



New Horizons Newsletter

22727 Maple Avenue
Torrance, California 90505

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Website — www.nhsb.org

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Editor - Sandy Spann
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2024 HOA Dues - **\$494.00**

President's Notes

GET YOUR VOICE HEARD
Join the Landscape Committee

The Committee works with the Landscape Company to find and fix problems like broken sprinklers or bad soil. This ensures the HOA's money is spent wisely on the right repairs.

The Committee also serves as a communication bridge, ensuring your concerns are heard and addressed in an organized manner. This fosters community cohesion, as well-maintained lawns enhance the neighborhood's aesthetic appeal and property values. Healthy common areas contribute to a sense of pride and satisfaction among residents.

Lastly, your work requests help the Committee keep records of issues and actions taken, ensuring accountability and helping resolve future problems. Ultimately, working with the Landscape Committee not only resolves immediate issues but also contributes to the overall well-being and appeal of our community.

Join Today!

Contact Barbara Marriott – Chairman
310-387-9650

Gail Standley, Board President

WELCOME NEW RESIDENTS

Unit	Resident	Bldg.	Status
442	Megann Lee	413	Owner
351	Carter/Karen Mitchell	222	Co Res

By: Joanie Jones, Orientations

To schedule an orientation, please contact the office.
310-325-3080

Picnic Fun Club

Labor Day

Monday, September 2

The Labor Day Picnic will be here before we know it! Please mark your calendars to join the festivities from **11:00 am to 2:00 pm**.

As always, the picnics feature:

- **Hot Dogs (\$3.00),**
- **Visors (\$3.00)**
- **Drinks (\$2.00)**
 - Wine/beer/soda/water/margaritas
- **Desserts (\$2.00)**
 - Tasty baked goods and
 - Drumstick ice creams.



Festivities hosted by:

- **Larry Neville** as disc jockey and
- **Nick Blaney's Band** providing live entertainment and dancing on the grass.

Volunteers are always welcome! Join us at the meeting on the 2nd Thursday of the month.

8/26–8/30 — 1:00^{pm} to 2:00^{pm}
Advance Ticket Sales Available the week before the Picnic at the Clubhouse.

Avoid the Lines—Buy your Tickets in advance.

Jeanne Rennback, President

COMPLETING THE AGE VERIFICATION FORM

The last Age Verify audit was conducted in **2021**. If the "**qualifying resident**" resided in the community before that time, **current ID (Identification Data)** was attached to the 2021 form and is kept in the Official Office File. No need to attach new identification.



If you have a newly issued **ID**, please update your file with the current copy.

However, all co-residents must attach current ID as proof they are at least 45 years of age!

Joanie Jones, Orientations

Labor Day Tournament

Tournament tee off at **9:00 am** — Shotgun start. **Sign up in the Golf Room.**

The clubs welcome new and future members.



Men's and Ladies' Golf Clubs



Next Board Meeting

Wednesday, Sept. 18, 2024 at 2:00^{pm}

NEW HORIZONS SOUTH BAY ASSOCIATION Board of Directors General Meeting Minutes July 17, 2024, at 2:00 PM

CALL TO ORDER:

A quorum of the Board being present, President Gail Stanley called the General Meeting to order at 2:00 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’ REPRESENTATIVE:
Janet Garcia- General Manager,
Lynette Hazly- Assistant Manager

SECRETARY’S REPORT

The Board reviewed the June 19, 2024, General Meeting Minutes.

- **Motion:** George Bunce made a motion to approve the June 19, 2024, General Meeting Minutes, as presented. Gary Smith 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

Financial Statement: Following the review of the June 30, 2024, financials that were missing several June payments due to a change of banking, Mary Lee tabled the acceptance of the June financials until the next meeting.

DELINQUENCY REPORT

The Board reviewed the Delinquency report. Mary Lee 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 explained the purpose of the landscape committee and reminded the residents that plants installed by the landscape committee should not be removed.
- **Orientation:** Joannie Jones orientated 4 new owners, 1 renter, and one co-renter. Age verification and opt-out forms were sent to all residents, please submit your forms.
- **Roofs and Gutters:** Gary informed the residents that Building 416 is in progress. 402 is next.
- **Golf Enhancement Project:** Tom Kasterko reported that the greens are looking better and after Labor Day the course will be closed to aerate and re-seed.
- **Paving Project:** Following the review of 4 proposals, the board voted to approve Rose Paving.
 - **Motion:** George Bunce made a motion to approve the Rose Paving proposal for paving not to exceed \$31,000. Gary Smith seconded the motion. (M/S/C: 7-0)
- **Newsletter:** Sandy Spann - the newsletter is coming out July 31st. There is a surge in new advertisements.
- **Website:** Vinteam began the process of the new website development with several new features.

