



# New Horizons Newsletter

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Website — [www.nhsb.org](http://www.nhsb.org)

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Editor - Sandy Spann  
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2024 HOA Dues - \$494.00

## President's Notes

### Planning for Our Community's Future

As our community grows and evolves, it's important to be mindful of the age of our buildings and infrastructure. Over time, even with proper maintenance, materials can wear down and require updates or replacements.

### Why is this important?

- **Safety:** Ensuring our community remains safe is a top priority. Aging infrastructure can sometimes pose potential risks.
- **Value:** Well-maintained properties tend to hold their value better over time.
- **Quality of Life:** Modernizations can enhance our overall living experience.

### What can we expect?

As we plan for the future, the Board will consider:

- **Roof replacements:** Because of the diligence of past and present Boards we are in the final stages of a years-long plan to replace the old shake roofs.
- **Exterior maintenance:** Painting, sealing, and other exterior treatments are ongoing to maintain the appearance and integrity of our buildings.
- **Infrastructure updates:** This could include upgrades to plumbing and electrical systems. Landscaping is another ongoing project.
- **Long-term planning:** The Board explores options like reserve funds or special assessments to help spread out the financial burden of future projects.

### How will this impact HOA fees?

While we strive to keep costs manageable, it's important to note that these types of projects can require significant investments. To ensure we address these needs effectively, the Board adjusts the annual fees over time.

### What can you do?

- **Stay informed:** Attend HOA meetings and review community newsletters to stay updated on plans and developments.
- **Communicate:** If you have concerns or questions, don't hesitate to reach out to the Board

By working together, we can ensure that our community remains vibrant, safe, and enjoyable for years to come. Thank you for your continued support.

*Gail Standley*, Board President

## WELCOME NEW RESIDENTS

Unit	Resident	Bldg.	Status
066	Mary Ann & Amira Walker	511	Owner
282	George Lorandos	202	Co-Renter
249	Dave & Catherine Trummel	124	Renter
365	Valerie Ginsbara	217	Co-Renter

By: Joanie Jones, Orientations

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



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

### Coyote observed pattern

Our residents have kept close watch on these packs. A regular pack of coyotes comes by almost nightly and stands in the middle of 229th. Then they take off towards New Horizons. Their hunt is concentrated in the brushes between Bldg. 601 and Levy School because there is an abundance of wildlife creatures in that area..

Online and Hotline Number and report a Coyote sighting:

<https://www.torranceca.gov/services/community-services/coyotes>

**24-hour Coyote Hotline**  
**(310) 618-3898**



## Board Meeting on Third Wednesday of the Month, at 2:00<sup>pm</sup>

### NEW HORIZONS SOUTH BAY ASSOCIATION Board of Directors General Meeting Minutes

September 18, 2024, at 2:00<sup>PM</sup>

#### CALL TO ORDER:

A quorum of the Board being present, President Gail Stanley called the General Meeting to order at 2:11 PM.

**DIRECTORS PRESENT:** Gail Standley – President  
Gary Smith – Vice President  
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 August 21, 2024, General Meeting Minutes.

- **Motion:** George Bunce made a motion to approve the August 21, 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

Following the review of the August 31, 2024, financials.

- **Motion:** Mary Lee made a motion to accept the August 31, 2024, financials, as presented. Tom Kasterko seconded the motion. (M/S/C: 7-0)

#### 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 briefly updated the charging stations. Plemco purchased a new panel due to a design change. Trash bin's locations and purpose of use were explained.
- **Orientation:** Joannie Jones orientated 3 new owners, 1 renter, 1 co-owner, and 1 tenant.
- **Roofs and Gutters:** Gary informed the residents that building 312 roof is in progress. Gutter replacement or installation for buildings 312,402,611,623 are being scheduled.
- **Golf Enhancement Project:** Tom Kasterko reported that the golf course is closed for the next few weeks for aeration and re-seed. It will re-open on Monday, September 30<sup>th</sup>.
- **Paving Project:** George Bunce informed the membership that paving has been scheduled for Thursday, September 26<sup>th</sup>- Friday, October 4<sup>th</sup>.
- **2025 Board of Directors Election** - George Bunce announced that on October 11<sup>th</sup> early nominations for candidate's applications will be opening to run for the Board of Directors.
- **Newsletter:** Sandy Spann - the newsletter is receiving more requests for hard copies, and in color. **Website:** Website launch is pushed back to include the directory, more pictures, and more resources.
- **Civic Affairs Committee:** Julie Dojiri invited the membership to join the civic affairs committee on October 9, in the lounge, for a meet and greet with Councilman Gerson.

**Landscape Committee:** Barbara explained that adding and replacing dead plants/weeds can help us save money. Discussed alternative pesticides. Work orders are completed by priority.

- **Conservation Club:** The next meeting is on 9/19. No more glass bottles will be accepted in the conservation recycling bins. All glass bottles should be placed in the large blue recycling bins.
- **Picnic Fun Club:** The Labor Day picnic was fun. She also thanked everyone who helped.
- **CIC:** Mary Lee invited everyone to the October Fest, dancing, snacks, and drinks on October 6.

