



# New Horizons Newsletter

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Torrance, California 90505

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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

Let's talk about the Landscape...

The Landscape Committee has been formed to elevate our community's outdoor spaces. This dedicated team is tasked with handling all landscape **Work Requests**, ensuring even the smallest overlooked areas receive attention. They judiciously manage the **Flower Fund** to enhance our property's beauty. Regular reports on progress are provided to the Board, ensuring transparency and accountability. Additionally, the committee is committed to keeping residents informed and engaged. The committee invites anyone with ideas, concerns, or a special interest in landscaping to join and contribute.

Your input is invaluable in making our community a more beautiful and enjoyable place to live. Together, we can create and maintain landscapes that we can all be proud of.

Please submit future neglected landscape areas and contribute to the Flower Fund.

*Gail Standley*, Board 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



## WELCOME NEW RESIDENTS

Unit	Resident	Bldg.	Status
545	Pablo Reyes & Clara Castillo	612	Owner
093	Judy Dewyer	520	Co-Renter
528	Joanne Lacrosse & Tom Tiernan	611	Owner
413	David Sheerin	442	Owner
392	Coleen McDermott	405	Renter
183	Mike & Ann Mindeler	312	Owner

By: **Joanie Jones, Orientations**

To schedule an orientation, please contact the office.

**310-325-3080**

## Picnic Fun Club

**A big Thank you to all the Volunteers that make the Picnics Happen.**



The Picnic Fun Club is proud to announce that we are a financial success and thus will be implementing major improvement enhancing the Picnic Experience for all.

After much deliberation with the club members future picnics will implement the following changes:

- A dedicated handicapped accessible area for families by the pool area
- Shade cover over the condiment areas.
  - More condiments...more chili!!!!
- Improved ticket purchasing booth to alleviate line congestion
  - Presales of tickets the week before in the Clubhouse further reducing wait time.
  - Earlier start of the Hot Dog Cooking.
  - And much more as we get closer to the next picnic.

We take our Picnics seriously and thrive to make them seamless so more fun is had by all.

**See you at the Labor Day Picnic on**

**Monday, Sept. 2.** *Jeanne Rennbach*, President



**Alert!!**  
**Residents Beware**

- Seen at 22885 Nadine Circle
  - Seen at 22901 Nadine Circle
- Separate Days!!!!  
**Pet Owners be Aware!!!**

## Resident Alert

**BEWARE - LICENSE PLATE THIEVES**

**New Horizons Resident notified us that his/her vehicle license plate has been stolen.**

**Keep your vehicles Safe!!!**





# Next Board Meeting

Wednesday, August 21, 2024 at 2:00<sup>pm</sup>

## NEW HORIZONS SOUTH BAY ASSOCIATION Board of Directors General Meeting Minutes June 19, 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
- Joan Jones—New Residents Orientation
- Sandy Spann-Member at Large

### PROPERTY MANAGEMENT PROFESSIONALS' REPRESENTATIVE:

- Janet Garcia- General Manager,
- Lynette Hazly- Assistant Manager

### SECRETARY'S REPORT

The Board reviewed the May 15, 2024, General Meeting Minutes.  
**Motion:** George Bunce made a motion to approve the May 15, 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 Statements. Following the review of the May 31, 2024, financials.  
**Motion:** Mary Lee made a motion to accept the May 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 thanked the website committee for soliciting website design proposals.
- **Orientation:** Joannie Jones orientated 3 new owners and 1 renter. The smoke detector replacement list will be posted again soon, for those homeowners who were not able to sign up.
- **Roofs and Gutters:** Gary informed the residents that building 611 is in progress. 416 is next.
- **Golf Enhancement Project:** Tom Kasterko reported a beehive in hole 6. They are still working on the golf course but will be meeting with the landscape Manager to discuss the progress.
- **Paving Project:** George Bunce reported that we met with four vendors, at once, and the bids were received and being reviewed for approval.
- **Newsletter:** Sandy Spann- the newsletter is doing well, and more and more vendors are advertising.