- **Civic Affairs Committee:** Julie Dojiri discussed City Council updates; The committee will also be hosting two events. Meetings are every third Tuesday of the month at 2:00 pm.
- **Landscape Committee:** No report.
- **Conservation Club:** The next meeting is in September. Everyone is welcome.
- **Picnic Fun Club:** Tom shared that there will be changes for the Labor Day Picnic. Ticket sales will begin earlier, and an awning will be installed behind the Clubhouse.
- **CIC:** Mary Lee stated that meetings are on the fourth Wednesday of the month. They also host a holiday potluck during the holidays. Everyone is welcome.

HOMEOWNER FORUM

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

UNFINISHED BUSINESS

- **Draft Reserve Study:** The draft reserve study is being reviewed and finalized for approval.

NEW BUSINESS

- **Deck Repairs:** Lens Composition submitted two proposals for review. Balcony at address 22613, building 202 for \$4,200.00, and the front deck of building 203 for \$16,670.00.
 - **Motion:** Gail Standley made a motion to approve the deck proposals from Lens Composition, not to exceed \$21,000.00. Gary Smith seconded the motion. (M/S/C: 7-0)

CORRESPONDENCE

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

ADJOURNMENT

With no further business to discuss, the Board of Directors’ General Session Meeting was adjourned by Board President, Gail Standley at 3:19 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 _____

Kids—Buddy Bench Cap Collection Program

We are averaging a collection bin a week. Let’s keep the bottle caps coming... Your trash becomes a treasure to the **Kiwanis Club**, who uses them to make **benches** for kids in our schools. **200 lbs. of caps & lids to make one park bench!**

Recycling Bin Locations in the complex:

- ◆ **Clubhouse**
- ◆ **Sports Center**



General Manager Notes

Board of Directors duties and responsibilities:

(Corp. Code §300) Because of their positions of authority, boards (and individual directors) are held to a higher standard as fiduciaries. Unless the governing documents provide otherwise, boards can:

- Adopt and enforce rules and regulations
 - Appoint committees
 - Appoint Directors to fill vacancies
 - Approve exceptions to exclusive use easements
 - Borrow money
 - Call membership meetings
 - Appoint Inspectors of Election
 - Communicate with the Association's attorney
 - Delegate management
 - Disburse reserve monies
 - Elect and remove officers
 - Enforce the governing documents
 - Establish architectural standards
 - Enter into contracts
 - Exercise the powers of a corporation (Civ. Code §4805; Corp. Code § 7140)
 - Hire and fire employees and vendors
 - Initiate and defend lawsuits
 - Insure the Association and its directors
 - Invest funds and collect regular, special, and emergency assessments
 - Make limited capital improvements
 - Manage the Association
 - Pay expenses incurred by the Association
 - Prepare and adopt budgets
 - Repair and maintain the common areas.
- ◆ Roof replacement: **Building 402** is in progress.
 - ◆ All bushes, and private hedges, must be maintained and meet the height limit. A red flag will not absolve you from the height requirement.
 - ◆ Power washing was completed in all trash enclosures.
 - ◆ Avoid a fine. Clean up your garage.
 - ◆ It is prohibited to plant, remove, or add plants without approval from the office. Submit a work request with details for approval.
 - ◆ No plugging of any electric vehicles or electric bicycles in common areas or garages.
 - ◆ A keycard is required to access our facilities. Do not lend yours out or give access to someone without a key card. Let's keep our facilities safe.
 - ◆ **DO NOT FLUSH WIPES!**
 - ◆ The office will be closed on Monday, September 2nd in observance of Labor Day
 - ◆ The golf course will be closed Monday, September 16 - Sunday, September 29th. Reopens on Monday, September 30th at 2:00^{pm}.



Janet Garcia,

PMP General Manager Property Management Professionals



Coffee Chat Hour with PMP

Last Tuesday of the Month



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

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

DMT (Disaster Management Team)

2:00^{pm}

3rd Thursday every other 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

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

My Sunday Salon (Lounge)

3:00^{pm}

3rd Sunday of the Month

Tai Chi /Qigong Chat and Practice

Let's get together and share our Qigong (pronounced shin gone) and Tai Chi postures and discuss ways in which we can practice these movements together. We can also discuss the times that work best for everyone on a routine basis. Let's first meet on the patio outside of the ping-pong table/Tennis Court.

