



New Horizons Newsletter

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Torrance, California 90505

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Editor - Sandy Spann
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President's Notes

Summer is in full swing, and there's lots happening around our community. Here's a quick update on key projects and upcoming events:

Zinsco Panel Replacement

Building 510's electrical panel is installed, has passed inspection by the city. If you haven't seen the finished product stop by and take a look; it looks great! Building 511's electrical panel is also installed but still needs inspection by the City of Torrance, and the housing needs to be completed.

Charging Station Project

Still working on getting our permit in place. SCE has completed the relocation redesign (across the parking lot from the last design location) - Access 7.

Resident Fine Art Showing

Sunday, September 21st, 1^{pm}-5^{pm} - The first in a succession (I hope) of wonderful art events took place showcasing ten (10) of our truly talented residents. The event was a huge success and inspired and amazed all in attendance. We all enjoyed light refreshments while appreciating the amazing art displays.

Torrance Neighborhood Watch

New volunteers are always welcome - your participation makes a difference! Questions? Come to a meeting one the 2nd Wednesday of the month at 4:00^{pm} in the Clubhouse, or see Jonie Jones

Upcoming Fall Events - Save the Dates!

- Veterans Day Celebration - November 11th
 - Cookies and Carols - December 7th
 - CIC-Holiday Pot Luck Party-December 10th
- Stay cool and stay connected,
Next month Board Meeting is on October 15 at 5:00^{pm}

Gail Standley, Board President

2025 HOA Dues - \$532.00

WELCOME NEW RESIDENTS

Unit	Resident Name	Bldg.	Status
490	Hall, Michael	422	Owner
386	Massie, John & Linda	312	Owner
076	Yoshimura, Ted & Yumiko	516	Owner
463	Margaret Fullinwilder	424	Owner
189	Maranian, Jack & Mary Lou	311	Owners
050	Agnew, Joy	126	Renter
050	Tawni Mercurio	126	Caregiver

By: Maggie Pagan, Orientations

To schedule an orientation, please contact the office

310-325-3080



Each year, all New Horizons Veterans are honored at our Veterans Day Program.

If you are a Veteran or know someone who is, please call the New Horizons office at **310-325-3080** to make certain you are on this distinguished list.

Julie Dojiri, Co-Chair Civic Affairs Committee

Picnic Fun Club



The Labor Day Picnic was a dollar everything resident appreciation event. Thank you to all the amazing volunteers and attendees at the Labor Day Picnic. What a great time! Once again Nick Blaney and the Band and Larry Neville out did themselves! We all enjoyed celebrating. See you next year! Our Picnic Fun Club meetings are always the **second Thursday** of each month at **10:00^{am}** all are welcome.

Jeannie Rennback, President

Join Us in the World's
Largest Earthquake Drill.

October 16, 2025

Register: ShakeOut.org



New Horizons will be participating in
the International earthquake drill on:

October 16th at 10:16^{am}

Participate in the drill by placing your
OK sign on your front sliding glass
door, or kitchen window



Board Meetings on Third Wednesday of the Month

NEW HORIZONS SOUTH BAY ASSOCIATION Board of Directors General Meeting Minutes August 20, 2025, at 2:00^{PM}

CALL TO ORDER:

A quorum of the Board being present, President Gail Standley called the General Meeting to order at 2:05 PM.

DIRECTORS PRESENT: Gail Standley – President
Gary Smith – Vice President
Mary Lee Lombardi - Treasurer
George Bunce - Secretary
Tom Kasterko – Architectural
Maggie Pagan – 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 July 16, 2025, General Meeting Minutes.

- **Motion:** George Bunce made a motion to approve the July 16, 2025, General Meeting Minutes, as presented. Maggie Pagan seconded the motion. (M/S/C: 7-0)

EXECUTIVE SESSION SUMMARY

The Board viewed and discussed third-party contracts, delinquent, and legal matters.

TREASURER'S REPORT

Following the review of the July 31, 2025, financials.

- **Motion:** Gail Standley made a motion to accept the July 31, 2025, financials, as presented. Maggie Pagan seconded the motion. (M/S/C: 7-0)

DELINQUENCY REPORT

The Board reviewed the Delinquency report. Gail Standley gave an update on all accounts.

MANAGEMENT REPORT

The Board reviewed the action tracker with pending and new projects.

REPORTS

- **President's Report:** Gail Standley thanked everyone who supported the Ice Cream Social fundraiser on Sunday, August 3rd.
- **Paving Project Update:** Rose Paving is recommending taking core samples.
- **Orientation:** Maggie Pagan reported that there were 6 Orientations and scheduling three more.
- **Roofs and Gutters:** Gary Smith reported that Building 111 is next, leaving two roofs left.
- **Golf Enhancement Project:** Tom Kasterko reported that the golf course looks good. The new valves installed reduce water usage.
- **Newsletter:** Sandy Spann reported that the Newsletter Office is in good shape. Volunteers are needed to distribute newsletters.
- **Website Committee:** The website is operational and looking great. Esther Audrey is stepping down after years of volunteering. Thank you, Esther, for your hard work and dedication.
- **Civic Affairs Committee:** Julie Dojiri shared City Council updates (events, ordinance, proposals, etc.)
- **Picnic Fun Club:** Jeannie Rennhack announced that the Labor Day picnic was selling advance tickets.
- **Conservation Club:** Gail Standley shared that the money raised through recycling of plastic bottles and cans collected by the Conservation Club is used to fund several projects at New Horizons.
- **CIC:** Mary Lee also shared that they fund several projects at New Horizons. Please join a meeting.
- **Neighborhood Watch:** Joanie Jones announced that more building coordinators are needed. Please come to a meeting if you are interested in volunteering.
- **DMT:** Maggie Pagan announced that there was no meeting in August. The next meeting is on the first Tuesday of September. The Great Shakeout Earthquake Drill is on October 16th at 10:16 am.

