



New Horizons Newsletter

22727 Maple Avenue
Torrance, California 90505

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Issue - December 2024
Editor - Sandy Spann
Volume 61, No. 12, Nov. 27, 2024

2024 HOA Dues - \$494.00

President's Notes

To those who have responded to the recent Email Blast regarding your Electric Panels, we want to express our sincere gratitude for your prompt response. Your timely action is greatly appreciated and helps ensure the smooth operation of our community.

By responding promptly to HOA requests, we can:

- **Make informed decisions:** Timely responses help the HOA board make informed decisions that benefit all residents.
- **Improve community services:** Your input allows us to prioritize and allocate resources effectively.
- **Maintain property values:** A well-managed community with active resident participation can positively impact property values.

To those who have not yet responded, we kindly request your prompt attention. Your input is crucial to the decision-making process and the overall well-being of our community. Please take a moment to review the request and submit your response by **December 31, 2024.**

Thank you again for your cooperation. We look forward to your continued involvement in our community.

Wishing You a Happy Thanksgiving and Joyful Holiday Season



As we gather with loved ones to celebrate Thanksgiving, we also look forward to the joy and wonder of the upcoming holiday season. May your days be filled with gratitude, peace, and happiness.

Happy Thanksgiving and Happy Holidays!

Gail Standley, Board President

WELCOME NEW RESIDENTS

Unit	Resident	Bldg.	Status
027	Laura Tompkins	121	Renter
440	Rose Kolas	413	Owner
525	Wendall Read	604	Owner
490	Elva Caballero	422	Renter

By: Joanie Jones, Orientations

To schedule an orientation, please contact the office.

310-325-3080



2025 Budget Update

The 2025 budget meeting was held on Tuesday, November 12th. The budget was discussed in its entirety with comments from the members. The budget was voted on and unanimously approved. The new HOA fee starting in January 2025 will be \$532.00, a 7.69% increase. This increase is primarily due to the substantial increase in our insurance. As everyone knows, this is a national problem and our problem, too.

Mary Lee Lombardi
New Horizons, Treasurer



Coyotes are now a part of our ecosystem. Please be advised to protect your pets at all times.

We are sad to inform you that a New Horizons pet was the victim of a coyote attack. Unfortunately coyotes are looking for any prey available. Please do not let your pets out without supervision.



Clubhouse

Holiday

Decorating

Volunteers Needed!!!

Join us in the Clubhouse. The more helping hands, the merrier!!!

Date: Sat., Dec. 7, 2023

Time: 11:00^{am}

Thank you in advance for your assistance.

Zinsco Panel Replacement Project Deadline December 31, 2024



We are writing to inform you of an urgent matter requiring immediate attention: replacing outdated **Zinsco electrical panels** in our community.

Why is this necessary?

- **Insurance Risk:** Our current insurer, **Farmers Insurance**, has notified us that they will not renew our policy due to the size of our community. They are no longer insuring large Condo Complexes.
- **Increased Insurance Costs:** Any new insurer will likely charge significantly higher premiums, potentially up to **300%** more, due to the known fire hazards of **Zinsco** panels.

To mitigate these risks and secure affordable insurance coverage for our community, residents must replace all **Zinsco** panels. This has led to significant challenges for owners with Zinsco panels, however, this must be done by **December 31st** by all owners to potentially lessen the HOA insurance fee.

We understand that this is unexpected, but it is a critical step to protect the value of your homes and the overall safety of our community. Contact the office for a list of vetted electricians. Thank you for your understanding and cooperation.

Board of Directors

Short History of Zinsco Panels

Zinsco electric panels, popular in the 1960s & 70s, were later found to have significant design flaws. These panels were prone to overheating and failing to trip when overloaded, increasing the risk of electrical fires. While not formally recalled by the manufacturer, insurance companies and electrical experts widely recognized the danger and began advising homeowners to replace them. This has led to significant challenges for homeowners with **Zinsco** panels. Each member is responsible for the cost of changing their panels, and, if any member needs an electrical contractor, please call the office for a list of the recommended electricians in the area.