- **Website:** Has received all proposals and is currently being reviewed by the board.
- **Landscape Committee:** No report.
- **Civic Affairs Committee:** Martha Hoegler as Co-Chair discussed upcoming events for the City of Torrance.
- **Conservation Club:** Lunch for the bunch tickets are still available for Thursday, June 20<sup>th</sup>. The proceeds go to the New Horizons recycling club.
- **Picnic Fun Club:** Jeannie Rennhack 4<sup>th</sup> of July picnic, everyone is welcome, but more volunteers are needed.
- **CIC:** Mary Lee reminded the membership of the pancake breakfast on Saturday, June 22<sup>nd</sup> and all residents are welcome. Tickets are still on sale.

### 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.
- **Tenurgy:** Tenurgy began the audit of the New Horizon utility accounts.

### NEW BUSINESS

- **Resurfacing of pools and lagoon:** Requests for proposals will be sent out to vendors and a vendor meeting will be scheduled.
- **Annual Fire Extinguisher Inspections:** Maximum Fire, the association's preferred vendor, will be conducting the yearly fire extinguisher inspections in July. The Association will continue using the preferred vendor- Maximum Fire.

### 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 3:23 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

### Below are a few facts for Association living:

- "Association" means a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.
- Associations are governed through elected board of directors who have duties and authority to govern.
- Members are bound by governing documents when they purchase a unit. One of their obligations is to comply with those documents. Otherwise, the association can take disciplinary action to ensure compliance.

### Below are a few reminders:

- ♦ Roof replacement: **Building 416** is in progress.
- ♦ Annual fire extinguisher inspections were completed.
- ♦ Two damaged fire extinguisher cabinets were replaced. On-going replacements are in progress.
- ♦ Power washing of **Areas 5 and 6** trash enclosures was completed. Next is **Area 4**.
- ♦ Golf course palm trees were trimmed.
- ♦ Avoid a fine. Clean up your garage.
- ♦ Do not remove any plants, or mulch added to your area by the landscape committee, if you have questions, contact the office.
- ♦ No feeding of squirrels, cats, wild animals, etc.
- ♦ Register all vehicles and pets with the office.
- ♦ No plugging of any electric vehicles or electric bicycles in common areas or garages.
- ♦ Keep your attics, decks, balconies, and patios clean to avoid rodents. Do not leave standing water to avoid mosquitos.
- ♦ 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!**



*Janet Garcia,*

PMP General Manager Property Management Professionals

## Clubs & Activities Meetings

<b>Arts Club (Ceramic Room)</b>	12:30 <sup>pm</sup> to 2:30 <sup>pm</sup>	<b>Sundays</b>
<b>Bingo (Town Hall)</b>	2:00 <sup>pm</sup> (Town Hall)	<b>Thursday Aug. 8</b>
<b>Board Meeting (Town Hall and via Zoom)</b>	2:00 <sup>pm</sup>	<b>3rd Wednesday Aug 21</b>
<b>Bridge Club (Town Hall)</b>	Noon to 4:00 <sup>pm</sup>	<b>Mondays</b>
<b>Book Club (Lounge)</b>	11:00 <sup>am</sup>	<b>3rd Monday Aug. 19</b>
<b>Bunco (Lounge)</b>	6:00 <sup>pm</sup> to 8:00 <sup>pm</sup>	<b>2nd Tuesday Aug. 13</b>
	6:00 <sup>pm</sup> to 8:00 <sup>pm</sup>	<b>4th Thursday Aug. 22</b>
<b>CIC (Condo Improvement Club (Lounge))</b>	6:00 <sup>pm</sup>	<b>4th Wednesday Aug. 28</b>
<b>Ceramics (Sports Center)</b>	9:00 <sup>am</sup> to 1:00 <sup>pm</sup>	<b>Wednesdays</b>
<b>Civic Affairs Committee (Lounge)</b>	2:00 <sup>pm</sup>	<b>3rd Tuesday Aug. 20</b>
<b>Coffee N Chat (Lounge)</b>	10:00 <sup>am</sup>	<b>Last Tuesday of the Month Aug. 27</b>
<b>Conservation Club (Lounge)</b>	11:00 <sup>am</sup>	<b>3rd Thursday of month Quarterly</b>
<b>DMT (Disaster Management Team)</b>	2:00 <sup>pm</sup>	<b>3rd Thursday every other month</b>
<b>Landscaping Committee</b>		<b>2nd Wednesday Aug. 14</b>
<b>Ladies' Golf (Golf Course)</b>	9:00 <sup>am</sup>	<b>Thursdays</b>
<b>Men's Golf (Golf Course)</b>	8:30 <sup>am</sup>	<b>Wednesdays</b>
<b>Newsletter</b>		<b>Last Wednesday of the Month</b>
	Article Deadline	<b>Aug. 15</b>
	Publication Date	<b>Aug. 28</b>
<b>Picnic Fun Club</b>	10:00 <sup>am</sup>	<b>2nd Thursday Aug. 8</b>
<b>Recyclables (by Clubhouse)</b>	10:00 <sup>am</sup>	<b>1st Friday of the Month Aug. 2</b>
<b>Scrabble (Golf Room)</b>	2:00 <sup>pm</sup> to 4:00 <sup>pm</sup>	<b>2nd &amp; 4th Friday Aug 9 &amp; Aug. 23</b>
<b>Sunday Salon (Lounge)</b>	3:00 <sup>pm</sup>	<b>3rd Sunday Aug. 18</b>