HOMEOWNER FORUM

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

UNFINISHED BUSINESS

- **Clubhouse Pool:** Following the review of the proposal from Paradise Pool to replace the underground pool valves for a total of \$5,300.00, the Board approved to move forward.
- **Motion:** Gail Standley made a motion to approve the proposal from Paradise Pool to replace the underground valves for a total of \$5,300.00. Tom Kasterko seconded the motion. (M/S/C:7-0)
- **Budget Season:** Budget Season has commenced. A date for the budget meeting will be announced later this year for all homeowners to attend.
- **Reserve Study Review:** The Draft Reserve Study was submitted for review. Mary Lee and Janet will be reviewing and presenting it.

NEW BUSINESS

- **Deck Proposal:** Following the review of the proposal from Len’s Composition, to remove the landing, replace the wood subfloor as necessary, and apply and finish with a 7-layer process system in Building 203, the Board approved to move forward.
- **Motion:** Gail Standley made a motion to approve the proposal from Len’s Composition, for a total of \$5,200.00. George Bunce seconded the motion. (M/S/C: 7-0)

CORRESPONDENCE

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

ADJOURNMENT

The Board of Directors General Session Meeting was adjourned by Board President, Gail Standley, at 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 _____

nhsb.org website is on your Phone!

Scan our QR with your smart phone

◆ open camera,
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◆ tap QR in yellow box.

Your phone will open website.



**OCTOBER BOARD MEETING WILL BE ON
October 15TH, at 5:00^{PM}**



Alert!!
Residents Beware

Coyotes have become a routine sighting
Please protect your pets

Coyote Notices and sightings are a constant reminder to pet owners and residents. They are in our community and will continue to prey on our pets. Please be vigilant and keep your animals safe. Do not leave food out, as these predators will continue to roam freely in search of meals.

FREE E-WASTE RECYCLING & PAPER SHREDDING
Proof of Torrance Residency Required

8 a.m. - 12 p.m.
2025 Event Dates
September 27
December 13

Torrance City Hall Employee Parking Lot
(Near Torrance Courthouse off Maple Avenue)



- **Paper Shredding:** Limit of 3 boxes or bags per vehicle.
- Bring TVs, monitors, cell phones, small appliances and other electronics for safe and responsible recycling.
- **Hazardous waste will not be accepted** at this event. Hazardous waste includes items such as paint, batteries, medications, glues, fluorescent bulbs, and chemicals such as pesticides, cleaners, and insect repellents.

Events are first come, first served, and will end when truck capacity is reached.

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Learn how to recycle just about anything in Torrance. Sign up for trash collection.

City of **TORRANCE** California
City of Torrance Public Works
For more information, call (310) 781-6900
or visit www.TorranceCA.Gov/PublicWorks
or www.TorranceRecycles.org

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General Manager's Notes

- ◇ Roof replacement: **Building 111** is in progress. Only two roofs are left!
- ◇ Draft Reserve Study is in review for approval.
- ◇ Thank you for your patience- the pool heater was repaired. However, two underground valves must be repaired before turning on the heater. The work has been scheduled for September 8th.
- ◇ Rodents are attracted to fruit and vegetable plants. Clean up your patios and decks to avoid rodent activity.
- ◇ **Bug Stop** offers **free** ant treatment and spraying **(310)324-2847 or (310)327-2847**.
- ◇ Sprinkler heads and valves continue to be inspected and replaced with water-saving products, resulting in significant savings which are reflected in our water bills.
- ◇ A balcony in **Building 203** was completed.
- ◇ Building inspections, repairs, and painting are still in progress in Area 5.
- ◇ Southern California Tree and Landscape will be lowering all hedges over ten feet tall. All landscaping inside patios is the homeowner's responsibility.
- ◇ Avoid a fine and do not store any luggage, furniture, boxes, etc., on the garage beams or floor. Garages are not storage units.
- ◇ Be kind to your plumbing by not flushing wipes and bulk amounts of toilet paper.
- ◇ **Early Candidate Notices and Statements** will be included in the October Newsletter. Additional forms will be available in the Administration Office. Candidate nominations will begin on October 17, 2025, for the election of four (4) Board seats.



