



NEW HORIZONS

WEEKLY NEWSLETTER
 The ONLY Official Publication
 For the Board of Directors,
 Residents and Owners.

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

Email: newhorizonsnews@yahoo.com / Website: www.nhsb.org

Newsletter Editor: Jacob Aslay (310) 325-3080 / Advertising: Paul Cohen (310) 325-3080

The 'OBSERVER' publication is not affiliated or sponsored by the New Horizons South Bay Association. New Horizons is not responsible for the content of the Observer.

February 6, 2015

Next week's activities at New Horizons

Daily		12:00	Water Aerobics
Sun	Feb 8	1:00 pm	Getting to Know you - Lounge
Mon	Feb 9	10:30 am	Bridge Club
Tue	Feb 10	9:00 am 10:15 am	Ceramics Workshop Newsletter & Publicity meeting
Wed	Feb 11	1:00 pm 8:00 am	Scrabble – Card Room Men's Golf
Thu	Feb 12	9:00 am 2:00 pm	Ladies' Golf Bingo
Fri	Feb 13	1:00 pm	Sit 'n Knit – Lounge
Sat.	Feb 14	9:00 am	Golf – Valentine's Day Tournament

NEW OWNERS

Bldg #	N A M E
404	Barbara Joniak
423	Joan Johnson
503	Franklin & Ping Fu
613	Michael Fox
614	George & Kay Bunce

Community Bulletin

Civic Affairs Committee

Street Sweeping No Parking Signs on 229th: The signs have been moved and are now visible.

Taxi Swipe Card System: Riders will be receiving a flyer in February about the transition. I will be providing more information as it becomes available. Should you have questions, please call 310- 618-0000 or email AKOGER@TORRANCECA.GOV

The flyer is posted on the bulletin board

--Julie Dojiri, Committee Chairperson

NEW HORIZONS SOUTH BAY ASSOCIATION BOARD OF DIRECTORS MINUTES OF BOARD MEETING

Wednesday, January 21, 2015

Chairman, Bob Lombardi called the meeting to order at 3:00pm.

Following the flag salute and welcome, roll call showed the following Board Members present: Bud Brown, Pat Artman, Linda Crickmore, Gail Standley, Gerry Johnson, Carl Aleccia, Julie Dojiri, Joan Jones, Tom Kasterko, Jacob Aslay and Barbara Helm. Absent: Ed Benardo, Rick St Amant

I. The minutes of the Board Meeting of December 18, 2014 were approved as written.

II. Motions:

#1. PROCEDURAL MOTION - Presented by Gail Standley - Board Secretary

Move that the New Horizons South Bay Association close the nominations for the election of (7) new members to the Board of Directors as of 3:00 pm, Wednesday, January 21, 2015. Approved unanimously.

III. PRESENTATION OF THE CANDIDATES – Gail Standley – Board Secretary

The Candidates are in alphabetical order: Carl Aleccia, Jacob Aslay, Bud Brown, Jennifer Haymore, Tom Kasterko, Kathy Lindbergh, Robert Lombardi, W. Scott Munro. It was noted that because we have (8) candidates for office we would be having an election. The question was asked: If we only have (7) candidates what would happen. It was explained that if there are either the exact number of candidates needed or less then we would seat those candidates, per our Bylaw's. (in other words they would automatically become part of the new board without an election.) With that question satisfied, Jacob Aslay withdrew his candidacy leaving us with (7)

candidates and no need for an election. Because all but one of the candidates are present or former Board members and familiar to the association members there will be no "Candidates Coffee" or "Candidates Night". At the Annual Meeting after the Chairman adjourns the meeting the new board members will replace the retiring members and we will proceed directly into the selection of Chairmanships. The Chairman asked for an explanation of how our election would have worked if we had outsourced it to an Election & Voting administration service company. It would have worked much the same way our in house elections work only the Inspector from their company would take over all responsibility for the handling of the election. They would review the governing documents, prepare the draft mailing materials, and once approved then print, copy, stuff and mail to our members. They receive the returned ballots in their office, log and track them daily, bring them to our scheduled annual meeting where their Inspector opens and tabulates them. By removing the Board members from election related activities; the election & voting administration company also ensures the validity and professionalism of our election. Their service is impartial and unbiased reducing the chance of a disputed election. It was decided that to refresh the memories of the association members we will have the bios of the Candidates published in an upcoming NH Newsletter.

IV. BOARD OF DIRECTORS REPORTS

Architectural – Ed Benardo – absent report presented by Gary Smith. 23 work requests. It has come to the attention of the Architectural Chair that a number of people are doing remodeling without work requests. The painting schedule: building 306 has been completed work on building 307 has begun and 310 is next. The upper deck of Bldg. 420 has been painted. Roofing Project: 407 has been completed. A new phase will start with bldg. 410 and will continue with 413, 420, 422, 504, and 601.