#### HOMEOWNER FORUM

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

#### UNFINISHED BUSINESS

- **Resurfacing proposals:** Pool Max Inc. and Paradise Pool is scheduled next week to inspect the pools, spa, and lagoon.
- **Request for Evening Meetings:** Gail Standley informed the membership that Board meetings will be held at 5:00 pm, quarterly, beginning on October 16<sup>th</sup>.

#### NEW BUSINESS

- **Budget Season:** The budget is being drafted- a budget meeting date will be announced.
- **Bug Stop Proposal:** Following the review of the fumigation proposal for garages C-both sides and garage VV- one side the board approved the proposals.
- **Motion:** Gail Standley made a motion to approve the fumigation of three garages (C- both sides and VV- one side) for a total of \$8,228.00. Mary Lee Lombardi seconded the motion. (M/S/C)

#### 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 3:32 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 \_\_\_\_\_



## Clubhouse Holiday Decorating

**Volunteers Needed!!!**

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

**Date: Sat., Dec. 7, 2023**

**Time: 11:00<sup>am</sup>**

Thank you in advance for your assistance.

## General Manager Notes

As we approach the end of the year, let's look back at all the accomplishments that will continue preserving this beautiful community. Thank you, Board, for being proactive! I wish everyone a Happy Thanksgiving

- As of November 2024, 10 roofs have been replaced, leaving only 14 more to go. Once all buildings are completed, we will begin on the garages.
- 24 gutters have been replaced, year-to-date.
- The community was inspected for tripping hazards. The proposal is being reviewed and the work will be scheduled.
- We are scheduling the next round of tree trimming for the winter.
- Access 1 garage driveway was paved and looks great.
- Storm drains are being inspected and hydro-jetted before the rainy season.
- Garages' C, both sides, and VV, one side, were fumigated. All other garages are being inspected, per requests, and treated accordingly.
- Thanks to the landscape chair, Barabara Marriott, we are beautifying several bare areas and adding more water-resistant plants throughout the community.
- 12 decks/balconies were completed. More are on schedule to be inspected and repaired on a worse condition basis.
- 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

# Monday November 11, 2024



**Please Join Us in Honoring our  
New Horizons Veterans**

**11:00AM Program in front  
of the Clubhouse  
with  
Boy Scout Troop #388**

**Raising of the Flags**

**PROCEED TO TOWN HALL FOR  
PROGRAM,  
VETERANS ROLL CALL AND  
REFRESHMENTS**



## 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.



**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!**

Please visit our website



# LOS CANCIONEROS MASTER CHORALE

ALLAN ROBERT PETKER • ARTISTIC DIRECTOR

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## Gloria-ous Holiday Music

DECEMBER 15, 2024 • 7PM

The "Gloria in Excelsis" (Glory to God in the Highest) text has been set to music for a millennium by the greatest master composers. We will perform some of the most thrilling, including settings by Beethoven, Jenkins, Randall, Pickett and Bass. What do you get when you perform a group of "Glorias"? You get the most "Gloria-ous Holiday Music" ever, and a concert you do not want to miss.

General Admission \$35 • Students \$25

**JAMES R. ARMSTRONG THEATRE**

TORRANCE CULTURAL ARTS CENTER

3330 Civic Center Drive

Torrance, CA 90503



[tickets.lcmasterchorale.com](http://tickets.lcmasterchorale.com)



## My Sunday Salon

**The Tempest** was selected for discussion and performance at **My Sunday Salon** on October 20, 2024! It was chosen for its themes involving Magic, the spiritual paths that guide us and themes involving Art, nature, and family. The play is considered a comedy although tragic circumstances such as a shipwreck and family loss, slavery, tricks, and flawed humans abound! However, humor permeates the script and *Shakespeare's Tempest* has a happy ending with the marriage of Miranda and Ferdinand.



"O, wonder!

How many Godly creatures are there here!

How beauteous mankind is.

O Brave new world

That has such people in't!"

Act 5; Scene 1

*The Tempest*

by Sir William Shakespeare

*Kathleen Buchanan, Director*



## Clubs & Activities Meetings

### Arts Club (Ceramic Room)

12:30<sup>pm</sup> to 2:30<sup>pm</sup>

Sundays

### Bingo (Town Hall)

2:00<sup>pm</sup> (Town Hall)