Important Notice: 2025 HOA Fee Increase

We understand fee increases are never welcome news, but we want to be transparent about the reasons for the **\$38.00** increase in your HOA fees.

Recent economic factors, including significant inflation and a dramatic rise in insurance premiums (as much as **300%** or more), have placed a substantial financial burden on our HOA. These rising costs are essential to maintain our community's safety, security, and overall value.

We are committed to using these funds responsibly to address these increased expenses and continue to provide the high-quality services and amenities you expect. Thank you for your understanding and cooperation.

Board of Directors



PMP Employee Holiday Contribution

The Holidays are approaching, and New Horizons strives to make the holidays brighter for the employees.

Please drop off your check/cash gift to the office.

Make checks payable to:

N.H.S.B. Association
Designate it: Holiday Employee Bonus

Please contribute by **December 18**. All donations will be distributed evenly among the staff. Thank you.



NEW HORIZONS SOUTH BAY ASSOCIATION
Board of Directors General Meeting Minutes
October 16, 2024, at 5:00^{pm}

CALL TO ORDER:

A quorum of the Board being present, President Gail Stanley called the General Meeting to order at 5:01^{pm}.

DIRECTORS PRESENT: Gail Standley – President
Gary Smith – Vice President - Online
Mary Lee Lombardi – Treasurer
George Bunce – Secretary
Tom Kasterko – Architectural
Joanie Jones – New Resident Orientation
Sandra Spann – Member-at-Large

PROPERTY MANAGEMENT PROFESSIONALS' REPRESENTATIVES:

Janet Garcia- General Manager, Lynette Hazly-Assistant Manager

SECRETARY'S REPORT

The Board reviewed the September 16, 2024, General Meeting Minutes.

- **Motion:** George Bunce made a motion to approve the September 16, 2024, General Meeting Minutes as presented. Tom Kasterko seconded the motion. (M/S/C: 7-0)

EXECUTIVE SESSION SUMMARY

In the Executive Session, the Board viewed and discussed third-party contracts, delinquencies, and Legal Matters.

TREASURER'S REPORT

Following the review of the September 30, 2024 financials.

- **Motion:** Mary Lee made a motion to accept the September 30, 2024 financials, as presented. Tom Kasterko seconded the motion. (M/S/C: 7-0)

DELINQUENCY REPORT

The Board reviewed the Delinquency report. Mary Lee Lombardi gave an update on all accounts. No liens.

MANAGEMENT REPORT

The Board reviewed the action tracker, with pending projects.

REPORTS

- **President's Report:** Gail Standley reported that the charging stations' city permits were filed, and a meter panel was ordered. Compost must be put in the compost bags and in the green landfill trash bins.
- **Orientation:** Joannie Jones orientated 4 new owners, 2 co-owners.
- **Roofs and Gutters:** Gary informed the residents that **Building 312's** roof is completed **Building 211** is next. Gutter replacement is in progress following the roofs.
- **Golf Enhancement Project:** Tom Kasterko reported that the golf course is looking better and improving.
- **Paving Project:** George Bunce reported that the paving project was completed and there was a change order of **\$9,300.00** for the base under the surface and additional 2 inches of asphalt.
 - **MOTION:** George Bunce made a motion to ratify the change order for the paving in Access 1 for a total of **\$9,300.00**. Mary Lee Lombardi seconded the motion. (M/S/C: 7-0)
- **2025 Board of Directors Election-** George Bunce reminded the membership to submit the candidate nomination form by **January 9, 2025**.

- **Newsletter:** Sandy Spann - The newsletter is doing well on its advertising income.
- **Website:** The website is still in construction mode.
- **Civic Affairs Committee:** Julie Dojiri gave updates on city elections and reminded everyone to join them for the Veterans Day salute.
- **Landscape Committee:** Barbara displayed her landscape map.
- **Conservation Club:** The next meeting is on 10/17.
- **Picnic Fun Club:** No Report.
- **CIC:** Mary Lee shared the success of the Octoberfest on October 6. CIC is hosting a potluck on **December 4th** in the **Lounge**.

HOMEOWNER FORUM

Homeowners in attendance were afforded the opportunity to address the Board on Association-related topics.