There will be chairs available for participants that want to do their practices sitting down. Although **Qigong** is a standing meditation, many of **postures** can be performed sitting on a chair or stool if necessary.

First meeting:

Wednesday, Sept. 18 — 10:00^{am}

Please RSVP to **Richard** by text message at

310 739-3645



Architecture Requests:

For all remodeling work done in your unit, you must submit an **Architectural Change Request** for approval. This includes, but is not limited to:

flooring, plumbing, electrical, windows & doors, lighting, and ac/heating units.

If you are unsure if you need approval, please call the office first before having any work done. NHSB appreciates your cooperation in this matter.



Parking Violations

Residents parking in the NHSB residential/visitor parking lots must register their vehicles with the office.

Residents cannot leave vehicles parked in the same spot for an extended period (**more than 72 hrs.**) without moving them.

Parking violations will be issued to those vehicles not registered and in violation of the allowed extended period of time in the residential/visitor lots.

Please register vehicles with the office to avoid these violations.



Effective



Immediately!

The Conservation Club Recyclers will no longer accept **GLASS** of any kind in the recycling bins. This includes but is not limited to: Wine bottles, glass water bottles, Rum, Tequila, Vodka, Gin, Beer, and any soft drink bottles. Questions? Concerns?

Please join us at our next meeting
September 19th at 11:00^{AM}
In the Clubhouse Lounge

Landscape Committee

Barbara Marriott, (310-387-9650),
Susan Taylor (310-951-4386)
Lydia Rodgers (310-418-8906)



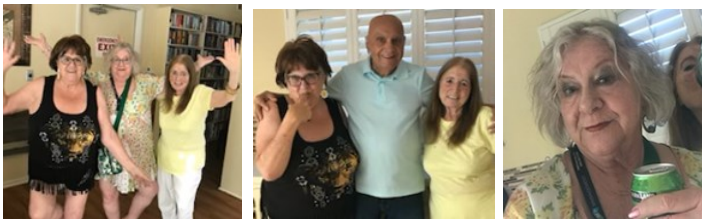
Landscaping Committee had a group of diligently residents spruce up the Clubhouse street landscape. Thank you to all the hard workers. Please take a stroll and admire the new look.



My Sunday Salon

Calling all actors!!!!

Focus on the Art and Science of Acting through December 2024 by joining us in a fun afternoon of theatrical expressions.



The Queenagers and the King of the Road

Kathleen Buchanan, Director

LADIES GOLF					
8/1/24			8/8/24		
	Low Gross	Low Net		Low Gross	Low Net
Toni Greenstone		45	Kay Mori	60	
Kay Mori	62		Lihua Tsao		53
8/15/24					
	Low Gross	Low Net		Low Gross	Low Net
Kay Mori	58				
Mary Beall		51			

MEN'S GOLF					
7/31/24					
A-Flight			B-Flight		
	Low Gross	Low Net		Low Gross	Low Net
Rich Stoffer	51		Sam Williams	54	
Ray Tominaga		45	Dan Behen		45

8/14/24					
B-Flight			B-Flight		
	Low Gross	Low Net		Low Gross	Low Net
Julius Park	50		Sam Williams	58	
Ryoji Matsuyama		47	Dan Behen		49

8/21/23					
A-Flight					
	Low Gross	Low Net		Low Gross	Low Net
Julius Park	51		Sam Williams	54	
Rich Stoffer		47	Dan Behen		47



Book Club
11:00^{am}

Monday, September 16
Beverly Hills Spy
by Ronal Drabkin

On the third Monday of the month, September 16, 11 am in the lounge, the book club will be discussing *Beverly Hills Spy: The Double Agent War Hero Who Helped Japan Attack Pearl Harbor* by Ronal Drabkin, a non-fiction book

Want to read ahead? The October book will be Remarkably Bright Creatures by Shelby Van Pelt, a novel about an octopus. Everyone is welcome! Come to the meeting and make suggestions.

For more information about the Book Club contact:
Teresa Turner (310)918-3169

CIVIC AFFAIRS COMMITTEE WORKSHOP



VICTIM!