## My Sunday Salon

The theme of My Sunday Salon this Sunday will be

SUMMERTIME 🍷🌴👕👖👗👚👛👜👝👞👟

Feel free to wear a costume evoking your Summertime Youth.



*Kathleen Buchanan,* Director

### Coffee Chat Hour with PMP



### Last Tuesday of the Month

Join the conversation. Enjoy the exchange of ideas, see your neighbors, and make new friends.

**Tuesday, Aug. 27<sup>th</sup> at 10:00<sup>am</sup>**



LADIES GOLF				
6/20/24		6/27/24		
Low Gross	Low Net	Low Gross	Low Net	
Kay Mori	55	Keiko <del>Wantanabe</del>	65	
Keiko <del>Wantanabe</del>	46	Diane Fraley		53
7/4/24		7/4/24		
Low Gross	Low Net	Low Gross	Low Net	
MEN'S GOLF				
7/3/24				
A-Flight		B-Flight		
Low Gross	Low Net	Low Gross	Low Net	
Julius Park	52	Sam Williams	61	
Larry Neville		John Huhn		52
Ryoji <del>Matsukuma</del>	45			
	45			
7/4/24 – 4 <sup>th</sup> of July Tournament				
B-Flight		B-Flight		
Low Gross	Low Net	Low Gross	Low Net	
Rich Stoffer	54	Rob <del>McQueen</del>	56	
Ryoji Matsuyama	54	Bruce Kenney		48
Ray Tominaga				49
	49			
7/10/24				
A-Flight		B-Flight		
Low Gross	Low Net	Low Gross	Low Net	
Ray Tominaga	50	Craig Conant	55	
Larry Neville		Sam Williams		43
Ryoji Matsuyama		John Huhn		45
	49			
	49			



**Book Club**  
**11:00<sup>am</sup>**  
**Monday, August 19**  
**The Measure**  
**by Nikki Erlick**

The Book Club meets on the third Monday of the month, **August 19, at 11 am in the lounge**. This month we will be discussing *The Measure* by **Nikki Erlick**, a Today Show Book Club pick.

Want to read ahead? The **September** book will be *Beverly Hills Spy: The Double Agent War Hero Who Helped Japan Attack Pearl Harbor* by Ronald Drabkin, a non-fiction book.

The book club wants to read a diversity of books. Come to the meeting and make suggestions.

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

### Seven Benefits of Bingo for Seniors

**Bingo** is famous as a game for the elderly. It's something that seniors play regularly, while the rest of us normally don't. It seems like a simple game, one that easily gets boring.



So, what is it that keeps our aging parents coming back to **Bingo**? Why do so many love it, even when they don't expect to? And, most importantly, what are the benefits of Bingo for seniors?