2nd Thursday of the Month

### Board Meeting (Town Hall and via Zoom)

2:00<sup>pm</sup>

3rd Wednesday of the Month

### Bridge Club (Town Hall)

Noon to 4:00<sup>pm</sup>

Mondays

### Book Club (Lounge)

11:00<sup>am</sup>

3rd Monday of the Month

### Bunco (Lounge)

6:00<sup>pm</sup> to 8:00<sup>pm</sup>

2nd Tuesday of the Month

6:00<sup>pm</sup> to 8:00<sup>pm</sup>

4th Thursday of the Month

### CIC (Condo Improvement Club (Lounge))

6:00<sup>pm</sup>

4th Wednesday of the Month

### Ceramics (Sports Center)

9:00<sup>am</sup> to 1:00<sup>pm</sup>

Wednesdays

### Civic Affairs Committee (Lounge)

2:00<sup>pm</sup>

3rd Tuesday of the Month

### Coffee N Chat (Lounge)

10:00<sup>am</sup>

Last Tuesday of the Month

### Conservation Club (Lounge)

11:00<sup>am</sup> Quarterly

3rd Thursday of month

### DMT (Disaster Management Team)

2:00<sup>pm</sup>

3rd Thursday every other month

### Landscaping Committee)

2:00<sup>pm</sup>

2nd Wednesday

### Ladies' Golf (Golf Course)

9:00<sup>am</sup>

Thursdays

### Men's Golf (Golf Course)

8:30<sup>am</sup>

Wednesdays

### My Sunday Salon (Lounge)

3:00<sup>pm</sup>

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<sup>am</sup>

### Recyclables (by Clubhouse)

10:00<sup>am</sup>

1st Friday of the Month

2nd Thursday of the Month

### Scrabble (Golf Room)

2:00<sup>pm</sup> to 4:00<sup>pm</sup>

2nd & 4th Friday of the Month

### Tai Chi /Qigong (Town Hall)

10:00<sup>am</sup>

Fridays



Please break down  
all Boxes!!

The Recycling bins are  
always overflowing!!!

## Free Cabinet—Pick up only 36(h)x36(w)X24(d)



Call Tony  
310-530-5019



## Civic Affairs

### SENIOR SCAM WORKSHOP

The Senior Scam Workshop was an enormous success. A packed house of over 80 residents came to hear **TPD Detectives Ybarra, Holbrook, and Livingston.**



Their excellent presentation covered current senior trends such as mail, email and phone frauds, ATM, and credit card ID thefts. They strongly urged all residents to report all incidents to the **Torrance Police Dept. at 310-618-5641.**



Thanks to the TPD Detectives, we came away smarter, better equipped to spot a scam and reduce our chances of becoming a victim.

*Civic Affairs Committee*



## CIC

### OCTOBERFEST Celebration

A big shout out thanks to all the supporters (Residents and friends of friends) of CIC! who attended **Octoberfest.**

A special thank you to all the **CIC members** who selflessly volunteer throughout the year at all the events. **Your efforts make them a success!!!**

Save the date for the upcoming **Holiday Cheer Potluck Dinner** on **Wednesday, December 4<sup>th</sup> at 6:00<sup>pm</sup>,**

*Mary Lee Lombardi CIC Chairman*



### Holiday Ceramic Sales

The **Ceramics Club** has created many lovely items small and large for **decorating or for gift giving.** Our sales are not for personal gain, all sales offset upkeep and supplies for the **Ceramics Club.** We are open on **Wednesdays** or call me at:

**310-530-0911**

*Mary Carruthers, Chair*



## Tai Chi /Qigong Practice

Learn how to use Qigong and Tai Chi to improve health and balance. Participate in a low impact and fun workout. Curious? Come and bring a friend!

**Fridays at 10:00<sup>am</sup>**  
**Town Hall**

RSVP text message to **Richard** at:  
**310-739-3645**

or  
Text message to Resident **Elsie** at:  
**310-622-2677**

## Tyler Christopher Tucker

*By Christine Foisy,  
Loving Great Aunt*

The span of a life is always uncertain as evidenced by the passing of Tyler Christopher Tucker, age 19, on August 31. He lived with his mother Rachel Benson and his grandmother Valerie Benson, who loved him deeply. Tyler also had a

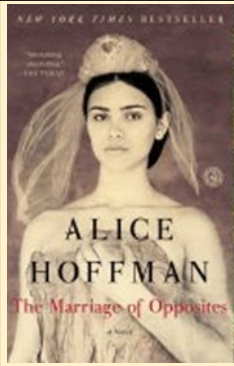


sister, Stephanie Gonzalez, who shared a close bond with him. Many of you have known him as the very tall, curly haired young man who was quick to help others without being asked and really liked living in the community with older adults.

Tyler enjoyed his walks with Valerie and swimming with her, what a treat! You may have also seen his garden he loved to work in and commented on its' loveliness. Valerie and Rachel will lovingly maintain it as a memory garden to Tyler. Our family has felt honored with the outpouring of love from the community and thank each and every one of you for your thoughtfulness and generosity.

Please remember Tyler's smile and share it with others when you think of him.

*In Memoriam*



**Book Club**  
**11:00<sup>am</sup>**

**Monday, November 18th**  
***The Marriage of Opposites***  
**by Alice Hoffman**

On the third Monday of the month, November 18, 11 am in the lounge, the book club will be discussing ***Marriage of Opposites*** by **Alice Hoffman**, a historical novel of the Virgin Islands in the 1800s about the mother of the impressionist painter Camille Pissarro.