BIS – Bud Brown – Good Afternoon and Happy New Year. Yes we are in the New Year. What does it mean to us at New Horizons? We have a budget. The monthly fee has increased by ONLY \$33.00 The roofing project is continuing. We are installing water treatment to reduce the amount of leaks in our pipes. Water saving sprinkler heads are being installed. The Newsletter is on line. We have the New Year insurance. We continue to paint the buildings, cut the grass, trim the trees and do the other things that come up. We need to thank our Crew, members of committees, as well as the board members that have worked hard to keep us going.

Buildings & Pools – Carl Aleccia – Welcome to Jennifer Haymore. No more ant problems. Have had 2 pinhole leaks and they were caught quickly-so no damage Have had a complaint about mice for the 1st time in years.

Civic Affairs – Julie Dojiri - Optimized Street Sweeping No Parking Signs on 229th Street have been changed and are Visible on both sides of the street, except for one sign near access 15 sign. A pine tree is obstructing it. I will put in a work order if Grounds can trim the tree. City Council Items: Update on new Taxi swipe card system – Users will have a flyer mailed in February about the transition. The Transit Dept. will provide a free bus/shuttle to the nearest re-enrollment site. For NH residents, it will probably be the main Library or Bartlett Senior Center. The flyer will be posted on the bulletin board. More information in April. Vibrations – A resident in Bldg. 204 has contacted the committee about her unit vibrating. A similar problem existed in the past and was resolved after an investigation. Please contact me ASAP should you or anyone you know are experiencing this. It will assist our investigation. Ferrari Dealership – Grand Opening was last Saturday. According to the Daily Breeze, The average price tag is \$260,000 and they are planning to sell about 100 vehicles a year. How will this help our city? Torrance receives 1% of every car sold. Rusnak Masserati will begin construction on Hawthorne later this year. Torrance Woman's Club Rummage Sale – Saturday, Jan 31st. Items to be donated can be dropped off at the Woman's Club on Friday, January 30th. Will provide time and address in newsletter article. American and POW/MIA Flags donation – This year, the Conservation Clubs annual gift. To the Association on Veterans Day was delayed due to unexpected problems with the Rope and clips. The two flags were finally raised on Monday, January 19th

Clubhouse & Sports Center – Pat Artman – The golf room is complete, other than replacing the refrigerator. The older elliptical machine's display is not working. California Fitness replaced the battery and there still is a problem. He was out Monday going through the diagnostics, but it's still not working. He will do more research and may have to replace the memory board. Wanted you to know that we are working on getting it back in service. We are researching other companies to purchase our supplies. "Keep Clean's prices have been going way up. We have a request for smokers to please use the smoking receptacles in front of the Clubhouse and at the Sports Center for their cigarette butts, and not the sidewalks, stairs, planters or pool deck.

I am so pleased that New Horizons can begin to reap the benefits of these good things.

Condo Code Enforcement – Gerry Johnson - Condo Code exists to aid in our Association's safety and my Committee and I have been actively working toward that end. We ask that all become familiar with the provisions of our CC&R's, as well as the Rules and Regulations, all Association's must abide by these covenants, conditions & restrictions. We also request all to conform to those terms, as established for your safety. Condo living works, but only, if we all live by the mutually agreed on provisions.

Grounds Maintenance – Linda Crickmore – Sprinklers - Sam and his crew will be finished on Sat Jan 24th with the entire installation of the area sprinklers. The final area to be done is Area 1. The total cost of the sprinklers was \$21,000.00 as this is an item that offers a rebate. All our reservations have been approved and we are getting the entire \$21,000.00 back. We received our first rebate last week. It was \$2404 and change. The other checks will be scheduled to be mailed by the end of Jan Early Feb. The estimated over time on this project was \$3980.00 for our men to do the entire installation as opposed to using an outside contractor to the tune of \$45,000.00. New Horizons came out way ahead. We are removing 2 olive trees from the golf course and replacing them. We are removing 6 Brazilian pepper Trees in area 6. The roots are pushing up the sidewalks and that area has become very dangerous. The area is by Bldg. 622 by Maple Ave. This will be done on Feb 9th and 10th by American Gardens. We have also begun to grind the sidewalks that Joanie and her volunteers marked with yellow paint a few months ago. Last but not least. We have begun our paving project in Area 3 and area 6. Gould Engineering is the company we have chosen to do the work. They began work on Jan 5th and began with patching in both areas. So far we think they have doing a good job. Tony has been walking the area and checking on the work going on and he found 2 more areas that needed fixing. Gould threw those areas in for free. The slurry/seal coat cannot be done until the weather is 70 Degrees, When Tony and I get a start date from Gould about when they plan to start we will notify the residents of both areas asap. Gould also plans to notify residents as well. The residents will be able to move their cars in plenty of time. The company has told us that they plan to do 1/2 an area at a time so all the residents will not be put out on the street at one time. Our trash company Republic has been accommodating us by using "scouts" to bring the trash bins to the street because the trucks cannot get thru. Another item came to my attention. When I took over Grounds Dept. our water bill was running about \$36,000.00, I just got the last months bill and it is \$12,000.00 which is exactly what the Toro/Ewing irrigation companies both told us would happen. They said in less than a year we should begin to see our water bill go down due to the new sprinklers and it is now happening.