Because, surprising as it may seem, Bingo can be very enjoyable. This is even true for seniors who find the game itself simple. Seven benefits to playing:

- **It Improves Hand-Eye Coordination** – The fast-paced repetitive nature of Bingo is powerful for improving hand-eye coordination.
- **It promotes Brain Function** – (Cognition and Brain Function) – Seniors must stay alert and respond quickly. This involves focusing on the game and caller.
- **It Can Improve Mood** – **Bingo** is fun, and players are talking and laughing with each other. The social connection helps senior moods and reduces loneliness and isolation.
- **It's an Easy form of Social Connection** – Visiting the Clubhouse creates friendships that require time to form.
- **It can be a regular Activity** – **Bingo** games are a monthly activity and available to all who want to join.
- **Helps promote Mental and Physical Health** – It makes people healthier. This is because of the social connection, which helps people to do better and often takes their minds off their own challenges.
- **Most People Can Play** – **Bingo** is inclusive. The game is easy to pick up and doesn't require complicated tools and is already very familiar.



**Join the Fun**  
**Townhall – 2:00<sup>PM</sup>**  
**2<sup>nd</sup> Thurs.**  
**of the Month**

### 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 a decide on projects of their choice.
- ◆ Landscaping Committee will meet with Resident 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](mailto: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.

1<sup>st</sup> Meeting on Thurs. Aug 15<sup>th</sup> - 2:00pm - Lounge  
Call Cathy for information - 310-294-6279

### Why did your homeowner's insurance go up?

Many of our residents are noting unusually high increases in their homeowner's insurance. The newspapers report aggressive price increases sought by insurance companies throughout California. Significant rate hikes are sought, **as much as 40%**. Around a month before **homeowners insurance** renewal, your insurer will notify you of any changes to your coverage or rates for the coming year. If you saw an increase in rates, you are not alone. Home insurance premiums were up an average of 21%, according to renewals. *For homeowners whose premiums went up, the average increase was \$244 per year.*



#### A few reasons why rates went up:

- Increase in wildfires, tornadoes, hurricanes, & other natural disasters.
- Fewer carriers are willing to write policies in high-risk states.
- Increase in supply chain issues & the cost of building materials due to inflation.
- You filed a claim or multiple claims last year.
- Your roof is old and due to be replaced.
- Your credit score went down last year.
- You added a pool, trampoline, or other "attractive nuisance" to your home.



### LIONS CLUB RECYCLE FOR SIGHT PROGRAM

Please join the program and donate your old unused eyeglasses!!!

The Lions Recycle for Sight Program will sort and process all donated glasses for distribution. They provide **free** vision screening and a pair of eyeglasses to all in need. The Recycle for Sight collection box is located on the table next to our HOA office in the Clubhouse.

Civic Affairs Committee



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Have you embraced any of the free activities available this summer, from **Shakespeare by the Sea** to Torrance Historical Society, to **Wilson Park's** variety of *concerts and movies*?

**Shakespeare by the Sea** is successfully celebrating its 2024 season with a new stage and sponsors. **Cardenio** and **"Henry IV: Falstaff & the Boy Who Would be King"** alternate at many parks in L.A. County and northern Orange County.

The **Historical Society of Torrance**, located at 1345 Post Avenue, Torrance, has free docent-led tours on the fourth Sunday of the month through October. They meet in front of the **Museum at 1:30<sup>pm</sup>** and walk briskly in Old Torrance, until **3:00<sup>pm</sup>**.

The Society is non-profit and holds many events throughout the year, too. On Aug. 4, they have **Teatime in the Summertime**, at **Chado Tea Room**, 1303 El Prado Avenue, Torrance. Reservations can be made through the museum - 310-328-5392.

Throughout the summer at **Wilson Park** (2200 Crenshaw Blvd.), you can enjoy free **concerts.art**, and movies. One such event is **Sangre Nueva at 5:00<sup>pm</sup>**, a Salsa band.

Aug. 10 is **Family Karaoke Glow Night**, to be held at the **George Nakano Theatre**. Aug. 17 is **Kung Fu Panda** movie night. Aug. 23 off-campus is **Tryst & Nomad Art Fair**, at Del Amo Crossing, Hawthorne Blvd. from Noon to **6:00<sup>pm</sup>**.