Everyone is welcome! Come to the meeting and suggestion future books.

For more information about the Book Club contact:



*Teresa Turner*  
**(310)918-3169**

# TOO TOXIC TO TRASH

**FREE Household Hazardous and Electronic Waste Drive-Thru Collection Event**

Saturday, November 9 • 9 A.M. - 3 P.M.  
A.K. Warren Water Resource Facility  
West Maintenance Building Parking Lot  
24501 South Figueroa Street  
Carson, CA 90745



CHEMICALS  
PAINTS & SOLVENTS  
SHARPS  
E-WASTE



• Carefully secure items in your trunk/pick-up bed. Hazardous waste must be in your trunk/pick-up bed with no other items.



• Waste should be in a sturdy box, preferably in their original containers. Be prepared to leave containers.



• No explosives, ammunition, radioactive materials, controlled substances, trash, tires, or large appliances (like refrigerators, stoves and washing machines).



• Sharps disposal will require exiting your vehicle in a designated location to deposit them in a bin.

• Open to Los Angeles County residents. No business waste accepted.

• Limit of 15 gallons or 125 pounds of hazardous waste per trip.



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SANITATION DISTRICTS**  
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800-238-0173 • LACSD.org/HHW • CleanLA.com



#SanDistricts #CleanLA #SanitationDistrictofLACounty #LosAngelesCountyPublicWorks

2024

## The Rainbow Collection Kiwanis Buddy Bench Program

Hello, Residents of New Horizons!!!!  
And congratulations! Your generous plastic bottle cap contributions are going to make some local children very happy.

Here's a refresher: Our local Redondo Beach Kiwanis Club collects plastic bottle caps to make sturdy, plastic park benches. The "**Buddy Benches**" come in many colors - including rainbow - and are placed at schools throughout California. When a child feels bad or can't find friends to play with, they sit on the bench to signal other kids. Very quickly, classmates see the child and invite them to play.

*"It really works. The kids don't sit alone very long",* says Jon Gran, Past President of Redondo Beach Kiwanis, and Buddy Bench Project leader. "It gives the children a chance to see beyond themselves. Being a friend through the Buddy Bench gets them out of their normal routine. It's a really powerful gesture."

And New Horizons is helping that happen. So far, we've donated more than 200 pounds of bottle caps, which is enough for one bench. That bench will likely be dedicated this month at **Hermosa Valley School**.

The benches from our local Kiwanis have benefited schools from Northern California to Oceanside. And Gran says it's an easy ask.

*"Collecting bottle caps is never an issue and coming up with the money (each bench costs \$650) is never an issue. Everybody loves the benches."*

And that includes New Horizons! Thank you for helping the kids - and us - pay it forward.

*Kim Edwards,* Newsletter Team

### 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.



Recycling Bin Locations in the complex:

◆ **Clubhouse & Sports Center**



### Culture Corner



Great news! Little Fish Theatre has officially opened at its new home in Redondo Beach, in Suite L-1 on the 3<sup>rd</sup> floor of the Beach Cities Health District. It occupies the former Child Development Center, at 514 N. Prospect Ave., Redondo Beach. Call for information and to reserve seats at:

**310/512-6030, or 424/203-4707.**

Reservations for the 2024-25 season can now be made at the **Carpenter Center**. Call **562-856-1999** at **Musical Theatre West** -musical.org. As I've mentioned before, you can fashion a 3-performance or 4-performance package for as little as **\$20** each. They will again welcome Capitol Steps, a traveling political satire troupe, which pokes fun at the "*powers that be.*" The box office is open Wed.-Fri. from Noon until 5:00<sup>pm</sup>.

The **City of Redondo Beach** is going to tour **Sony Studios** on Wednesday, Nov. 6. Call their office at 310-318-0650 to check if there's still room on the bus. Torrance will be hosting seniors Dec. 11 on a trip to the Mission Inn in Riverside, including dinner; sign-up is November. 7.

Let's spend a moment or two on local art. At **Torrance Art Museum** adjacent to the **Nakano Theatre**, there is an exhibit called "In Media Res." (In the middle of everything). **Femmebit** is artwork by "LA-adjacent feminists and cyberfeminists who reimagine celluloid-based media for the decentralized realm of life" and runs through Dec. 7.

**El Camino College** is celebrating **Hispanic Heritage Month** through Dec. 14 in partnership with ESMoA. The art gallery is in the Art and Behavioral Sciences Bldg. Check the school's website for new events relating to the show. Close by, behind **Old Torrance**, is **Destination: Art**. It is open to the public Thurs.-Sat. from 11:00<sup>am</sup>-4:00<sup>pm</sup>, and 1:00<sup>pm</sup> - 5:00<sup>pm</sup> on Sundays. One can browse the gallery and sign up for many art classes in many different media, including jewelry making.

**Support the Arts!**

By *Shelly Zirkes*

### No Solicitors Welcome!!!!



**Residents be aware.** Our community is experiencing an increase in scammers showing up at our doors. Please heed the warning and save yourself unneeded aggravation.