UNFINISHED BUSINESS

- **Replastering Proposals:** A proposal from Paradise Pool was submitted for the replastering of the pools, spa, and lagoon. The Board agreed to table this until we receive the proposal from Pool Max Inc.
- **Budget Meeting:** Gail Standley informed the membership that a budget approval meeting will be held on Tuesday, November 12th at 11:00^{am}.

NEW BUSINESS

- **Inspector of Election:** Following the review of the Tie proposal for the Inspector of Election Services for a total of **\$3,670.00**, the Board approved the proposal.
 - **Motion:** Gail Standley made a motion to approve the Inspector of Election proposal from The Inspectors of Elections for a total of **\$3,670.00**. Gary Smith seconded the motion. **(M/S/C:7-0)**
- **Deck Repairs:** Following a review of deck repair proposals, the Board approved not to exceed **\$30,000**, not to exceed the year's budget.
 - **Motion:** Gail Standley made a motion to approve deck repairs not to exceed \$30,000. Tom Kasterko seconded the motion. **(M/S/C:7-0)**
- **Tripping Hazards:** Following the review of the inspection report for tripping hazards, the Board tabled the repairs to review the locations.
- **Tree Trimming:** Following the review of a list of tree trimming locations, the Board approved not to exceed **\$20,000** in tree trimming.
- Gail Standley made a motion to approve tree trimming, not to exceed **\$20,000**. Tom Kasterko seconded the motion. **(M/S/C:7-0)**

CORRESPONDENCE

The Board reviewed and addressed correspondence submitted to the Board and Janet.

ADJOURNMENT

The Board of Directors' General Session Meeting was adjourned by Board President, Gail Standley at 6:00 pm.

SECRETARY'S CERTIFICATE I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Secretary

Date

NEW HORIZONS SOUTH BAY ASSOCIATION
Board of Directors Budget Meeting
Special Session- Open Meeting Minutes
November 12, 2024, at 11:00^{am}

CALL TO ORDER:

A quorum of the Board being present, President Gail Standley called the Special Meeting to order at 11:00^{AM}.

DIRECTORS PRESENT:

Gail Standley – President
Gary Smith - Vice President
Mary Lee Lombardi - Treasurer
George Bunce - Secretary
Tom Kasterko - Architectural
Joanie Jones - New Resident Orientations

DIRECTORS ABSENT: Sandra Spann- Director-at-Large

PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES:

Janet Garcia- General Manager

NEW BUSINESS

- 2025 Draft Budget Approval: The Board reviewed the **2025 Draft Budget** with an estimated 5-year plan. Mary Lee Lombardi gave a percentage of increase for operating expenses, supplies, management fees, and salary increases.
- Mary Lee Lombardi made a motion to approve the 2025 budget, as presented, with a **7.69%** assessment increase. The new monthly assessment will be **\$532.00**. Tom Kasterko seconded the motion. **(M/S/C:6-0)**

HOMEOWNER FORUM

Homeowners in attendance were afforded the opportunity to address the Board on budget-related topics.

ADJOURNMENT

With no further business to discuss, the General Session Board of Directors meeting was adjourned by Board President, Gail Standley at 11:51^{am}.

NEXT BOARD MEETING

The Next Board Meeting for the New Horizons South Bay Association will be held on **November 20, 2024**.

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Secretary

Date

General Manager's Notes

2024 was a very productive year. The Board of Directors accomplished several projects and maintained preventative maintenance schedules. Take the time to thank a Board member for their dedication and service.

- As of December 2024, 13 roofs are left to complete.
- 24 gutters have been replaced, year-to-date.
- The 2025 Budget was finalized, the budget packet was sent out. Please check your mail or e-mail for it.
- The new assessment of \$532.00 will automatically be adjusted if you are set up with the PMP ACH program. If you are set up auto-payment scheduled through your bank or on your credit card automatic deduction system, please be sure to advise the appropriate banking institution of the rate increase that will take place effective January 1, 2025
- The next round of tree trimming is scheduled for December 5th and 6th.
- Watch out for coyotes, keep your pets safe and inside your unit.
- Storm drains are being inspected and hydro-jetted before the rainy season.
- Don't forget to submit your candidacy application by January 9, 2025.
- Sandbags will be distributed this month to residents that received them last year.
- The office is closed December 24th and 25th.
- Lastly, the Coffee and Chat will be on hold during November and December. They will resume on January 28, 2025.