Learn How to Protect Yourself

Presenter: Detective Rea, TPD

When: Thursday, Sept. 19th at 1:15^{pm}

Where: NH Townhall

light refreshments will be served



New Horizons World War II Veterans Update

NHSB Residents/Veterans **Ralph DiLibero** (US. Navy) **Billy Sloniger** (US. (AIR FORCE) and **Leon Silverman** (US. Navy) will travel to New Orleans and visit the **WWII Museum**. The **National WWII Museum** tells the story of the American experience in *the war that changed the world*—why it was fought, how it was won, and what it means today—so that all generations can understand the price of freedom and be inspired by what they learn.

New Horizons is honored to have our residents represent us at the Museum during the week of September 10th.



Safe Travels!!!



Thank you for your Service

Leon Silverman Resident

Flower Fund

Join us in improving our community one landscape project at a time. NHSB Association is reinstating contribution-based Flower Fund to embellish the HOA property.

- ◆ Residents can contribute with a Work Requests to decide on projects of their choice.
- ◆ Landscaping Committee will meet with residents to plan/design and do the work.

Projects are being planned. We need your suggestions and contributions to make it happen. Please call Barbara Marriott at:

oncecarnahan@gmail.com or call
310-387-9650

Widows Support Group

Do you need to talk about your husband? Then join other widows who share the same feelings of love and loss.

Meeting on Thurs. Sept. 19th - 2:00pm - Lounge
Call Cathy for information - 310-294-6279

Building a Bridge to Somewhere

Not far from **Torrance, in Azusa, California**, sits a lonely bridge built in **1936**. After the area was washed out due to floods, the bridge project "**The Bridge to Nowhere**." Well, guess what? **New Horizons South Bay (NHSB)** has its own **bridge**, and it's definitely a **Bridge to Somewhere!**

The **NHSB Bridge Club** has been going strong for decades and it's looking for new players. Why join? Club president, **Ann Owen**, says aside from the fact that it's fun, Bridge is also good for you. "You've got to use it or lose it, right?" **Bridge** is a mental workout. It keeps your brain working and it's social. You make new friends."

Ann says she also learns new things every game and that's saying something because she's been playing for more than **50 years**. Ann shared that the game has some high-profile players: **Warren Buffet, Bill Gates, and Martina Navratilova** among them. "*Bridge has meant a lot to me in my travels. No matter where I go, I can always make new friends at the bridge table. It can be enjoyed by young and old, male and female, weak and strong. It crosses all barriers,*" says Navratilova.

These days, some people go to see the **Bridge to Nowhere**... but, according to Wikipedia, it's a 10-mile round trip hike! Why not join the **Bridge Club** instead? The only hiking you'll do is to the coffee pot for a refill.

The **NHSB club** plays "*party bridge*," from **12:00^{pm} - 4:00^{pm}** on **Monday afternoons**. It helps if you know something about the game, but the club is considering holding "**how to**" classes someday. If you'd like to know more about the club, call President, **Ann Owen at: 310-408-2542**



Kim Edwards, Newsletter Team



The summer has gone by too quickly and **Labor Day** is here. **How did that happen??**

Just a reminder, that the fourth musical of the **2023-24 season** at the Carpenter Center at Cal State Long Beach will be here before you know it! Single tickets are almost gone; seats for "**Ain't Misbehavin**," on stage from **Oct. 18 - Nov. 3** on the weekend are **\$33** and up. It is time to consider subscribing for the **2024-25 season**: "**Hello, Dolly**," "**Into the Woods**," "**Jersey Boys**," and "**The Buddy Holly Story**".

You can build your own subscription across platforms, too, with three or more concerts / events /lectures, starting at **\$20 per event**. Build your own subscriptions at **Carpenter Theatre**: save 20% off a **3-unit subscription**. Prices start at **\$60**. Call the **Music Theatre West Box Office** at **562-985-7000**. For musicals only call **Musical Theatre West** at **562-856-1999** or go online at musical.org.

Redondo Beach Anderson Senior Center, 3007 Vail Avenue, is having **afternoon tea** at Noon on **Aug. 29**. Cost is only **\$5** and you can pay at the door. Reserve your place by calling **310-697-3377**. Registration for **Fall excursions** will be available **Aug. 19**. Call **310-318-0610** for more information.

TOCA, Torrance Cultural Arts Foundation, has come out with its catalog of events for the Fall and Winter. Call **Armstrong Theatre** to order tickets, stop by, or order tickets online. When you place your order for three or more events, you will score a **10% discount**.