**Avoid solicitor scams by not answering the door.**

A tip for those wishing to foil unscrupulous, unwelcome solicitors:

***Don't answer the door to unwanted visitors. "If you are not expecting anyone and if it's a door-to-door salesperson, tell them to leave."***

Solicitors are required to obtain permits for door-to-door, but police caution those permits are no guarantee against fraud.

**Please be careful!!!**

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Lic. #1089184

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Lic. # 563643

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Treating clients like family for over 25 years

Showroom full of items for sale or rental – by the day, week, or month.

- |                               |                        |
|-------------------------------|------------------------|
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| Hospital Beds                 | Stair Lifts            |
| Modular Ramps                 | Patient Lifts          |
| 4-Wheel Rollators             | Overbed Tables         |
| Luxury Adjustable Beds        | Incontinent Items      |
| Wheelchairs – Power or Manual | Grab Bar Installations |

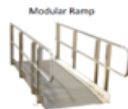


Our goal is to understand the needs of the patient and to meet their requirements with care and understanding.

Home Health Depot is committed to personalized care that is uniquely designed for each individual.



**All 4 items shown -  
20% OFF MSRP with this ad.  
New Horizons residents ONLY!**



**310 891-1954**

2059 PCH in Lomita

1/2 mile west of Western on the north side – parking next door at the Best All Inn Motel



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**Better HEARING Means Better LIVING**

Every day at South Bay Hearing, we transform lives through better hearing.

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**TORRANCE**

3734 Sepulveda Blvd  
[SouthBayHearing.com](http://SouthBayHearing.com)


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Jim's WINDOW CLEANING  
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**Jim (562) 282-7107**



**Your Ad Here**



**Senior Concierge**  
 Louise Flanigan



I help seniors stay in their own home and enjoy an independent life. Affordable rates start at \$35 hour. I am self-employed and trustworthy.

**I live close-by!**  
**(310) 809-4293**

- Errands
- Doctor appointments
- Companionship
- Assist with Pet Care
- Grocery shopping
- Home Maintenance

**Caregiver or House Cleaning**

*Affordable Rates - Reliable European lady available for Caregiver or House Cleaning (Elder Care Certificate) Assist personal care, meal prep, etc.*

*Live nearby – references upon request*

**Call Anne at: 424-271-1664**



## 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. # XXXX

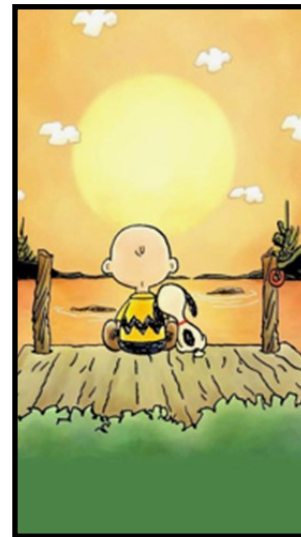
Torrance, CA 90505



*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!



DRE#00989854

**310-365-6846**  
[denise@deniseoneil.com](mailto:denise@deniseoneil.com)

**O'Neil & Associates Realtors**  
3987 Pacific Coast Hwy, Torrance, CA

**Erik's Plumbing**  
Servicing New Horizons  
for over 10 years.  
Formerly Randy's Plumbing.  
**310-982-9436**  
10% for New Horizons Customers

#101381

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"Serving you for a better quality of life..."

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Website: <https://asapqualitycare.com>

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Carson St. Suite 209  
Carson City, CA 90745

[asapqualitycare@oulook.com](mailto:asapqualitycare@oulook.com)

# SERVICE YOU DESERVE PEOPLE YOU TRUST

21



Laurie  
Linda



Your Senior Real Estate Specialists **SRES**

Laurie Baker  
**310.308.1446**  
REALTOR® SRES®  
DRE# 01407280  
laurie.bakerc21@gmail.com  
www.sell-buysouthbayhomes.com



Linda Falzone  
New Horizon Resident  
REALTOR® SRES®  
DRE# 01409533  
CENTURY 21 FINE HOMES & ESTATES  
Union Realty Co.



Recent **SOLDS**  
2B/1.5Ba | 950sf | \$540,000  
2B/1Ba Bungalow | 967sqft | \$515,000



**FOR LEASE: ON THE GOLF COURSE - OVERLOOKING THE 3RD GREEN OF THE GOLF COURSE. UPDATED AND FRESHLY PAINTED. LARGE 15'x30' MAIN BEDROOM. \$ 3,000/MO**

22710 Nadine Circle, Torrance, CA 90505  
1 Bedroom + Den and 1.5 Baths



An extraordinary opportunity to own a one level Bungalow located on the Golf Course. Bungalow located on the 7th Green.

Priced at \$730,000.

By Appointment only. Contact Richard St. Amant 310-989-7700.

