \$5,000,000 to fully fund the reserve. Consider a 15year loan at annual rate of 5% (if we can get that). At the end of 15 years, the HOA will have repaid a total of \$7,117,142. The difference has to come from the monthly HOA fees. There is no free lunch. This loan idea only makes sense, if the resident intends to move from New Horizons after few years of residency. Then the new owner would have to repay the loan for the remaining years.

Finally, the common properties are owned by all residents. The Board of Directors’ do not have the authority to obtain a loan by using “The Real Property Assets of the Association as a Security” (CC&R Article 4.11, p.21).

Submitted by Peter Wu, Treasurer

NEWSLETTER VOLUNTEERS NEEDED

Please consider volunteering twice a month to deliver door to door newsletters. This is great exercise and it is a great way to meet neighbors and know your community. We need (1) volunteer for buildings 306, 313, 314 and 315 and (1) volunteer for buildings 410, 411, 412 and 413. Please leave a note in the door of the newsletter office if you would like to help. Thank you.

Submitted by Kathy Lindbergh, Newsletter Chairman

MEN'S GOLF 7/12

	LOW GROSS	LOW NET
A FLIGHT		
Tom Kasterko	52	
Bruce Kenny		46
B FLIGHT		
Fred Koblizek	57	
Bob Branning		49
Jim Kenny		49
Hole in One: None		

7/19

	LOW GROSS	LOW NET
A FLIGHT		
Rich Stoffer	50	
Bruce Kenny		45
B FLIGHT		
Craig Conant	51	
Al York		48
Hole in One: None		

WOMEN'S GOLF 7/13

	LOW GROSS	LOW NET
A FLIGHT		
Soon Rim	56	
Renee Chang		51
Hole in One: None		

7/20

	LOW GROSS	LOW NET
A FLIGHT		
Renee Chang	56	
Sumi Fukuchi		49
B FLIGHT		
Lihua Tsai	65	
Diane Fraley		48
Hole in One: None		

POLICY & PROCEDURE FOR OFFICIAL REGISTRATION OF CAREGIVERS

The resident must arrange an interview with the chair of the Resident & Orientation Committee to have the caregiver complete the Caregiver's Application Form.

- **Live-in** caregivers are allowed to provide such care based on a written request from a physician.
- All caregivers are required to wear a New Horizons identification badge at all times when in the common areas.
- When the caregiver has a vehicle that is housed on New Horizons' premises, a parking decal must be issued.

Submitted by Jeannie Rennhack, R&O Chairman

WATER AEROBICS

As you may have noticed from the Calendar for the first time this month "Water Aerobics" time has been removed. This is NOT to say that there is no more Water Aerobics, on the contrary, it is just that the gathering is sporadic at 10:00am every day. But, please keep coming at that time for your exercise and hopefully you will meet your neighbors who want to exercise together. Thank you

Submitted by Kathy Lindbergh, Newsletter Chairman

WHAT DO THEY BECOME? PART 1



The Daily Breeze on July 9th published an extensive article on the second phase of recycling - where our recycled items go and how they are sorted. This piece prompted me to write about the

third phase – how are we reusing the materials collected? Without knowing about this piece of the puzzle, the impact you are making is difficult to understand.

Aluminum cans – processing plants shred and melt the cans into small pieces to make new aluminum cans and aluminum foil. This process does not reduce the quality of the aluminum, making it possible to recycle indefinitely and very quickly. The can you tossed into the recycle bin 60 days ago can already be sitting on a store shelf in its new incarnation.

GLASS – Similar to aluminum, glass can also be recycled indefinitely. They are usually melted down and remolded into new bottles or jars. Manufacturing recycled glass into new bottles or jars uses fewer resources than starting from scratch. A recycled jam jar may also be crushed into cullet, or small shards. Cullet has very smooth edges making it ideal for making bricks, paved surfaces and sports turf (artificial grass).

GOT YOU INTERESTED? Look for Part 2.

The Conservation Club recycles ONLY CRV beverage containers: plastic water, soda, juice and sports bottles, glass beer & water bottles and aluminum cans. Our black collection bins are located inside the following trash enclosures: **Access #1 corral, Garage L, Access #7, Garage J, Garage G, Garage VV, Garage PP and Garage MM.** Numbers on buildings, serenity garden, wireless microphones, golf mats and flags are some of the donations made possible from your recycled proceeds.

MAKE A DIFFERENCE, RECYCLE!