It is time to think about 2024-25 season subscriptions while you can grab discount prices. Build your own subscriptions at **Carpenter Theatre**: save 20% off a 3-unit subscription or 15% off the price for two. Prices start at \$60. Call the **Music Theatre West** box office Mon.-Fri. from **9:00<sup>am</sup> - 5:00<sup>pm</sup>** at **562-856-1999**. Performances are at **Carpenter Performing Arts Center**, 6200 E. Atherton Street, Long Beach, on the **Cal State Long Beach Campus** (musical.org) or call 562-856-1999.

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

**Old Town Music Hall in El Segundo** has some great movies and concerts at reasonable cost. This is a friendly place, a jewel in the South Bay. Tickets can be purchased onsite. On Aug. 10 there will be a tribute to **Olivia Newton-John's** memory, with *Grease* (2:30<sup>pm</sup> show) and *Xanadu* (7:00<sup>pm</sup>); on Aug.11 at 2:30 will be a concert by **Riverboat Dixie Jazz Band**. Look on their website for a full calendar through the end of December.

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*Shelley Zirkes*

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Aug 3rd & 4th  
10am – 6pm**

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RichardStAmant@bhscp.com | DRE # 01123656

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CALIFORNIA  
PROPERTIES

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Water leaks - drain and Sewer issues,  
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Painting - Plumbing - Dryer Vent Cleaning -  
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Call - **424-355-3045** Thank you!



KAY MORI  
REALTY

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Fixer Upper Bungalow

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2BR + Den, 1133 sqft.

\$ 545,000

Kay Mori 310-218-3855 DRE 00668237

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Dual-paned vinyl Windows and Doors  
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1425 Plaza Del Amo,  
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**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.

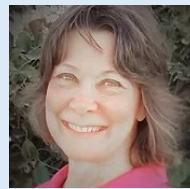
- Containerized Storage
- We are based in Torrance and Long Beach, CA. Official mover for the **City of Torrance**.
- From metro Los Angeles, we will move you anywhere in the lower **48 states**.
- We offer vault and trailer storage to customers who need time to get settled.
- You can hire us for packing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



**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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- TV Mounting
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**Services**

- ☑ Assistance with smartphones, tablets, laptops, and printers
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- ☑ Help with smart TVs, Roku, & streaming services
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*Reasonable hourly rate 50-year Torrance resident*

**Generation Us Vicki Momary**

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**[generationustraining@gmail.com](mailto:generationustraining@gmail.com)**







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FOOTCARE

# Welcome To All South Bay Footcare of Torrance

Love Your Feet! Correct Foot Problems!!

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Best Podiatrist in Torrance CA



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Podiatrist



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Podiatrist



Dr. Lashkari  
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Book Here



Same Day Appointments Available

We are here to Serve you and your footcare needs.

Don't let trouble with your feet keep you from getting around visit **All South Bay Footcare** for all your foot health needs. We offer custom orthotics as well as minimally invasive surgery to remove bunions and corns.

## Services

- Ingrown Toenail Removal
- Plantar Fasciitis
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- Plantar Warts
- Toenail Cutting & Fungus Care
- Heel Pain Care & Treatment
- Corns & callouses
- Footmaxx Custom Orthotics



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30+ Years  
Experience in  
Torrance



Dear Property Owner,

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DRE #00406505



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DRE #02129933



GIANNA  
JEONG

310.994.7797  
GIANNAUSREALTOR@GMAIL.COM



**New Horizons South Bay**  
 22727 Maple Avenue  
 Torrance, CA 90505  
**310-325-3080**  
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 PERMIT #307**

**DATED MATERIAL**

**Current Resident**

**JULY 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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**Direct (310) 753-1924**  
*Torrance resident since 1989*  
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\*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](http://www.nmlsconsumeraccess.org) Subject to credit approval. #1262549804 © Equal Housing Lender