**CALL ME DIRECT**



Richard St. Amant  
REALTOR®  
**310.989.7700**

RichardStAmant@bhhsccp.com | DRE#01123656

**BERKSHIRE HATHAWAY HOMESERVICES CALIFORNIA PROPERTIES**

A member of the franchise system of BHH Affiliates, LLC

THE BAY KING

## THE BAY KING

Dual-paned vinyl Windows and Doors  
Small family-owned business. Quality product for a very Reasonable price. For free estimate and referrals, please call

Lindy at 310-387-9730  
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Painting - Plumbing - Dryer Vent Cleaning -Carpentry  
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Let us add a little color to your life.  
Call - 424-355-3045 Thank you!

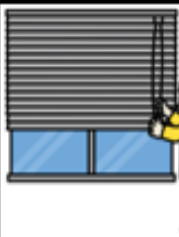


**Sold All Cash**

Fixer Upper Bungalow

22721 Nadine Cr.  
2BR + Den, 1133 sqft.  
\$ 545,000

Kay Mori 310-218-3855 DRE 00668237



## SON OF A BLIND LADY

Affordable Window Coverings

- Sales
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- Woods
- Shades
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Concrete Company

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Member of  
National  
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Association



ELAINE M. TROVATO  
**(310) 339-4568**

\$15 per signature  
New Horizons Resident





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.
- Every local quote is a flat hourly rate.
- Every long-distance quote is guaranteed based on a specific list of items.
- There are no taxes, no gas surcharges, no hidden fees.

**Walsh's #1 Goal – Customer Satisfaction**

**New Horizons Residents – 10% discount**

*The Owner, Thomas Sapper is a New Horizons Resident*

[www.walshmoving.com](http://www.walshmoving.com)



**South Bay Ride**

- \* Airport \* Concerts
- \* Sporting Events
- \* Cruises

**Dave's NEW IMAGE**  
**Handyman Service**  
**(310) 704-9995**

ALL INDOOR OUTDOOR HOME IMPROVEMENTS • NO JOB TOO SMALL

**Need a Helping Hand?  
The Handyman Michael CAN!**

- |                     |                       |
|---------------------|-----------------------|
| • Interior Painting | • TV Mounting         |
| • Window Cleaning   | • Planting & Watering |
| • Trim & Framing    | • House Cleaning      |
| • Wall Repair       | • And Much More       |

**Michael Minderler**  
New Horizon Resident  
**530-391-9919**



**CARLA**

**310-800-7790**

**I BUY:**

- Collectibles
- Vintage Silver
- Costume Jewelry
- Scrap Gold/Silver



**JIMMY'S ORIGINAL  
Window Washing**

Jimmy Mendoza  
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**BRYAN SAMPSON IMPROVEMENTS**  
Home Repair and Remodeling - Painting, Plumbing, Electrical,  
Flooring, Tiling & Patching. Custom baths and kitchen remodels.  
No job too small. Work guaranteed. Complex referrals.

Free estimates. Lic. # 755674

Bonded & Insured.

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



Thinking of selling your Extra  
garage?

**Wanted in Area 5**

Call Roy

**424-475-0383**



**New Horizons South Bay**  
 22727 Maple Avenue  
 Torrance, CA 90505  
**310-325-3080**  
[admin@nhsb.org](mailto:admin@nhsb.org)  
[nhnewsletter@yahoo.com](mailto:nhnewsletter@yahoo.com)



**PRESORTED STANDARD  
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 TORRANCE, CALIFORNIA  
 PERMIT #307**

**DATED MATERIAL**

**Current Resident**

**November 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*

**Call Today for More Information**



**Karen Pryor** NMLS: 167985  
 Certified Reverse Mortgage Professional  
**Direct (310) 753-1924**  
*Torrance resident since 1989*  
 6430 Oak Canyon, Suite 100, Irvine, CA 92618  
[kpryor@mutualmortgage.com](mailto:kpryor@mutualmortgage.com)  
[MutualReverse.com/lo/Karen-Pryor](http://MutualReverse.com/lo/Karen-Pryor)