Sincerely,

Janet Garcia - CMCA, AMS,
PMP General Manager

Clubs & Activities Meetings

Arts Club (Ceramic Room)

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

Bingo (Town Hall)

2:00^{pm} 2nd Thursday of the month

Board Meeting (Town Hall and via Zoom)

2:00^{pm} 3rd Wednesday of the month

Bridge Club (Town Hall)

Noon to 4:00^{pm} Mondays

Book Club (Lounge) 11:00^{am} 3rd Monday of the month

Bunco (Lounge)

6:00^{pm} to 8:00^{pm} 2nd Tuesday of the month

6:00^{pm} to 8:00^{pm} 4th Thursday of the month

DMT (Disasters Management Team)

11:00^{am} 1st Tuesday every other month

CIC (Condo Improvement Club (Lounge))

6:00^{pm} 4th Wednesday of the month

Ceramics (Sports Center)

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

Civic Affairs Committee (Lounge)

2:00^{pm} 3rd Tuesday of the month

Coffee N Chat (Lounge)

10:00^{am} Last Tuesday of the month

Conservation Club (Lounge)

11:00^{am} 3rd Thursday Every other month

Ladies' Golf (Golf Course)

9:00^{am} Thursdays

Men's Golf (Golf Course)

8:30^{am} Wednesdays

Neighborhood Watch Meeting:

4:00 pm 2nd Wed. of the month

Newsletter

Article Deadline 15th of the month

Publication Date Last Wednesday of the month

Picnic Fun Club (Lounge)

10:00^{am} **Next Meeting in Jan. 2026**

Recyclables (by Clubhouse)

10:00^{am} 2nd Thursday of the month

Scrabble (Golf Room)

2:00^{pm} to 4:00^{pm} 2nd & 4th Friday of the month



Coffee-N-Chat Hour with PMP

Last Tuesdays of the Month

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



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Choose Option 1

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 - Community Updates
 - HOA Documents
 - Submit & View Requests
 - Communicate with Management

Honoring a Hero:
Billy Slonecker
 Receives Centenarian Recognition Award



Mr. Billy Slonecker, a retired Torrance Fire Chief, World War II veteran, and proud New Horizons resident, was honored with the distinguished Centenarian Recognition Award at the Torrance City Council meeting on August 19.



Born in 1925 in Laredo, Missouri, Billy moved west with his family in 1931, eventually settling in Torrance, a city he would serve with dedication for decades.



During World War II, Billy served as a Tail Gunner in the 8th Air Force aboard the B-17 Flying Fortress. His courage in aerial combat earned him several distinguished honors. Among them were the Air Medal, awarded for heroism, meritorious service, and exceptional achievement during flight missions under enemy fire; the Oak Leaf Cluster for his bravery and excellence in support of hazardous ground operations; and the Purple Heart after being wounded in action.

tions; and the Purple Heart after being wounded in action.

Billy dedicated 31 years to the Torrance Fire Department, including seven years as Fire Chief. He is credited with implementing the city's paramedic unit, a lasting contribution to public safety.



For the past eight years, Billy has called New Horizons home. His commitment to service continued as a member of the New Horizons Disaster Management Team and a trained CERT rescuer.

Billy is the proud patriarch of a loving family that includes three children, five grandchildren, and six great-grandchildren.

Congratulations, Billy. New Horizons is deeply honored to celebrate the life and legacy of such a remarkable resident.

The Centenarian Recognition Award is sponsored by the Commission on Aging to honor individuals who have reached the extraordinary milestone of 100 years of age.

If you would like to nominate someone for this award, please contact:

Jesus Castro, Senior Recreation Supervisor
 310-618-2935 JesusCastro@TorranceCa.Gov

Julie Dojiri, Co-Chair
 Civic Affairs Committee

DMT (Disaster Management Team)



October 16 at 10:16^{am}

On Thursday, October 16, at 10:16^{am}, all New Horizons' residents are encouraged to participate in the Great Shakeout earthquake drill.

Place the yellow OK sign facing out on the kitchen window by 10:00^{am} and remove it after 10:30^{am}.

During the drill,

DROP where you are, onto your hands and knees. (This position protects you from being knocked down by shaking and reduces your chance of being hit by falling or flying objects.)

COVER your head and neck with one arm and hand. If a sturdy table or desk is nearby, crawl underneath for shelter. If no shelter is nearby, crawl next to an interior wall. Stay on your knees; bend over to protect vital organs.

HOLD ON until the shaking stops.

We will have a follow-up meeting on November 4 at 2:00^{pm} to review our drill and provide additional preparedness practices.



Maggie Pagan, Chair



CIC HOLIDAY CHEER
December 10th — 6:00^{pm}

Save the date -join the fun!

Date: December 10th, 2025
Time: 6:00 pm.
Clubhouse Lounge

CIC meets the 4th Wednesday of the month at 6:00^{pm}.
 Join us!!!

Mary Lee Lombardi Chairman

Leon Silverman

WWII Veteran Honored
Commemoration of 80th Anniversary
End of WWII held at Pearl Harbor
August 30 – Sept 2, 2025



If you've ever attended any of the New Horizons events, such as the holiday gathering, then you're probably acquainted with Leon Silverman. He's the gentle man who brings the gentle tones when he sings God Bless America.

Well, listen to this! Leon recently went to Hawaii as a guest of honor of a group called, "You Were Worth It." Have you ever, upon meeting a veteran, said, "Thank you for your service?" That's where founder, Dwight Hanson, got his idea for You Were Worth It... the response a veteran might give.