Insurance – Joan Jones - It's the beginning of the year and the focus of the Insurance Committee is to obtain hard copies of ALL new and revised Insurance Policies by the end of January. So far we have received most of them, and are following up on the outstanding policies. We have a new Certificate of Insurance (summary of policies and coverages) that is provided to new buyers/and any resident who requests it. The Charter for the Insurance Chairman and Insurance Committee was last updated in 1994, and it was written as if the person in this role had in-depth and functional experience in the Insurance Industry. Since we are a homeowner volunteer board...it's unlikely anyone coming to this role will have that kind of knowledge of insurance. Consequently the Charter is being revised to more accurately reflect how we are currently operating. The Charter will be finalized next month and ready for viewing. The focus of the Insurance Committee this year will be education to residents on Safety and Insurance Matters. A flyer entitled PREVENT FIRES - BE SAFE - USING SMALL ELECTRICAL SPACE HEATERS was provided

Publicity & Newsletter – Jacob Aslay - We conducted a survey for newsletter publication. There was consideration for publishing the newsletter weekly or biweekly. We made a form and sent by our newsletter for 4 weeks 80 responded for biweekly publication, 18 responded for weekly publication and about 2 responded for monthly publication. It seems that majority of our residents are for biweekly publication. However, if we decide for biweekly publications, we must consider a few things. The Cost. Currently we are publishing 50 issues a year. The cost of the printing is about 22K and the postage is about 2.9K. And there are other regular costs. The Revenue. Our Primary source for revenue is our advertisers. The yearly revenue is about 22.5K. Currently we are publishing 50 issues a year, and each issue has 8 pages. If we start publishing biweekly it will be 25 issues a year. Thus seems we are going to save the cost by 50 and also lose the revenue by 50. The return on investment ratio seems stay same. As of now, due to fix pages we have limited flexibility to posting more articles and more advertising in each issue. If we decide to go to biweekly we could have 10 or 12 pages in each issue. We will have more flexibility to accept more advertising and post more articles. I.e., BOD reports, committee reports and more residence information. The only major consideration would be advertisements of our real estates. Biweekly publishing of the newsletter might not be suitable for them. However we looked that the real estate advertisements are not changed frequently. We are not increasing the advertising pricing in order to balance and have them happy. We the Newsletter committee is in favor with the biweekly publication. However it is up to the board to decide.

Recreation Council – Rick St Amant – Absent –
Remember the Board Appreciation Dinner March 21st.

Residents & Orientation – Barbara Helm - R& O did not have a lot of activity during December/January. 1 rental and 1 owner that closed escrow the 11-17-14. In our committee meeting we discussed the New Resident Get Together in November. All committee members were pleased with the number of attendees. The committee felt that we worked together well as a team, which was important. They wanted to have this be a yearly function for new residents and they did not feel that we had to make too many changes. The only negative was one gentleman did not feel that there were enough homemade cookies. Our February committee meeting will be on Wednesday, the 4th at 10:00am. We welcome new members or visitors.

Treasurer – Tom Kasterko – Reviewed the balance sheet for last year. Problems were pinhole leaks and unexpected setbacks. Of the \$33.00 dollar increase \$20.00 goes to the General Reserve and \$14.00 goes to the Capital Reserves. Last year we were short \$66K. Per Tom Schmidt we don't have to pay it back in the next year after a withdrawal. There was a short fall of \$

Secretary – Gail Standley – No report, I've talked enough.

Vice Chairman – Gary Smith – Next training is next Friday. Personnel Committee review to be sure everything is flowing well. Timelines will be posted.

Chairman – Bob Lombardi – We're trying to reduce water. Aerators should be changed every 6 months and that will help with water consumption. With regard to the water treatment project we're looking at about 3 months before the coating should be working.