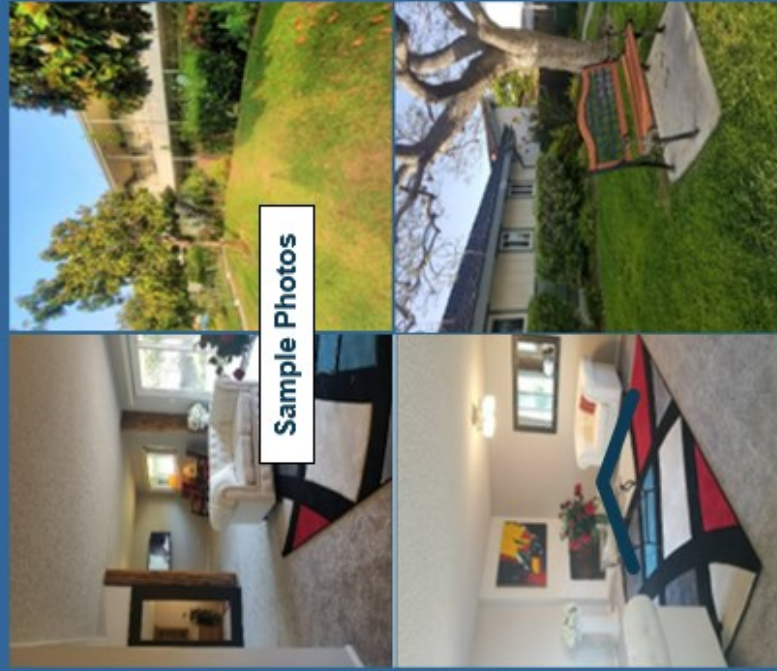


\*Not intended as financial planning advice. Please consult a financial advisor. Findings are from an April 2023 Mutual Insights survey of 400 U.S. consumers over the age of 60. Mutual of Omaha Mortgage, Inc. dba Mutual of Omaha Reverse Mortgage, NMLS ID 1025894, 3131 Camino Del Rio N 1100, San Diego, 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](http://www.nmlsconsumeraccess.org) Subject to credit approval. #1262549804 Equal Housing Lender

## 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

<b>22865 Nadine B</b>	<b>IN ESCROW</b>
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

Your New Horizons Resident Realtor for over 20 Years

**310-386-5415**

[nickblaney1@gmail.com](mailto:nickblaney1@gmail.com)



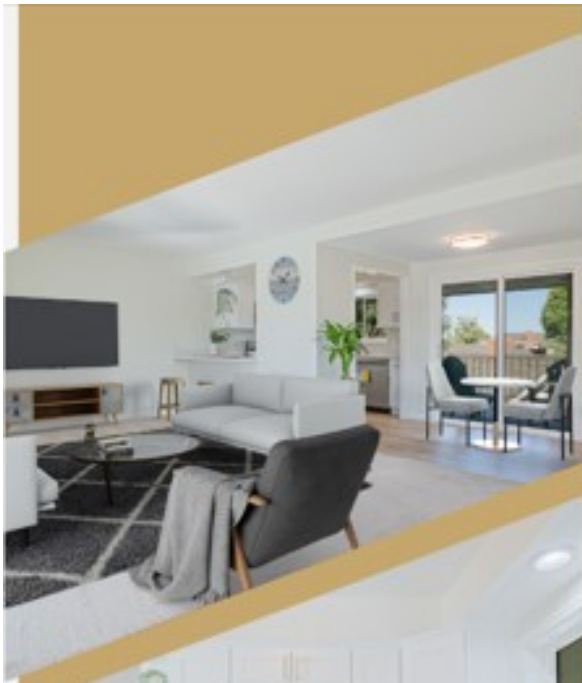
NICK BLANEY REALTY DRE #01377354



## Floor plans (Sq. Ft.)

Bungalows: 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.





# Feeling overwhelmed by the idea of downsizing or managing an inherited property?

## YOU DON'T HAVE TO FACE IT ALONE!

We simplify transitions — whether you're selling your home, downsizing, or managing an inherited property.


Our mission is to help you get the best possible price with no upfront costs, ensuring a fast and efficient sale at market value.


### Our Services Include:

- **Sell Your Home As-Is:** Skip the stress of repairs or updates.
- **Inherited Home Solutions:** Managing a home that needs work or clean-up? We handle everything—from repairs to prepping the property for sale.
- **Quick Sale at Market Price:** We aim to sell your home quickly while ensuring you receive fair market value.
- **No Upfront Costs:** Pay nothing until the sale is complete. Our process is transparent and straightforward.
- **Personalized Support:** Our experienced team will guide you through every step of the selling and buying process.
- **Find Your Next Home:** We can assist in finding the perfect home to match your lifestyle needs.

#### Contacts:

DEBBIE LANG

 realestatelang@gmail.com

 424-355-3500


DRE #01981410

New Horizons Resident



TOUYANA LEGARE

 touyanalegare@gmail.com

 323-448-9447

DRE #01031230



# Golf Course

Closed Mondays until 2:00pm

# November 2024

2024 HOA FEE  
\$494

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>3</p>	<p>4</p>	<p>5</p>	<p>6</p>	<p>7</p>	<p>8</p>	<p>9</p>
<p>10</p>	<p>11</p>	<p>12</p>	<p>13</p>	<p>14</p>	<p>15</p>	<p>16</p>
<p>17</p>	<p>18</p>	<p>19</p>	<p>20</p>	<p>21</p>	<p>22</p>	<p>23</p>
<p>24</p>	<p>25</p>	<p>26</p>	<p>27</p>	<p>28</p>	<p>29</p>	<p>30</p>

Join Zoom Board Meeting  
<https://zoom.us/j/973130707272?pwd=dWZvSmduVUxkN2d1J0VEV4VnVHQT09>  
 Meeting ID 973 1307 0727  
 Passcode: 618476



9:00am  
Recyclables



2:00pm - 4:00pm  
SCRABBLE  
(Lounge)



2:00pm  
Town Hall

4:00pm  
Landscaping Committee  
(Barbara Merritt's Home)