Leon and 13 additional* WWII Veterans flew to Hawaii for the 80th commemoration of the surrender of Japan aboard the USS Missouri. The group participated in several events, including:

- ◆ speaking with the NAVY ROTC unit at the University of Hawaii Moana
- ◆ sharing stories with those at Marine Corp Base Hawaii paid their respects to the men of the USS Arizona and all those who died on that Day of Infamy.

And Leon sang at every event. "And sometimes there were two or three events a day," said Leon. "Everywhere we went we were appreciated."

It was a wonderful trip where Leon and the other WWII Veterans were able to meet and share with thousands of people who thanked them for their service," said Dwight Hanson, Co-Founder and Command Corporal of You Were Worth It Foundation. "They are men of legend, and we must always remember and never forget their service and sacrifice."



So, when you're walking or biking around NHSB, keep watch for a man, zipping around, pushing an upright walker, and humming a tune. It's probably Leon. And be sure to say it! "Thank you for your service, Leon!"

*Another NHSB resident was invited but unable to go.

Kimberly Edwards



CULTURE CORNER

The 2025-26 entertainment year is in full swing, and the **Hollywood Bowl** still has many sing-alongs and other events throughout much of the month. Hop on a bus leaving from the **Torrance Transportation Center** on Crenshaw Blvd. at 208th Street and leave the driving to them.

Among concerts are **Erykah Badu** with **Westside Gunn, B-52 Tribute Band,** and **The Nightmare before Christmas** in concert.

The **Warner Grand** in San Pedro has reopened. Concerts continue to be performed at the Grand Annex Music Hall as well as at "Crafted", Tickets are available in person at the Grand Vision/The Grand Annex, Monday-Friday, from 9:30^{am}-6:00^{pm}, online at grandvision.org, and orders can also be placed by phone at 310-833-4813. Wine tastings are available before selecting concerts if you join or upgrade to grandvision.org/membership.

Don't forget "**First Thursday**" in **San Pedro**, when all the stores in the Art district, mostly 6th and 7th Streets East of Gaffey Street, are open from 5:30^{pm} to closing. One can tour the area by streetcar to the harbor and back. **Fourth Sunday** in Old Torrance is also fun. Get there early for easy parking!

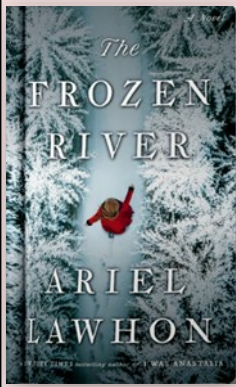
The **Terra Cotta Warriors** from **China** can be seen through the rest of the month at the **Bowers Museum** in Santa Ana. The museum is open from 10:00^{am} – 4:00^{pm} Tuesday-Sunday. You may call during regular hours to find out about after-hours tours, from 5:00 – 10:00^{pm}.

For a fresh, autumnal experience, go apple picking in **Oak Glen**. Late October - November are best. "**Hello Dolly**" will be performed at the **Carpenter Center** at **Cal State Long Beach** from October 17-November 2. The new season will include "**Man of La Mancha**." As in the past, you can design your own subscriptions with quite good savings. Remember all the wonderful local entertainment through **Torrance Cultural Arts**, here in Torrance at the **Armstrong Theatre**, including **Cabaret Theatre**.

The Peninsula Symphony will resume its concerts on October 29; **Beach Cities Symphony** at **El Camino** will be starting on Friday evening, October 18 at **Marsee Hall**. Check out all the cultural events there, free or low cost.

SUPPORT THE ARTS!

Shelly Zirkes



Book Club
11:00^{am} to Noon
The Frozen River
by Ariel Lawhon

On the third Monday of the month, October 20th 11:00^{am} - Noon in the Lounge, the Book Club will discuss *The Frozen River* by Ariel Lawhon.

This mystery is based on a true story of a midwife in 1789 Maine working to solve a murder. *The Frozen River* is a thrilling, tense,

and tender story about a remarkable woman who left an unparalleled legacy yet remains nearly forgotten to this day.

November reading will be: *The Dove Keepers* by Alice Hoffmann.

For more information contact Teresa Turner.



Teresa Turner
(310)918-3169

Torrance post office closed.
Friday, July 25th, 2025

On Friday, July 25th, the Main Torrance Post Office located at 2510 Monterey Street shut down. The closure occurred after USPS employees believed unsealed asbestos was uncovered during the remodeling. The building was evacuated; support was requested from the LA County Health Hazmat team, and a licensed asbestos abatement company was hired for the cleanup.

Tests conducted at the post office at 2510 Monterey St. and completed on Aug. 15 showed no asbestos-containing materials were located within the air duct systems. Officials said there have also been no reports of asbestos exposure to people. While testing found no asbestos in the air ducts or customer areas, further inspection revealed that all remaining property inside the building, including mail and packages, had been compromised. As a result, the USPS told KTLA that approximately 4,000 pieces of mail were destroyed. A spokesperson for the agency told KTLA that the destruction was "required of all mail pieces in accordance with protocols required by federal, state, and local OSHA and EPA regulations."

For customers affected by the contamination, the Postal Service has provided the following guidance:

- For uninsured items, a customer notice obtained from the Torrance Post Office can be used as confirmation for the sender that the item was not delivered.
- Customers with insured items may be eligible to file a claim at usps.com.