V. Residents'/Owners' Questions/Comments

It was noted by a resident that the city council says the pinhole leak problem isn't isolated to NH but is city wide. The question was asked if the pavers are doing what they should be doing, because we've spent a lot of money on paving. Answer: Yes, they are.

How are we going to take care of the vacant units when it comes to the water treatment services? Answer: We will have to look into our options.

VI. Meeting adjourned at 4:05PM

VI. Next Board of Directors' Board Meeting,
Wednesday, February 18, 2015 at 3:00pm, Town Hall

Happy Traveling in 2015!

It's a great day for the Irish! In keeping with our decision to cut down on the number of trips we will be taking this year, our next outing will take place in March, on Tuesday, March 17 to be exact. March 17, for all you non Irish folks out there, is St. Patrick's Day. And tradition states that the day should be observed in grand style. That is precisely what we are going to do. Our day's salute begins as we don our outfits with touches of green and step aboard our coach in front of the clubhouse at 10:30 AM. Our coach will whisk us across town to beautiful downtown Burbank and the site of our Gaelic revelry, the beautiful Castaways Center. There we will be seated at reserved tables nicely arrayed for our upcoming feast. Several savory entrees await us including, of course that delicious Irish must have, corn beef and cabbage, done to perfection. After dessert, the tables will be cleared and we get ready to agree with our hosts that "It's a Great Day For The Irish!" This is always a fun day, a day when everyone is Irish. Our trip signup sheet is on the board and we welcome any and all. The cost, if we can muster 38 or more, will be \$94.00 p.p. It will be ten dollars more for 29-37. The price includes round trip motor coach transportation, the luncheon with entrée, salad, dessert, beverage, tax and tip and the afternoon variety show. It's a great way to celebrate Do you enjoy traveling? If so, how about joining us? The Travel Club meets the first Thursday of every month at 7:00 PM in the Clubhouse. We always we conduct a little business, discuss new and upcoming trips, see a travel related film and enjoy a social hour with refreshments. It is a lot of fun. Our next meeting will take place on Thursday, February 5, 2015 at 7:00 PM in the clubhouse. If you would like additional information,

please call Ed Reilly at (310) 326-4710,
or Sharon Rose at (310) 539-0811.

"BINGO" and "GETTING TO KNOW YOU" NEWS!

Attention Bingo lovers and Getting to know you fans. Bingo will be Feb.12, 2015 Where:Town Hall Time: 2:00 PM. Cards are \$2.00 each, no limit small bills please, bring a snack to share

'Getting to know you' Surprise!' On Sunday Feb.15, 2015, our very own Troubadour, Leon Silverman will entertain us with a special Valentine Concert. His nephew will accompany him on the piano. We want to share this with all our friends, neighbors and hope to see you there. Where: Sun. Feb. 15, 2015 Where: Lounge: Time: 1:00 pm

Refreshments served. Questions?
Call Arlene (424) 263-2039, Judi (424) 263-2271

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Men's Wednesday Golf Results 1/28/2015

Good turnout for today, with 24 players including 4 of our regular guests. Nice going guys. There were some pretty good scores out there, with three players breaking 50. Congrats to everybody who played and especially the winners.

■ By Caroll & Steve

Winners

A - Flight	Low Gross	Low Net
Ray Tominaga	47	
Jim White		43
B - Flight	Low Gross	Low Net
Steve Spolidoro	50	
Ralph Dilibero		48
Hole in One:	None	

Ladies on Fire! 01/29/15

Another week with a hole in one! Congrats to Marge Frye! Beautiful day for life of leisure. Scores today ranged from 56 to 73.

--by Ricki Decker/ Joanie Johnson

Thursday Women's Golf tournament

Winners

A - Flight	Low Gross	Low Net
Kay Mori Ray	56	
Julie Dojiri		49
B - Flight	Low Gross	Low Net
Alice Wong	57	
Ralph Dilibero		45
Hole in One:	Marge Frye	




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SAFETY FIRST

New Horizons Rules & Regulations, page 7G, reminds us that multiple access balconies are for the use of all residents with doors opening onto the common balcony or upper deck. Access from one end to the other must not be blocked. No fences, gates or latticework preventing free access are permitted. This is to allow free movement by residents, police, ambulance drivers, paramedics, firemen and maintenance staff, in case of any emergency. We can no longer say it probably won't happen here. It has already happened. A fire required restoration of the affected units and reconstruction of the roof. Other safety hazards are hanging plants, potted plants and other items placed too close to the top of a stairway in addition planters hanging over the side or railings, potted plants and other items on the stairs themselves. -Submitted by Code Enforcement secretary, Marquerite Stadvec


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