Old Town Music Hall in **El Segundo** has some great movies and concerts at reasonable cost. The **Blues Brothers** will be revisited **August 31** at **2:30^{pm}** and **7:00^{pm}**. "**Underworld**" will be shown **Sept. 1** at **2:30^{pm}**, with an introduction by **Nicholas von Sternberg**, son of the director. He will be accompanied on stage live by **Robert York** on the mighty **Wurlitzer**; in **Sept.** "**Citizen Kane**" will be introduced by Author/Historian **Harlan Lebo**. What may be a surprise to many is that 25-year-old **Orson Welles** starred in, wrote, and directed this masterpiece. Going to this theatre is quite an experience! Performance!

On **Sept. 8** from **2:00-4:00^{pm}** at the same location **Pennyroyal Players** will present "**From Battles to Ballots!**" Call for registration information: **310-377-9584**.

Support the Arts!

By *Shelly Zirker*



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Access # - Bldg. # XXX
Torrance, CA 90505



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Mr. Kent & Carlos Handyman Service

Painting - Plumbing - Dryer Vent Cleaning -Carpentry
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Let us add a little color to your life.

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2BR + Den, 1133 sqft.

\$ 545,000

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

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- 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.
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New Horizons Residents – 10% discount

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- Costume Jewelry
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Free estimates. Lic. # 755674

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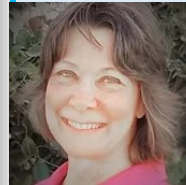
Call 310-326-5066 or 310-408-7021 (cell)

For Sale in August

1 BR & Office

Located in Area 6

*This is a great layout! Open and Bright!
Lots of green space - Fully Remodeled!*



Debbie Lang

Senior Real Estate Specialist & Notary

424-355-3500

DRE# 01981410



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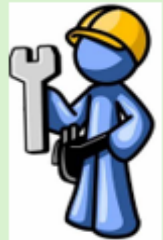
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September 2024 ISSUE



“ Access to cash is a critical part of a retirement plan, especially when retirees are faced with inflation, unexpected expenses and longer lifespans. Our research shows most consumers are uninformed about the ways a modern reverse mortgage can help retirees use their home equity to guard against these challenges as a part of their overall retirement plan.*

Shelley Giordano
Director of Enterprise Integration for Mutual of Omaha Mortgage

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Karen Pryor NMLS: 167985
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MutualReverse.com/lo/Karen-Pryor



*Not intended as financial planning advice. Please consult a financial advisor. Findings are from an April 2023 Mutual Insights survey of 400 U.S. consumers over the age of 60. Mutual of Omaha Mortgage, Inc. dba Mutual of Omaha Reverse Mortgage, NMLS ID 10025894, 3131 Camino Del Rio N 1100, San Diego, CA 92108. Licensed by the Department of Financial Protection & Innovation under the CA Residential Mortgage Lending Act, License 4131356. UT Mortgage Entity License 8928021. These materials are not from HUD or FHA and the document was not approved by HUD, FHA or any Government Agency. For licensing information, go to: www.nmlsconsumeraccess.org Subject to credit approval. #1262549804 Equal Housing Lender

Golf Course

closed Mondays until 2:00pm

September 2024

2024 HOA FEE
\$494

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 SportsCenter 12:30pm-2:30pm Arts Club	2 OFFICE CLOSED 8:30am Shotgun start Golf Tournament 11:00am - 2:00pm Picnic Fun Club Labor Day Picnic PONSIE FUN CLUB	3 Bridge Club	4 8:30-Wednesdays - Men's Golf Landscaping Committee (Lounge) 2:00pm BOARD MEETING (Town Hall) Via Zoom	5 8:30am - Thursdays-Ladies' Golf 10:00am Picnic Fun Club (Lounge) 2:00pm BUNGO Town Hall 11:00am - (Lounge) Conservation Club 1:15pm Civic Affairs (Town Hall) HOW TO SPOT A SCAM 2:00pm - (Lounge) Widows Support Group	6 9:00am Recyclables	7
8	9 Bridge Club	10 6:00 pm BUNGO (Lounge)	11	12	13 2:00pm- 4:00pm SCRABBLE (Lounge)	14 DEADLINE Newsletter Articles
15 3:00pm My Sunday Salon (Lounge)	16 11:00am Book Club (Lounge)	17 2:00pm - (Lounge) Civic Affairs (Lounge)	18	19	20	21
Golf Course Closed for Maintenance						
22	23	24 10:00am PMP Coffee N Chat (Lounge) Noon - 4pm	25 Newsletter 6:00pm - C I C Condo Improvement Club (Lounge)	26 6:00 pm BUNGO (Lounge)	27 2:00pm- 4:00pm SCRABBLE (Lounge)	28
Golf Course Closed for Maintenance						
29 Golf Course Closed	30	Join Zoom Board Meeting https://zoom.us/j/97313070727?pwd=dWZySmduVUJxN2x2d1JOVEV41VNHQTO9 Meeting ID 973 1307 0727 Passcode: 618476				