During the suspension, services for Bulk Mail Entry Unit (BMEU), Hold Mail, Caller Service, and PO Box handled by the Torrance Main Post Office have been relocated as designated below:

Hawthorne Post Office	Hours of Operation
12700 Inglewood Ave Hawthorne, CA 90250	Mon - Fri: 9 a.m. - 5 p.m. Saturday: 9 a.m. - 3 p.m., Sun: Closed
Services provided: Hold Mail, Caller Service, and PO Box for 90503 ONLY	
El Segundo Post Office	Hours of Operation
2130 E Mariposa Ave El Segundo, CA 90245-9998	Mon - Fri: 9 a.m. - 5 p.m. Sat/Sun: Closed
Services provided: Hold Mail, Caller Service, and PO Box for 90501, 90505, 90507 - 90510	



**NEIGHBORHOOD
WATCH
GROUP**

The Neighborhood Watch Group is still growing, and more residents are getting involved. We are currently looking for CO-AREA CAPTAINS for Areas 1, 5 & 6.

Currently, as the Neighborhood Watch Group continues to grow, our members consist of a number of wonderful women volunteers and a only few men. We need more of our resident men as Area Captains and/or Building Coordinators. Going forward, **WE WANT A BALANCE OF THE MASCULINE POINT OF VIEW!** So, with that in mind, if you are willing to volunteer even part time, please contact your Area Captain or Joanie Jones. We are looking forward to having a balanced group that is representative of the whole community.

Also, we are looking for BUILDING COORDINATORS - it's a limited responsibility.

- just observe area around your Building
- report any suspicious or criminal activity to the police and your Area Captain.

In short it means you are not required to attend meetings (*unless you want to*) and there is no computer work involved.

Interested? Register with your Area Captain or Joanie Jones 310-517-9350.

SAFETY TIPS:

- ♦ Do not allow any DELIVERY people into your condo!
- ♦ Make sure you have keys hidden someplace or with a neighbor.
- ♦ Your security door and inner door should use the same key.
 - ♦ **Knox Residential Box** - Explore online. Special. Less expensive options at home improvement stores.
 - ♦ Box holds access key to your condo for first responders. Prices Range from \$227-\$325 and registration forms need to be completed With Torrance Fire Dept.
 - ♦ **Echo Dot** (Amazon product) can be purchased at Home Depot & Lowe's.
 - ♦ Needs Installation and setup. It can automatically call 911 when needed.
- ♦ Don't leave purse in car while unloading groceries, keep it on you.

Neighborhood Watch Group - Neighbors working together to keep our Community Safe.

Joanie Jones



Clubhouse Pool Update

The Clubhouse pool is finally open. The heater was repaired, and the plumbing valves were replaced.

Please note that the pool will take a few days to heat up.

Thank you for your patience and understanding.

Janet Garcia
PMP Management



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BULK TRASH PICK UP

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LADIES GOLF

8/7/25		
	Low Gross	Low Net
Toni Greenstone	63	
Kay Mori		52

8/14/2025		
	Low Gross	Low Net
Kay Mori	64	
Toni Greenstone		52

8/21/2025		
	Low Gross	Low Net
Toni Greenstone		60
Kay Mori	56	

	Low Gross	Low Net

MEN'S GOLF

09/01/2025		
A-Flight		
	Low Gross	Low Net
Rick Stoffer	51	
Tom Kasterko		47

9/3/25		
A-Flight		
	Low Gross	Low Net
Julius Park	52	
Steve Anderson		47

B-Flight		
	Low Gross	Low Net
Steve Spolidoro	56	
Tony Gamberdino		46

B-Flight		
	Low Gross	Low Net
Steve Spolidoro		48
John Huhn		51

9/10/25		
A-Flight		
	Low Gross	Low Net
Larry Neville	53	
Julius Park		50
Mike Lowery		50

A-Flight		
	Low Gross	Low Net

B-Flight		
	Low Gross	Low Net
Steve Spolidoro	60	
John Huhn		51

B-Flight		
	Low Gross	Low Net

State Lic.
PR5687

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Laura Serafin
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New Horizons Resident



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



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- Kitchen & Bathroom Remodeling
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All styles of flooring and wood refinishing
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Free Estimates – Free Design

Bonded & Insured

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Free Estimates – Free Design

HomeRemodelSupply.com / Alanblayney@gmail.com



New Horizons Cleaning Service

Offering Cleaning Service for all areas

- Flooring (Carpet, Vinyl, Wood floors)
- Furniture Cleaning & Polishing,
- Kitchen & Bathrooms,
- Window Cleaning (Inside Only)

1st Visit: \$150

Monthly: \$120

Call Gaby (evenings Only)

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27 Years Experience



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- > Doctor's Appointment
- > Personal Care
- > Companionship
- > Cooking

Caregiver
References upon request

CARLA

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- Collectibles
- Vintage Silver
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Experiencing slow drying times?



Clean & Clear Dryer Vent Service
310-872-0219

CLEAN YOUR DRYER VENT – PREVENT FIRES FROM LINT BUILD UP

It's important and recommended to have your dryer vent thoroughly cleaned every two (2) years. Lint builds up in the vent and can reach "critical mass".