Source: savemobile.org

Submitted by Julie Dojiri, Conservation Club Chair

WELCOME TO NEW HORIZONS

We at New Horizons would like to welcome our new residents and look forward to getting to know our newest neighbors, who can actively participate by doing the following:

A review of the Restated Declaration of Covenants Conditions and Restrictions (CC&Rs) – Page 29

Article 8: Lease and Ownership Limitations

8.1 Meeting Prior to Sale or Lease. Prior to the consummation of a sale or lease of a Unit, the prospective buyer or lessee shall meet with the chair of the Resident & Orientation Committee and one current or former resident Board member to receive an explanation of the rights, duties and obligations of residency within the Development including a review of the Association's governing documents (including the CC&Rs, Bylaws, and the Resident & Guest Regulations). The Owner of the subject Unit is responsible for compliance with this section.

8.5 Governing Documents. Owners shall provide their tenants with copies of all Governing Documents, including, but not limited to, the CC&Rs, Bylaws, and Rules and Regulations, as well as any applicable amendments, and must ensure compliance with all provisions of the Governing Documents.

8.6 Transfer of Common Area Privileges. Any owner residing off-site and whose unit is occupied by others automatically relinquishes to their unit's residents the owner's rights to use the Association's Common Area facilities until the owner re-takes possession of the unit.

8.7 Transfer of Occupancy. Owners living offsite shall promptly provide the Association with the name, address, phone number, and email address of all unit residents and any change in occupancy.

Submitted by Jeannie Rennhack, R&O Chairman

BOARD OF DIRECTORS' MEETING
July 19, 2017

There were no motions to approve. The Board of Directors' gave their reports which will be summarized in the next Newsletter, Wednesday, August 16, 2017.

Thank you, Kathy Lindbergh Newsletter Chair.

PLUMBING PROBLEMS AND STOPPAGES WITHIN UNITS

A review of the Restated Declaration of Covenants Conditions and Restrictions (CC&Rs) – Page 18

Article 3: Membership Obligations

3.6 Duty to Repair and Maintain. Members shall, at their sole expense, repair and maintain their Units, Improvements to their Units, and certain aspects of Exclusive Use Common Areas servicing their Units. This includes, without limitation, the following:

h. Plumbing. All plumbing equipment, including plumbing fixtures, toilets, faucets, bathtubs, tub and shower valves, shower pans, angle stops, garbage disposals, water heaters, etc., which exclusively service the Unit, except as follows: inside the walls, the member is responsible for water lines they want replaced, and the Association is responsible for repair of existing water lines. The Association is responsible for all sewer lines inside the walls.

A review of the Rules & Regulations – Page 5
Plumbing Problems

All stoppages or overflow of water from any fixture within a unit must first be reported to the Association office. The Association will arrange to investigate and diagnose the cause and location of the stoppage. Unit owners/residents who contract with a plumber without first notifying the Association are responsible for all costs regardless of the source of the problem. Residents who experience problems of this nature that occur after hours, on weekends or on holidays, must contact the Chair of the Buildings & Pools Committee or the Chairman or Secretary of the Board of Governors.

Stoppages Within Units

When a stoppage has been determined to be a clog in an interior pipe, the cost to roter out the stoppage should be equally divided between the owners of the upper and lower units.

Submitted by Carl Aleccia, Buildings & Pools Chair

HAVING ISSUES WITH ANTS?

Now that the warm weather is here, you may have ant problems:

Call: dab Termite & Pest Solution


Telephone number: 888-668-0608



Submitted by Carl Aleccia, Buildings & Pools Chair

AUGUST 2017

Golf course closed Mondays until 3 pm Daily

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
HOA FEES: \$348.00						
		1 9:00am Ceramics Workshop 10:00am Exec. & Rules 10:30am Personnel Mtg. 1:00pm Clubhouse Mtg. 1:00pm Scrabble - Card Room 2:00pm Civic Affairs	2 8:00am Men's Golf 10:00am Architecture 6:30pm Golf Com. Mtg. - Lounge <u>NO NEWSLETTER</u>	3 8:30am Ladies' Golf 2:00pm Annual Bocce Ball Tournament	4 9:00am Recyclables Pick up 1:00pm "Sit 'N Knit" - Lounge 	5
6 1:00pm "Getting to Know You" - Lounge	7 10:30am Bridge Club 11:00am Grounds Maintenance Mtg.	8 9:00am Ceramics Workshop 1:00pm Scrabble - Card Room 6:00pm Bunco - Lounge	9 8:00am Men's Golf 2:00pm Board Workshop - Lounge <u>NO NEWSLETTER</u>	10 8:30am Ladies' Golf 10:00am Picnic Fun Club Meeting 2:00pm Bingo - Town Hall	11 1:00pm "Sit 'N Knit" - Lounge	12 Private Party 10:00am-2:00pm Town Hall
13 1:00pm "Getting to Know You" - Lounge	14 10:30am Insurance Mtg. 10:30am Bridge Club 1:30pm Condo Code	15 9:00am Ceramics Workshop 11:00am BIS Mtg. 1:00pm Scrabble - Card Room	16 8:00am Men's Golf 2:00pm Board Meeting - Town Hall <u>NEWSLETTER</u>	17 8:30am Ladies' Golf	18 Private Party 12:00pm-4:00pm Town Hall 1:00pm "Sit 'N Knit" - Lounge	19 Private Party 12:00pm-4:00pm Town Hall
20 1:00pm "Getting to Know You" - New location	21 10:30am Bridge Club	22 9:00am Ceramics Workshop 9:30am Bldgs. & Pools Mtg. 1:00pm Scrabble - Card Room	23 8:00am Men's Golf 10:00am Treasurer's Mtg. 7:00pm C.I.C 50/50 <u>NO NEWSLETTER</u>	24 8:30am Ladies' Golf	25 7:00am Employee Safety Meeting 1:00pm "Sit N' Knit" - Lounge	26
27 1:00 pm "Getting to Know You" - Lounge	28 10:30am Bridge Club 1:00pm Conservation Club	29 9:00am Ceramics Workshop 1:00pm Scrabble - Card Room	30 8:00am Men's Golf 2:00pm Fire Safety Workshop Part 3 <u>NEWSLETTER</u>	31 8:30am Ladies' Golf		

CLUBHOUSE MESSAGES

Clubhouse Coffee:

Reminder for those who drink coffee from the Golf Room, please pay 25 cents per cup.

The coffee will be set up Monday through Saturday from 7:30am until Noon. The coffee pot will be turned off at noon.

Audio Visual Equipment

The Club House Committee has taken over the responsibility of the audio visual equipment. Ruben Alvarez of the CH Committee is the contact person to set the equipment for meetings and events. Please contact Ruben at (424) 247-3652 at least 24 hours in advance.

Submitted by Pat Artman, Clubhouse Chairman

UPDATE ON NH CONSTRUCTION

Bldg #600 The unit that was damaged is finally repaired and all work is complete. The total cost of that reconstruction was close to \$29,000. Some costs were paid directly by Farmer's to the vendors. The Association's final invoice was for \$20,523.33, \$10,000 of which is the Association's deductible.

Bldg #222 is in progress. There have been new discoveries which have added to the repairs, for instance, termite damage and extra bracing required by the City Inspectors based on upgrading codes. The new windows are in, plumbing and electrical have been completed and final installation of wood and drywall will be done within the next two weeks. The actual reconstruction is still on schedule. Built into the schedule is the time it takes for the City to come out and inspect the site. That has been the major impact on the estimated time of completion – The City Inspections.

Stonewall in front of Sports Center - An auto damage claim has been filed with AAA Insurance Company. Heather Lamont invited Finley's to give us a bid and they inspected the damage this week. Once we receive their quote, we will send that onto AAA for approval. Once we receive approval, Finley's estimated it will only take two days to repair the wall, the broken light, watering system and plants.

Submitted by Joanie Jones, Insurance Chairman

HOUSECLEANING OR CAREGIVER

VERY AFFORDABLE RATES

Reliable European lady, for housecleaning or caregiver, meal preparation, Dr. appt., etc. (Have Elder Care certificate.) References upon request. - (lives in N.H. neighborhood.)

Call 310-539-0239 ANNE

Showing this weekend.

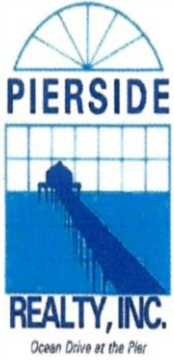
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22821 A Nadine Cr 2B/2Ba lower unit 1117sf \$519,000
22839 B Nadine Cir 1B/2Ba deluxe upper unit 1117sf \$455,000
22909 A Nadine Cr 2B/2Ba lower unit 950sf \$428,000
22910 A Nadine Cr 2B/2Ba + Den lower end unit 1117sq \$447,000

Interested in buying or selling? Call me today!
 New Horizons Resident Owner

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VERY AFFORDABLE RATES

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 References upon request. - (lives in N.H. neighborhood.)
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