Janet Garcia, PMP General Manager



Clubs & Activities Meetings

Arts Club (Ceramic Room)

12:30^{pm} to 2:30^{pm}

Sundays

Bingo (Town Hall)

2:00^{pm} (Town Hall)

2nd Thursday of the Month

Board Meeting (Town Hall and via Zoom)

2:00^{pm}

3rd Wednesday of the Month

Bridge Club (Town Hall)

Noon to 4:00^{pm}

Mondays

Book Club (Lounge)

11:00^{am}

3rd Monday of the Month

Bunco (Lounge)

6:00^{pm} to 8:00^{pm}

2nd Tuesday of the Month

6:00^{pm} to 8:00^{pm}

4th Thursday of the Month

CAG (Community Action Group)

2:00^{pm}

3rd Thursday every other month

CIC (Condo Improvement Club (Lounge))

6:00^{pm}

4th Wednesday of the Month

Ceramics (Sports Center)

9:00^{am} to 1:00^{pm}

Wednesdays

Civic Affairs Committee (Lounge)

2:00^{pm}

3rd Tuesday of the Month

Coffee N Chat (Lounge)

10:00^{am}

Last Tuesday of the Month

Conservation Club (Lounge)

11:00^{am} Quarterly

3rd Thursday of month

Landscaping Committee)

2:00^{pm}

2nd Wednesday

Ladies' Golf (Golf Course)

9:00^{am}

Thursdays

Men's Golf (Golf Course)

8:30^{am}

Wednesdays

My Sunday Salon (Lounge)

3:00^{pm}

3rd Sunday of the Month

Newsletter

Article Deadline

15th of the Month

Publication Date

Last Wednesday of the Month

Picnic Fun Club (Lounge)

10:00^{am}

Recyclables (by Clubhouse)

10:00^{am}

1st Friday of the Month

2nd Thursday of the Month

Scrabble (Golf Room)

2:00^{pm} to 4:00^{pm}

2nd & 4th Friday of the Month

Tai Chi / Qigong (Town Hall)

10:00^{am}

Fridays

Postponed for November and December



Need Help?

PMP is here for you 24/7

Contact our Community Care Team at

310-694-0600

+When you are connected,

Choose Option #1

Then press the (*) to talk to a live operator!

The DMT is Changing its Name to Community Action Group

Time and Place:

Community Action Group (Town Hall)

1:00^{pm} 3rd Thursday every other month

Our focus will be on assisting our community with information to help keep us safe.

We will work with various agencies providing

- Fire Safety: Torrance Fire Dept.
- Disaster preparedness: Red Cross
- Neighborhood Safety: Torrance Police Dept.
- Electrical Safety: SoCal Edison

Please join us for our first meeting:

January 23, 2025 @1:00pm

Maggie Pagan
Chair

Veteran's Day Celebration

New Horizons veterans were recognized and honored for their service to our country on November 11th at 11 am. The celebration began with the presenting of the American and MIA/POW flags by Troop #388 followed by a program in the Townhall.

We would like to thank all the veterans and residents in attendance and the Conservation Club for donating the two flags.

Alvarez, Ruben
Bartik, Charles
Bauer, Bruce
Beall, Don
Beers, Frank
Beggs, Lotus
Bowman, Dale
Bunce, George
Carruthers, Jack
Cohen, Paul
Collins, Bill
Conway, John
Denning, Michael
DiLiberio, Ralph
Godoy, Eduardo
Goetsz, Al
Hall, Michael
Hayman, Harriet
Kirsch, Everett
Krapf, Robert
Lee, Charlene
Lockwood, Jonathan
Lombardi, Robert

Lucas, Wilie
Minor, Donald
Morton, Joseph
Moy, Raymond
Mullahey, Joseph
Pierson, James
Patton,
Schmidt, Tom
Scott, Richard
Shierman, Bob
Silverman, Leon
Slonecker, Billy
Sullivan Paul
Tasaki, Sonny
Teunon, Donald
Tobias, Alvin
Tollefson, David
Walker, Lydia
Willi, Lucas
Wood, Eldridge,
Yamasaki, George
Young, Richard



**Submitted by:
Civic Affairs Committee**

The Poem of the Missing Soldier Table

The rose stands for the family with faith and love for those who serve. They're held with the highest respect for that's what they deserve.