The lint can catch fire. The warning signs are: The outside or top of the dryer may feel warm when it's in use.

The dryer takes a long time to dry your clothes. Residents are responsible for unit appliances including the dryers and the vents."

New Horizons CC&Rs.

CAREGIVER OR HOUSE CLEANING

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

I Live Nearby – references upon request

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Torrance, CA

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2 Bedrooms + Den, 1.5 Bath, 1,133 sq. ft.

\$544,000

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ISAAC CARUSO
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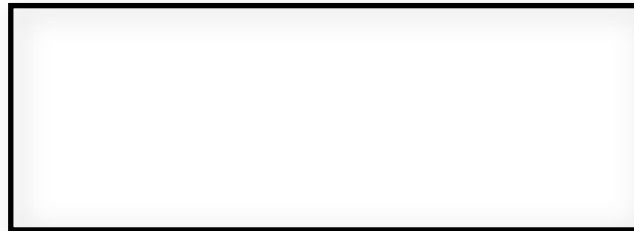
Direct 424-789-4480

alessandraamado@gmail.com

1225 West 190th Street Suite 105
Gardena CA 90248



New Horizons South Bay
 22727 Maple Avenue
 Torrance, CA 90505
310-325-3080
admin@nhsb.org
nhnewsletter@yahoo.com



SEPTEMBER 2025 ISSUE



22741B Nadine Circle



22627B Nadine Circle



22907B Nadine Circle



Golf Course View

Listings:

just
Listed

- ◆ **New - 22627B Nadine Circle** **\$565,000**
 Upper 2 Bd + Den, 2 Baths. Many upgrades including walk-in shower in master bathroom. New electrical panel, vinyl windows and doors and more.
- ◆ **22741B Nadine Circle** **\$519,000**
 2 Beds, 1.5 Baths (950 s.f.)
 Very sunny and bright upper unit.
 Modern upgrades, quiet location
- ◆ **22907B Nadine Circle** **\$560,000**
 2 Beds, 1.5 Baths (950 s.f.)
 Very sunny and bright upper unit.
 Modern upgrades, quiet location.

Condos Wanted

- ◆ 2 Bedroom and Den—Lower Level
- ◆ Bungalow
- ◆ Any golf course condo

CALL ME DIRECT: 310-989-7700



Richard St. Amant
 REALTOR

310.989.7700

RichardStAmant@bhhsdp.com
 DRE #01123656

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 HATHAWAY**
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 PROPERTIES

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Golf Course
is Closed, *Mondays* until
12:00pm

October 2025

2025 HOA FEE
\$532

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>5</p> <p>Join Zoom Board Meeting https://zoom.us/j/97313070727?pwd=dWZvSmduVUxjN2x2dH1JbVlV41VnNHQTO8 Meeting ID 973 1307 0727 Passcode: 618476</p>	<p>6</p> <p>Arts Club 12:30pm - 2:30pm</p>	<p>7</p> <p>Bridge Club Noon - 4pm</p>	<p>8</p> <p>4:00pm - (Lounge) Neighborhood Watch Group</p>	<p>9</p> <p>2:00pm - (Town Hall) BINGO</p>	<p>10</p> <p>2:00pm - 4:00pm (Lounge) SCRABBLE</p>	<p>11</p>
<p>12</p>	<p>13</p> <p>COLUMBUS DAY</p>	<p>14</p> <p>6:00pm (Lounge) BINGO</p>	<p>15</p> <p>5:00pm (Town Hall) BOARD MEETING Via Zoom</p>	<p>16</p> <p>DMT 10:16am Great ShakeOut Earthquake Drills 11:00am (Lounge) Conservation Club</p>	<p>17</p> <p>DEADLINE: Newsletter Articles</p>	<p>18</p> <p>HAPPY Sweetest Day</p>
<p>19</p>	<p>20</p> <p>11:00am (Lounge) Book Club</p>	<p>21</p> <p>2:00pm (Lounge) Civic Affairs</p>	<p>22</p> <p>6:00pm - C I C (Lounge) Condominium Improvement Club</p>	<p>23</p> <p>6:00pm (Lounge) BINGO</p>	<p>24</p> <p>2:00pm - 4:00pm (Lounge) SCRABBLE</p>	<p>25</p>
<p>26</p>	<p>27</p> <p>10:00am PMP Coffee N Chat (Lounge)</p>	<p>28</p>	<p>29</p> <p>Newsletter</p>	<p>30</p>	<p>31</p> <p>Happy Halloween</p>	



Breast Cancer Awareness Month

NEW HORIZONS SOUTH BAY ASSOCIATION

October 17, 2025

CANDIDACY NOTICE

The annual meeting is scheduled for April 14, 2026. There will be four 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 15, 2026, 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, for a period of at least one year. 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. He/she must not be in any legal proceeding against the association or its Officers and Directors. If you are disqualified from nomination, you have the opportunity to engage in Internal Dispute Resolution pursuant to 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

Please call to confirm receipt (310) 325-3080

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.