# Golf Course

closed Mondays until 2:00pm

# August 2024

2024 HOA FEE  
\$494

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <p>Join Zoom Board Meeting  <a href="https://zoom.us/j/97313070727?pwd=dWZySmduVUxCN2x2d1JOVEV41VNHQTO9">https://zoom.us/j/97313070727?pwd=dWZySmduVUxCN2x2d1JOVEV41VNHQTO9</a>                      Meeting ID 973 1307 0727                      Passcode: 618476</p>				<b>1</b>  Ladies' Golf <b>8</b> 10:00pm Picnic Fun Club (Lounge) 2:00pm Town Hall <b>15</b> 2:00pm Newsletter Articles 2:00pm Widows Support Group (Lounge) <b>22</b> 6:00 pm Bowling (Lounge)	<b>2</b> 9:00am Recyclables <b>9</b> 2:00pm- 4:00pm S.C.R.A.B.B.L.E (Lounge)	<b>3</b> <b>10</b> <b>17</b>
<b>4</b> SportsCenter <b>11</b>	<b>5</b> Town Hall <b>12</b> Bridge Club <b>19</b> 11:00am Book Club (Lounge)	<b>6</b> <b>13</b> 6:00 pm Bowling (Lounge) <b>20</b> 2:00pm Civic Affairs (Lounge)	<b>7</b>  Men's Golf <b>14</b> 2:00pm Landscaping Committee (Lounge) <b>21</b> 2:00pm BOARD MEETING (Town Hall) Via Zoom <b>28</b> Newsletter 6:00pm - C I C Condo Improvement Club (Lounge)	<b>8</b> 9:00am-1:00pm Ceramics <b>15</b> 8:30 am Wednesdays <b>22</b> 9:00 am Thursdays	<b>23</b> 2:00pm- 4:00pm S.C.R.A.B.B.L.E (Lounge)	<b>30</b> <b>31</b>
<b>18</b> 3:00pm My Sunday Salon (Lounge)	<b>25</b> 12:30pm-2:30pm Arts Club <b>26</b>	<b>21</b> 10:00am PMP Coffee N Chat (Lounge)	<b>28</b> 6:00pm - C I C Condo Improvement Club (Lounge)	<b>29</b>	<b>30</b>	<b>31</b>

## Conservation Club News

At the last Board meeting I was asked what the money from collecting recyclables was used for and here's a more in-depth answer to that question...

- ◆ Two years ago, **Conservation Club** donated money to purchase door closers, hinges, and lever handle lock sets to bring the exit doors at the Clubhouse and Sport Center up to **fire code**.
- ◆ Door closers and lever handle lock sets for the interior doors at the Clubhouse and Sport Center. And New Doorknobs and locks for the Clubhouse
- ◆ Purchased and installed exterior front entrance Clubhouse Awning,
- ◆ Building Numbers on all The Buildings,
- ◆ Three electric Tabletop Barbeques for the picnics,
- ◆ Newsletter computer & monitors,
- ◆ Serenity Garden Landscaping,
- ◆ Funded DMT supplies & equipment (walkie talkies, vests, hard hats)
- ◆ Two new American Flags & 2 POW Flags annually,
- ◆ Golf tee mats, new flags, and cups for the greens,
- ◆ Number plaques for all buildings,
- ◆ New Windows and sliders at the Sports Center,
- ◆ New Benches around Nadine Circle and
- ◆ Donations to Madrona Marsh and South Bay Wildlife Rehab Center and American Red Cross disaster relief.

If you have ideas for other enhancements or would like to help and....

**WE do need your help to keep going!**  
**Please join us at our next meeting:**  
**September 19<sup>th</sup>, 11:00<sup>am</sup> in the Lounge.**



## Civic Affairs Update

The Civic Affairs Committee will be hosting a **workshop** on:

**Date: Friday, September 19<sup>th</sup>**  
**Time: 2 - 3 pm in the Town Hall**



## Landscape Committee

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



Diligently working on small projects scattered throughout.

### Area 6

- By Garages TT
- By Garages SS/Bldg 614
- Area surrounded by Bldgs. 607, 605, 612
- By Garages QQ / Bldg. 611
- By Garages PP and 229<sup>th</sup> Place

### Area 5

- Both Corners of Maple and Nadine South
- Between Bldgs. 524 U 520
- By Garages F

### Area 4

- By Bldg. 424
- By Garages NN
- By Garages KK & LL

### Clubhouse Parking Lot

- Front Entrance Border on Maple Avenue

Please stroll the grounds and check out our projects  
Feedback always welcome



## Happy 50th Anniversary Fundraiser The Friends of Madrona Marsh

1974-2024 and still going strong

Celebrate with Us

August 11, 2024 12:00 Noon

### The Depot

1250 Cabrillo Avenue  
Torrance, CA 90502

Tasting Party with Local Restaurants  
beer, wine and soft drinks

Auctions, Gift Baskets, Music, Friends, Laughter.