A yellow ribbon is for the loyalty waiting for those serving abroad; as we pray that they are watched over and kept close to God.

An inverted glass represents that the fallen can no longer toast. They cannot be an honored guest or such a gracious host.

A lemon wedge represents the bitter loss of the fallen soldier's life. That causes so much pain like the sharp edge of a knife.

The salt is put in place for all the loved one's tears. For the soldier is no longer present to help calm their fears.

The candle stands tall for the blood that the soldier shed. It holds a place of honor and represents in red.

The empty chair symbolizes the missing comrade who isn't here. Now it stands alone for the voice that we cannot hear.

Jon M. Nelson





Leaving Town for an Extended Period?

The **Torrance Police Dept.** offers Vacation **Security Checks** to all Torrance residents. While you are away, officers from the Torrance **Police**

Department and/or Torrance Police Department Volunteers will periodically stop by your home to check for open doors, broken windows or any other suspicious circumstances. This is an added security precaution you can utilize to safeguard your property/possessions and your peace of mind. **It is a free** but invaluable service provided by Torrance Police Department.

Sign up for this service at:

<https://www.torranceca.gov/government/police/community-affairs/vacation-security/vacation-security>

You can also sign up by calling the non-emergency police number **310-618-5641**.

Homeowner realizes that the Police Department and the City do not assume any liability for loss or damage to property during specified dates. Homeowner understands there is no guarantee that vacation checks will be done daily.



PICK IT UP!

Grab 'N Go Senior Meal Program TORRANCE-SOUTH BAY YMCA



Our weekly Grab 'N Go Meals for seniors 60+ are back.

The YMCA's Grab 'N Go Senior Meal Program offers nutritious meals for seniors ages 60 and older and is available to the community. Includes:

**7 frozen meals, 7 slices of bread,
7 pieces of fruit, 7 milks**

DATE & TIME: Thursdays, 11:30 am – 12:30 pm (subject to change. Seniors will need to park & walk up to the service area)

COST: Suggested donation is \$4 per meal (\$28 for 7 meals)

LOCATION: Torrance-South Bay YMCA
2900 W. Sepulveda Blvd., Torrance, CA 90505

RESERVATIONS: Call the Senior Office at 310-602-4883

Reservations & cancellations are required 24 hours in advance

OFFICE HOURS: Monday – Friday 9:00 am – 3:30 pm

The YMCA Senior Nutrition Program is co-sponsored by the Torrance-South Bay YMCA and the Los Angeles County Area Agency on Aging.

TORRANCE-SOUTH BAY YMCA

2900 W. Sepulveda Boulevard, Torrance, CA 90505
P 310-325-5885 www.ymcaLA.org/tsb



2nd Wednesday each month
****First meeting January 8, 2025-7pm****

1st Featured Photo Presentation
**Australia Outback by Car –
(Alice Springs to Perth to Darwin)**

*Interested in trips others have travelled?
Join us for a travel presentation!!*

- Share your travel adventures
- Share your photos
- Exchange plane, hotel, food experiences
- Snacks will be served

Contact: **Jeffrey Broude**
714-369-7170 or
jebroude@yahoo.com



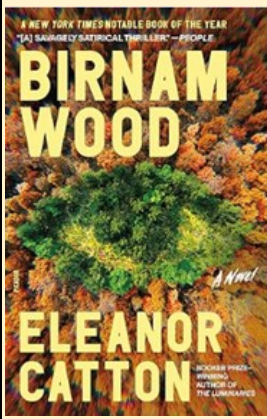
My Sunday Salon

HAPPY HOLIDAYS! Please join us on Sunday, December 15th, in the Lounge for MY SUNDAY SALON from 3:00pm to 7:00pm.
What a year it was...