Name

Date

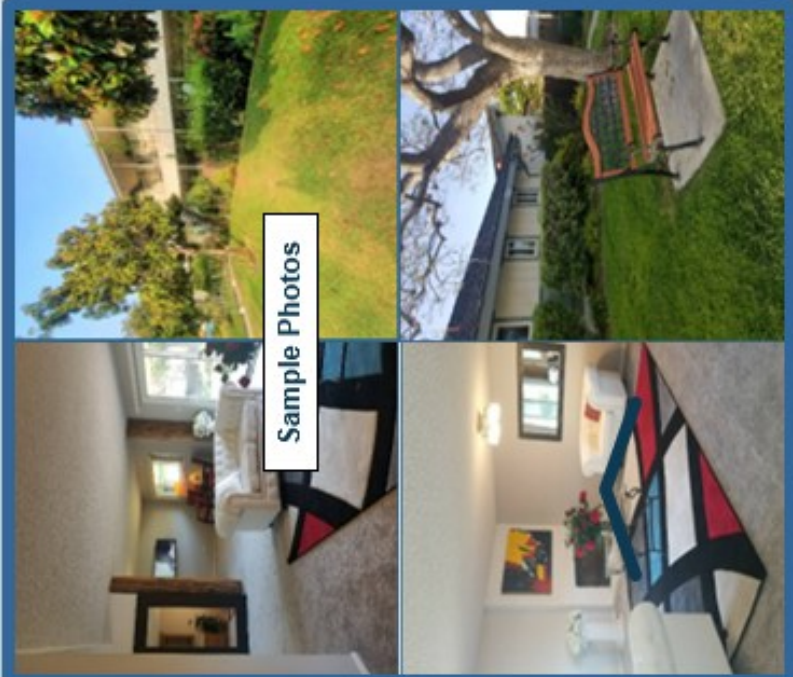
_____ Candidate declines to submit a statement.



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

So Many Updates!

Sold Listings:	
22941 Nadine Circle	\$541,000
22611 Maple Avenue	\$720,000
23026A Nadine Circle	\$720,000
22883A Nadine Circle	\$615,000
22925B Nadine Circle	\$585,000
22865B Nadine Circle	\$615,000

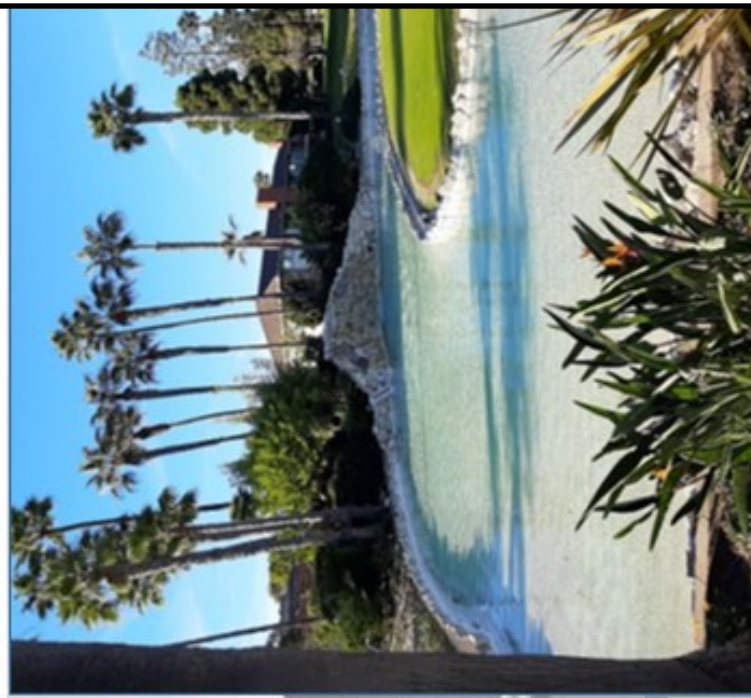
Latest Listings + In Escrow:

22611 Maple-(Bungalow) (In Escrow)	\$725,000
22723 Maple - (Bungalow)	\$825,000

Latest Rental

22907 Nadine Circle	
---------------------	--

"Things Move Quick when you work with Nick."



Nick Blaney Realty

Nick Blaney, Broker

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310-386-5415

nickblaney1@gmail.com



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.



Be The First to See This Upcoming Listing

- ◆ Stunningly Remodeled, X-Large, Upper
- ◆ 2 Bedrooms/ 2 Bath Unit with Views
- ◆ Possible 3rd Bedroom
- ◆ Parklike Setting
- ◆ Private Entrance and Decks