Tickets \$100 per person

Available Online: go to our website: [friendsofmadronamarsh.com](http://friendsofmadronamarsh.com)

Print a receipt for admission.

Tickets also available during regular hours at the Nature Center Gift Shop

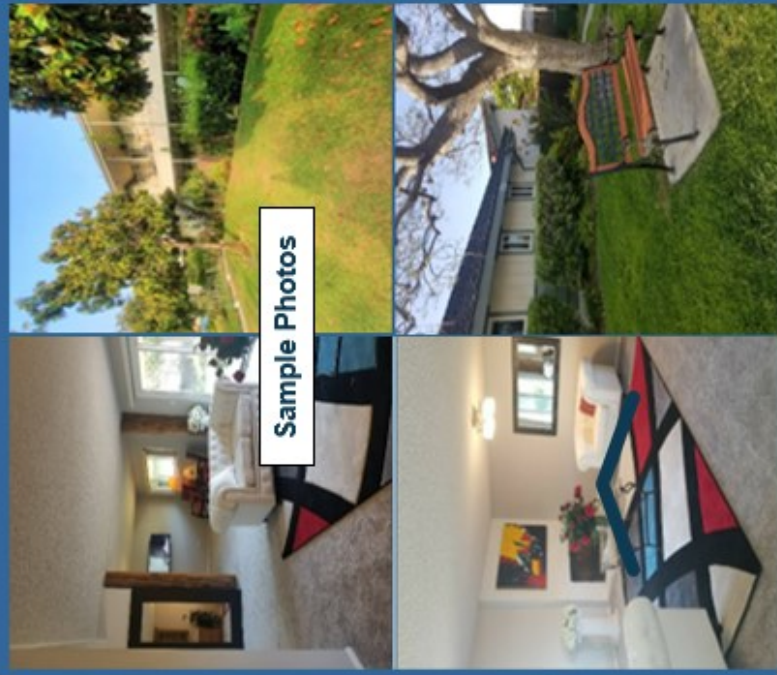




## My Commitment to New Horizons

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

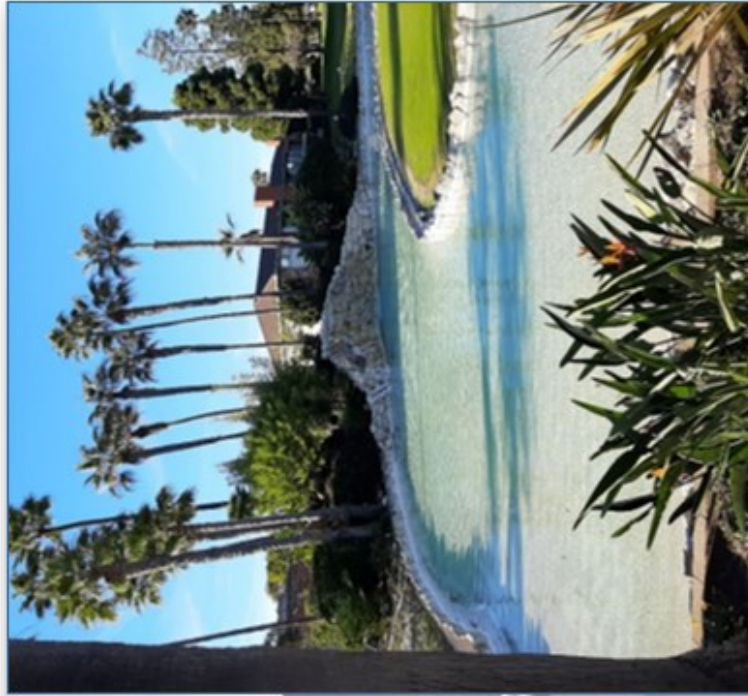
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NICK BLANEY REALTY DRE #01377354



## 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.