Kathleen Buchanan, Director





Book Club 11:00^{am}

Monday, December 16th
Birnam Wood
by Eleanor Catton

On the third Monday of the month, **December 16, 11^{am}** in the Lounge, the Book Club will be discussing **Birnam Wood** by **Eleanor Catton**, a thriller set in New Zealand.

At the meeting, **free** Torrance library copies of the **January book** will be distributed, **Farewell to Manzanar** a True Story of Japanese American Experience During and After World War II Internment by **Jeanna Wakatsuki Houston**.

For mor information contact:



Teresa Turner
(310)918-3169



Happy holidays! Where did 2024 go!!

Before we get to all the holiday concerts, a reminder about **Turkey Trot**, on **Thanksgiving Day**. Sign up at the **West Annex of Torrance Civic Center** ASAP. \$35 is the registration fee includes + free souvenir t-shirt.

Destination: **Sam's Club** on **Skypark Drive** from **7:00 - 7:30^{am}**. The race (walking or running) begins at **8:00^{am}**.

Back to holiday concerts. Top among them of course is **George Friderich Handel's "Messiah"** at **St. Cross Church** on Monterey Avenue in Hermosa Beach **12/1 at 4:00^{pm}**.

El Camino College has its annual singalong at the **Haag Recital Hall** at **7:30^{pm} on 12/6**. **Mozart's interpretation** of the **Messiah** will be performed at **7:00^{pm} at Disney Hall on 12/15**. **The Nutcracker Suite** will be performed at various venues as well. The **Armstrong Theatre** will have three performances of the **San Pedro City Ballet** on **12/13 at 7:30^{pm}** and **12/14 at 2:00^{pm} and 7:30^{pm}**. **El Camino** will have its performance the following weekend, **12/21 and 12/22 at 2:00^{pm}**. Also at **El Camino College** will be "**Pride and Prejudice**", based on Jane Austen's novel. It will be performed **11/22-24 and 12/6-8 at 3:00^{pm}** at the **Marsee Auditorium**.

Los Cancioneros Master Chorale will have its "**Glorious**" **Holiday Music** at the **Armstrong Theatre 12/15 at 7:00^{pm}**. **Torrance Theatre Co.** presents its "**1940 Radio Show**." Enjoy browsing at **Torrance Memorial Hospital's** annual holiday festival **12/3-8**. Check the times.

Eva and the Vagabond Tales will perform at the **George Nakano Cabaret Theatre** at **Civic Center Plaza** Fri. and Sat. **12/6 & 12/7**. Tickets may be purchased at the **Armstrong Theatre** Box Office. Check to see if there are tickets remaining and if you can purchase dinner tickets as well, convenient, delicious and reasonable. Doors open at 5:30^{pm} and buffet-style dinner is served from 6:00^{pm} prior to the 7:00^{pm} performance.

Torrance Theatre Company in Old Torrance presents its December offering: "**A 1940's Radio Christmas Carol**." Call the Box Office 424-243-6882 or go online at friendsofTTC@gmail.com to find out availability and order tickets.

Lastly, our resident singers **Linda Kelly** and **Jeannie Rennhack** will again perform with the **Northrup-Grumman Chorale** in Manhattan Beach on **12/17 or 12/19 at 6:00^{pm}**.

Support the Arts!

By *Shelly Zirkes*

TAI-CHI FOR HEALTH



ON HOLD TILL JANUARY

...DAYS.
10:-- 11:AM

Sign up on the Clubhouse bulletin-board.