PICNIC FUN CLUB

Labor Day Picnic
 Sept. 2, 2024
 11:00^{am} to 2:00^{pm}

8/26-8/30 - 1:00pm to 2:00pm
 Advance Ticket Sales Available the week before the Picnic
 at the Clubhouse.
 Avoid the Lines - Buy your Tickets in advance

What's on the Menu	
Hot Dogs	\$3.00
Beverages:	
Margaritas/Beer/ Wine/Soda/Water	\$2.00
Ice Cream	\$2.00
Baked Goods	\$2.00

Volunteer sign-up sheets and the table reservation sheet are now posted in the Clubhouse.

- Ice Cream is sold inside the Golf Room.
- Live Entertainment
 - Larry Neville is the emcee of the event and Nick Blaney and the Band provide the music.

(Tips Welcome - Let's support them)
 Signs will be posted on the Clubhouse doors. Look for the table reservations sign-up sheet inside the Clubhouse.

Please sign up for a table in advance.

We hope to see you there!!!

Jeanne Rembach, President

Please bring your own picnic plastic utensils!!!!!!

Table Reservations will be held till **11:30^{am}**
 Available table will be **reassigned**.



Condo Improvement Club
 CIC
 Join us for an Afternoon of Fun!!!

**Oktober
 FEST**

Save the Date
 October 6, 2024
 3pm to 6pm
 Town Hall



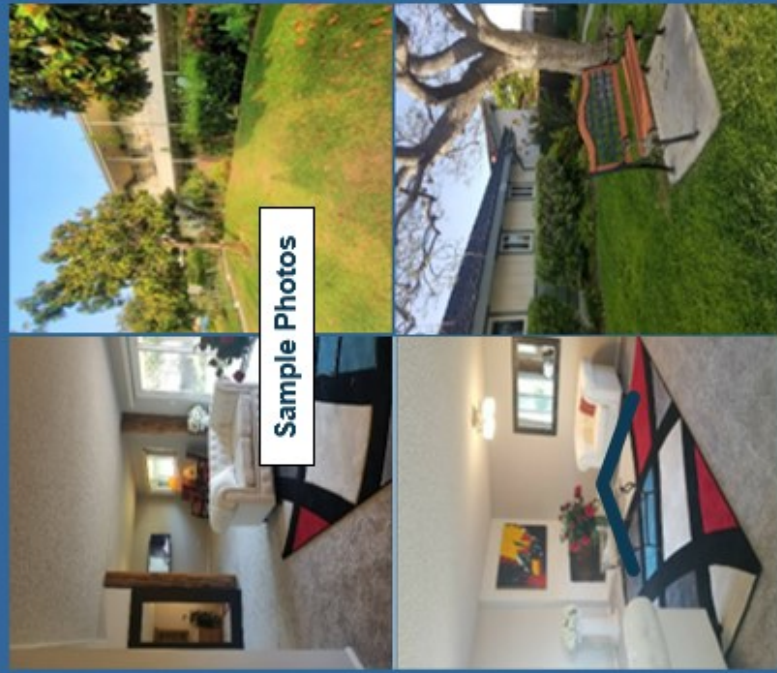
Afternoon of:

live music
 Beer, Whiskey, wine
 appetizers
 German cuisine

My Commitment to New Horizons

I commit to meeting new clients, making new friends and giving them all "Best in Class" service for which I have become known.

Real Estate Companies, Big and Small Count on me for their New Horizons clients. YOU can Count on Me Too! I'm Nick Blaney and I SELL New Horizons.



Sample Photos

Updated Activity

22865 Nadine B **IN ESCROW**
22703 Maple (BUNG) Sold \$680,000
22625 Nadine Cir. A Sold \$608,000
22881 Nadine B Sold \$480,000
23017 Nadine (BUNG) Sold \$705,000

Latest Listing

22925 Nadine B \$585,0000
 Awesome Price – 2Br / 2Bath

“Things Move Quick when you work with **Nick**”.

Nick Blaney Realty

Nick Blaney, Broker

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310-386-5415

nickblaney1@gmail.com



NICK BLANEY REALTY DRE #01377354



Floor plans (Sq. Ft.)

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