11:00am - Town Hall  
Annual Budget Approval Meeting

6:00 pm  
(Lounge)

2:00pm  
Civic Affairs  
(Lounge)

2:00pm  
Town Hall

DEADLINE:  
Newsletter Articles

9:00am - Thursdays - Ladies' Golf

2:00pm  
Town Hall

2:00pm  
BOARD MEETING  
(Town Hall)  
Via Zoom

6:00 pm  
(Lounge)

2:00pm - (Lounge)  
Civic Affairs

11:00am  
Book Club  
(Lounge)

3:00pm  
My Sunday Sabon  
(Lounge)

10:00am  
Tai Chi - Qigong  
Town Hall

9:00am - Thursdays - Ladies' Golf

9:00am - 1:00pm  
Ceramics  
Sports Center

8:30  
Newspaper  
6pm - C I C  
Condominium Improvement Club  
(Lounge)

Office Closed at Noon

Office Closed

12:30pm - 2:30pm  
Arts Club  
SportsCenter

12:30pm - 4pm  
Bridge Club  
Town Hall

2:00pm - 4:00pm  
SCRABBLE  
(Lounge)

9:00am - 1:00pm

8:30

Office Closed at Noon

Office Closed

12:30pm - 2:30pm  
Arts Club  
SportsCenter

12:30pm - 4pm  
Bridge Club  
Town Hall

9:00am  
Recyclables



2:00pm  
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SportsCenter

12:30pm - 4pm  
Bridge Club  
Town Hall

2:00pm - 4:00pm  
SCRABBLE  
(Lounge)



Open Enrollment Period:  
 Coverance goes into effect January 1, 2025

Medicare

Bunco - 4<sup>th</sup> Thursday - Cancelled  
 Ladies Golf 4<sup>th</sup> Thurs. - Cancelled

Oct. 15 - Dec. 7

# COOKIES N' CAROLS - HOLIDAY CHEER

Holiday Season – Residents and Friends



**Entertainment by Nick Blaney and the Band**

**Sunday, December 8<sup>th</sup>, 2:00<sup>pm</sup> – 4:00<sup>pm</sup>  
Clubhouse Lounge**

**Entry Fee:** *Just bring your home-made or store-bought cookies and cakes to share.*

***Sponsored by Civic Affairs***



# CIC HOLIDAY CHEER

**Wednesday December 4<sup>th</sup>  
6:00<sup>pm</sup>**

'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*





# NEW HORIZONS SOUTH BAY ASSOCIATION

October 11, 2024

## CANDIDACY NOTICE

The annual meeting is scheduled for April 08, 2025. There will be (3) three board seats up for election for a two-year term. Please fill out this form if you are interested in running for the board. *Candidate Nominations must be submitted on or before January 09, 2025, by 5:00 pm, after which time nominations will not be included in the mailed ballot packet. Anyone may self-nominate.*

Qualifications for Candidates and Directors (see Election Rules for more details): You must be a Member of the Association at the time of nomination. You must be current in the payment of regular and special assessments. You may not serve at the same time as another person who holds joint ownership to your unit. You may not serve if you have a past criminal conviction that would prevent or terminate the Association's fidelity bond coverage. If you are disqualified from nomination, you have the opportunity to engage in Internal Dispute Resolution pursuant to the California Civil Code.

*Section 5.7. Uncontested Elections. When, at the close of nominations, the number of qualified candidates nominated does not exceed the number of vacancies, the candidates may be declared elected without need for balloting and shall take their seats on the date set for the membership meeting.*

I CERTIFY THAT I MEET THE QUALIFICATIONS FOR CANDIDATES AND DIRECTORS SET FORTH IN THE NEW HORIZONS SOUTH BAY ASSOCIATION ELECTION AND VOTING RULES.

\_\_\_\_\_  
Signature of Candidate

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address within Association

\_\_\_\_\_  
Mailing Address if Different

\_\_\_\_\_  
Other Contact Information

\_\_\_\_\_  
Date

If title to your unit is held by a legal entity that is not a natural person (e.g. trust, LLC, corporation, etc.), please attach a resolution authorizing you to run for the Board on behalf of that entity.

After completion, please return to:

The New Horizons South Bay Office

Or Mail to: New Horizons South Bay Association

c/o PMP Management

22727 Maple Ave, Torrance CA 90505

Or Email: [jgarcia@pmpmanage.com](mailto:jgarcia@pmpmanage.com)

Please call to confirm receipt (310) 325-3080

**NEW HORIZONS SOUTH BAY ASSOCIATION**  
**CANDIDACY STATEMENT**

The following is the candidate's statement to be included in the Association's election materials. This Candidacy Statement is to be reasonably related to the election and may include advocating a point of view. The Association is not responsible for the content of any candidate statement submitted. The Association will not edit the candidate statements.

\_\_\_\_\_  
Candidate Name

\_\_\_\_\_  
Date

*(Continue on a separate page if necessary)*

\_\_\_\_\_ Candidate declines to submit a statement.