Meditative • Low impact • Improves balance • Reduces stress

- Wear loose clothing & Comfortable Shoes
- New students sign a one-time waiver
- Check New Horizons Newsletter for monthly schedule
- Elsie Wu, Instructor (310) 622-2677
- Richard Skramstad (310) 739-3645










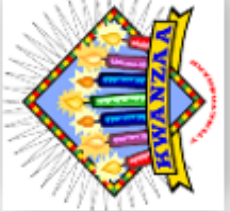


Happy Thanksgiving

Golf Course

Closed Mondays until 2:00pm

December 2024

2024 HOA FEE
\$494

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
			 6 pm CIC Holiday Party (Lounge)	 9:00 am - Ladies' Golf	9:00 am Recyclables	Noon Clubhouse Decorating 11:00 am (Lounge)
8	9	10	11	12	13	14
2:00 - 4:00 pm Cookies & Carols (Lounge)		6:00 pm (Lounge) 	4:00 pm Landscaping Committee (Barbara Mannetti's Home)	2:00 pm Town Hall 	2:00 pm - 4:00 pm  (Lounge)	
15	16	17	18	19	20	21
3:00 pm My Sunday Salon (Lounge)	11:00 am Book Club (Lounge)	2:00 pm - (Lounge) Civic Affairs Employee Fund Contributions Due before Dec 18	2:00 pm BOARD MEETING (Town Hall) Via Zoom	Newsletter 6:00 pm (Lounge) 		
22	23	24	25	26	27	28
		Office Closed	Office Closed 		 2:00 pm - 4:00 pm  (Lounge)	
29	30	31	1	9:00 am - 1:00 pm Ceramics 9:00 am - Thursdays 10:00 am at Chi - Qigong on hold till January Town Hall		
		Office Closed				

Join Zoom Board Meeting
<https://zoom.us/j/97313070727?pwd=QWZySmRldUVRd0Vlc0ZkU0VlVHR0109>





COOKIES, CAROLS & HOLIDAY CHEER

SPONSORED BY CIVIC AFFAIRS COMMITTEE

Sunday, December 8
2pm - 4pm
Clubhouse Lounge

HOLIDAY ENTERTAINMENT BY
**NICK BLANEY
& THE BAND**

Bring your favorite cookies to share
Homemade or Store-Bought



DELIVERY REMINDER

Delivery drivers have a hard time finding your address to drop off goods. When placing orders, take the time to better direct them.

PLEASE INCLUDE YOUR Access # & Building #

Name
XXXXX Nadine Circle (A or B)
Access # - Bldg. # XXX
Torrance, CA 90505



This will ensure the delivery person finds your unit. Less misdirected mail!!!


Thank you in advance for recycling the boxes and being good to the earth. PLEASE be kind to your neighbors by breaking down your boxes until they are flat!! If someone else takes out your trash, (family member, friend, caregiver), please remind them to flatten the boxes.

We all thank you!

Elections are coming up in April of 2025

- Becoming a member of the Board of Directors will provide you the opportunity to play a pivotal role in shaping the future of our organization. Your responsibilities will include:
 - Setting strategic goals and objectives to further our mission.
 - Providing oversight and governance to ensure fiscal responsibility and ethical conduct.
 - Contributing to decision-making processes on key initiatives and policies.
 - Serving as an ambassador and advocate in the community.

GET INVOLVED!!
Deadline for nominations 1/9/2025



CIC HOLIDAY CHEER

Wednesday December 4th 6:00^{pm}

Tis the season to be Merry! Join us in the holiday spirit at the annual **CIC Holiday Party**. Invitation is to all residents. Bring a little delicious dish/snack to share with others and partake of all the delicacies contributed by all.

CIC will provide the drinks

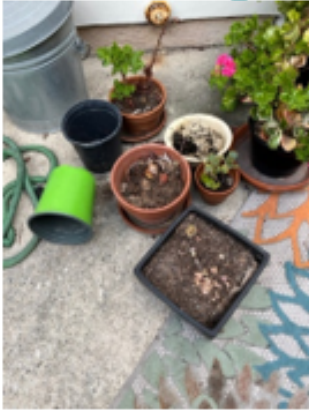
CIC is more than happy to meet and greet everyone at New Horizons. To those residents who haven't yet become members, this is the perfect time to get acquainted. We'd love to get to know you and have you meet us.

Save the date - join the fun!

Date: December 4, 2024
Time: 6:00 pm.
Location: Clubhouse Lounge

Mary Lee Lombardi CIC Chairman

Recycle-Refresh Your Garden Pots



Landscape Committee will report your old, neglected Garden Pots; or will return plastic pots to nursery.

Let's clean up our community.