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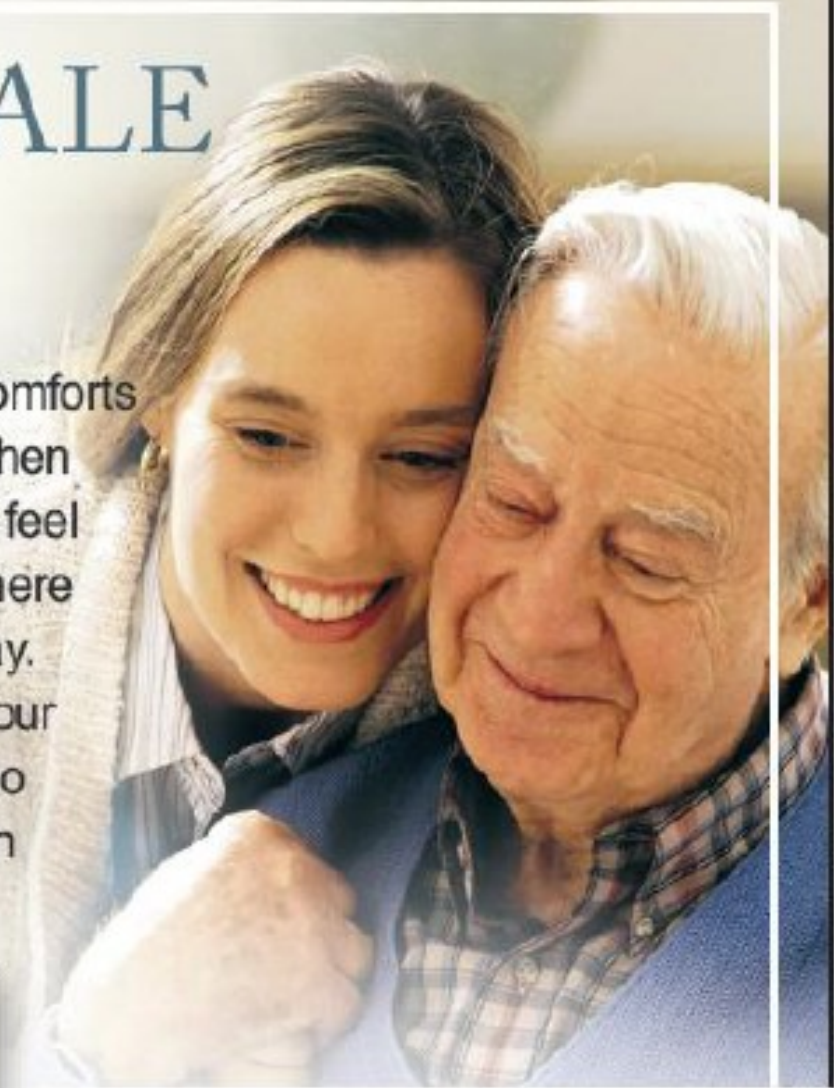
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Whether you have inherited a property, own a run down rental, or are simply tired of the constant upkeep, I am here to help. Let me make the process simple, fast and stress-free so you can move on to your next chapter.

Contact me to discuss the sale of your home. I have a list of buyers ready to call New Horizons "HOME"



DRE # 01981410

DEBBIE LANG

Your New Horizons
Neighbor AND Realtor

Real Estate Agent
424-355-3500



HELPFUL REAL ESTATE



MY LATEST LISTINGS

AVAILABLE NOW: Uniquely updated 2 Bedroom / 2 Bath, 1,117 sq. ft. with den and 2 garages (AREA 6) - \$675,500.00

SOLD IN JUST 6 DAYS: Completely renovated, 1 Bedroom / 2 Bath (area 4) - \$674,500.00

SOLD IN JUST 3 DAYS: Completely renovated 2 Bedroom / 2 Bath, 1,117 sq.ft. with den near Sports Center (AREA 4) - \$685,500.00

More than a realtor - A Caring Guide for Life's Transitions


COMPASS




ZEST FOR LIFE!


23009 Nadine Cir Unit A, Torrance, CA 90505

If you are an active senior 55 years or older, then welcome to New Horizons a Senior Community on 55 acres of landscaped grounds of grass, trees and flowers all maintained for you to enjoy. Here you will find a plethora of popular sports and activities to keep you engaged and entertained. How about a nine-hole golf course, putting green and driving range, tennis and pickleball court, two swimming pools and spa, table tennis and pool rooms, men's and women's fitness center with dressing rooms, showers, dry saunas, and hot tub. Enjoy arts and crafts including ceramics, wood shop, art, and hobby rooms. Join one of the many clubs and make new friends. Interact with your neighbors in the beautiful Club House offering coffee in the morning and a variety of daytime and evening entertainment events. Ready for home and hearth? Follow the meandering pathway through parklike grounds to this single level private condo with new wood flooring and fresh paint throughout. It is the perfect retreat! The enclosed front patio entry welcomes you home to one of the largest floor plan models with two bedrooms and two baths in 1,117 square feet. The living room is spacious and open and accented with a unique brick fireplace. The kitchen is efficiently designed with a patio view window and a breakfast bar open to the living room. The dining area has views of the second private patio. A versatile den can be used as a formal dining room, office or a third bedroom. The two bedrooms have plenty of closet space. The hallway houses the in-home laundry facilities. Private garage space. Commutable friendly to the Redondo Pier, Del Amo Mall, Costco, Trader Joes and a cadre of coffee shops and restaurants. Get excited! Get inspired! Get a move on to the New Horizons Community!

 2 BD

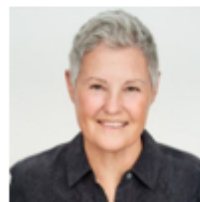
 2 BA

 FT² 1,117 SF

 \$599,000



Kurt Allen
DRE# 01005087
Realtor
M: 310.200.5280
kurt.allen@compass.com



Judy D'Angelo
DRE# 005471116
Brokers Associate
M: 310.429.6478
judydangelore@gmail.com



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