Call: Lydia @ 310.418-8906; Barbara Marriott @ 310.387-9650 or Susan Taylor @310.951-4386.

We will do our best to refresh them with succulents or remove them for recycling.



1425 Plaza Del Amo,
Torrance CA 90501-4034
Licensed & Insured

Phone - 310-320-4660

Walsh is a full-service moving company. We are family-owned and operated, with over 55 years of experience in residential and commercial moving.

- Containerized Storage
- We are based in Torrance and Long Beach, CA. Official mover for the **City of Torrance**.
- From metro Los Angeles, we will move you anywhere in the lower **48 states**.
- We offer vault and trailer storage to customers who need time to get settled.
- You can hire us for packing and furniture moving, too.
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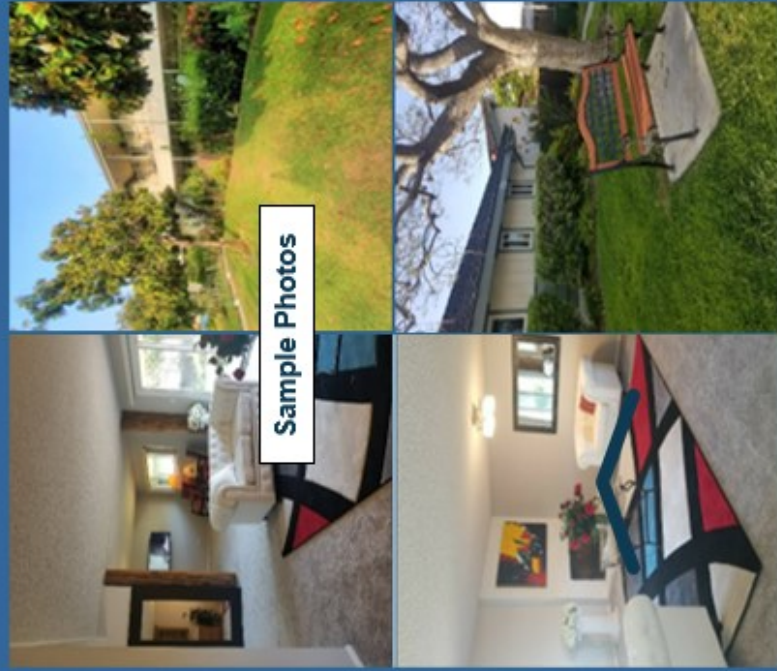


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22703 Maple (BUNG)	Sold \$680,000
22625 Nadine Cir. A	Sold \$608,000
22881 Nadine B	Sold \$480,000
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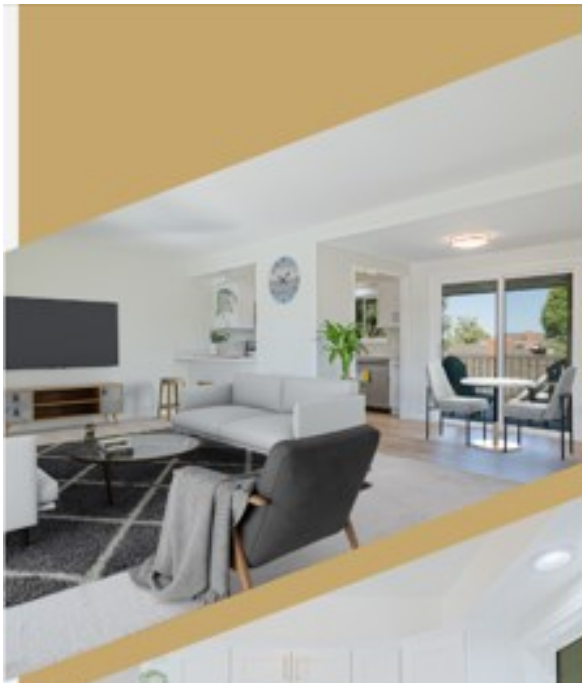
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Floor plans (Sq. Ft.)

Bungalows: 950, 967, 1,117 & 1,133 Sq. Ft.
Upper “B” Units: 950, & 1,117 Sq. Ft.
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Sample Below: 2 Bedroom. 2 Bath 1,117 Sq. Ft.





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