

New Horizons Newsletter

22727 Maple Avenue
Torrance, California 90505

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Email – nhnewsletter@yahoo.com
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Issue: March 2026
Editor - Sandy Spann
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2026 HOA Dues - \$560.00

President's Notes

As we move further into the new year, I would like to thank our community for your continued cooperation and commitment to New Horizons. Your participation and support truly make a difference.

Special Assessment Update

We are pleased to report that 95.5% of the Special Assessment payments have been received. Thank you to everyone who submitted payment promptly. Of the remaining balances, one property is currently in foreclosure, and several homeowners have communicated with management regarding their plans for payment. We appreciate the cooperation of those residents and will continue to monitor the remaining accounts.

Board Election Information

Our annual Board Election is approaching. As previously announced, we have four (4) positions open on our seven-member Board of Directors. In order to conduct a valid election, we must receive at least 301 ballots. Your vote is essential.

Please mark your calendar: **Candidates Night will be held on Thursday, March 5th at 6:00 PM.** This is an excellent opportunity to meet the candidates, hear their perspectives, and ask questions before casting your ballot. We strongly encourage all members to participate and, most importantly, to VOTE.

EV Charging Station Update

Work continues to move forward on the EV Charging Station project. CLE is currently awaiting confirmation from the City of Torrance regarding whether formal approval is required prior to pouring the charger and meter pads. We will provide further updates as soon as we receive clarification from the city.

Thank you again for your engagement and for helping to make New Horizons a strong and vibrant community. I look forward to a productive and positive year ahead.

Respectfully,

Gail Standley, Board President

nhsb.org website is on your Phone!

Scan our QR with your smart phone

- Open camera,
- Hold phone over QR code,
- Tap QR in yellow box.

Your phone will open website.



WELCOME NEW RESIDENTS

Unit	Resident Name	Bldg.	Status
121	Tsai, Chien-Min (Jimmy)	507	Owners
107	Rosellen, David	524	Owner
279	Blaney, Nick & Tsai, Paloma	201	Owner
412	Mauy, Pamela	407	Renter
530	Albright, Mary	605	Owner
239	Davis, Carrie	204	Renter
39	McCarthy, Greta	520	Renter
195	Labbe, Anna May	310	Owner
195	Labbe, Sheila & Matthew	310	Renter
460	Wallour, Frances	416	Renter

By: Maggie Pagan, Orientations
To schedule an orientation, please contact the office 310-325-3080

ELECTION

COMMITTEE NEWS

MEET THE CANDIDATES
Thurs, March 5th at 6:00^{pm}



Mark your Calendars for
Thursday, March 5th, at 6:00^{pm}
in the **Town Hall.**

Everyone is welcome and it is your opportunity to meet the wonderful residents who are on the 2025 Election Ballot.

After a brief background by each of the candidates, there will be an open forum question and answer period. So come to hear what the candidates have to say. Submit your written questions for the candidates before or fill out a question form that evening.

Note: If you are an owner and have not received your ballot, please notify the office.



General Manager's Notes

- ◆ Tree trimming for seasonal trees is scheduled to commence Monday, February 16th – Friday, February 27th. Weather permitting.
- ◆ The Sportscenter Spa was drained, cleaned, and refilled.
- ◆ The Garage AA roof replacement is scheduled on Wednesday, February 25th.
- ◆ For emergencies during office hours, please call the office. The PMP careline is available for after-hours support and emergencies.
- ◆ Please join me on Tuesday, March 31st in the lounge for coffee and chat. Brookdale South Bay will be joining us to answer questions from residents and share information about their facilities and services.
- ◆ Tripping Hazard inspection is scheduled for Thursday, February 19th, weather permitting.
- ◆ Olive trees will be treated to prevent olives from growing. Notices will be posted with dates.
- ◆ Please help me congratulate Manuel Balderas, Employee of the Month. Manuel consistently goes above and beyond to provide quality service and prompt assistance. Thank you, Manuel, for your hard work and dedication.



Sincerely,



Janet Garcia - CMCA, AMS,
PMP General Manager



Condo Improvement Club Elections 2026

The Condo Improvement Club (CIC) is one of the wonderful clubs at New Horizons. CIC fundamentally acts as a fundraiser venture, provides entertainment venues and social events which raises funds earmarked for New Horizons improvement projects.

The CIC monthly meeting on Wednesday, February 25th at 6:00pm will include nominations and voting on the new Board. The nominating committee will present a slate of candidates. We're excited to vote for the Chairperson, Vice Chairperson, Treasurer and Secretary.

Everyone is invited to join the club as we elect a new Board. The Club welcomes bring all ideas and events for 2026.

If you're interested in joining the board, please contact our nominating committee:

Name	Phone Number
Linda Kelly	646-734-3372
Marina Taffe	703-474-4153
Barbara Bowman	310-325-6292

If you'd like to join us in planning future events plan to attend our next meeting. The Club meets on the 4th Wednesday of the month at the Clubhouse at 6^{pm}, and refreshments are served.

Mary Lee Lombardi

President



Saturday, March 1st, 2026

Spring Forward -
Turn your clocks ahead



After-Hours Help Line

Call: **310-694-0600**

Choose **Option 1**
Then press the (*)
for a live operator



Alert!!

Residents Beware

Coyotes have become a
routine sighting
Please protect your pets



Coffee-N-Chat Hour with PMP

Last Tuesdays of the Month

The Next Coffee-N-Chat will
be 10:00^{am} -Tues. March 24, 2026



Online Resident Portal

PMP Gateway

With PMP GATEWAY you can:

- Pay Your Assessments
- Open Maintenance Requests
- Access Documents & Forms
- And much more!



1. Log in at connect.pmpmanage.com
2. Click "**PAYMENTS.**"
3. Select your payment options.
4. Explore additional features:
 - Communication Preferences
 - Community Updates
 - HOA Documents
 - Submit & View Requests
 - Communicate with Management

MEN'S GOLF

1/21/26		
A-Flight		
	Low Gross	Low Net
Julius Park	52	
Roy Tominaga		48
B-Flight		
	Low Gross	Low Net
Steve Henderson	56	
Steve Spolidoro		49
02/04/2026		
A-Flight		
	Low Gross	Low Net
Rich Stoffer	57	
Larry Neville		54
Ryoji Matsukuma		54
B-Flight		
	Low Gross	Low Net
Roy Tominaga	58	
Steve Spolidoro		48

01/28/2026		
A-Flight		
	Low Gross	Low Net
Julius Park	48	
Roy Tominaga		48
B-Flight		
	Low Gross	Low Net
John Huhn	59	
Tony Gamberdino		48
A-Flight		
	Low Gross	Low Net
B-Flight		
	Low Gross	Low Net

Important Dates & Times:
Cut out and Save this on your wall/refrigerator

Monthly Clubs & Activities	
Art Club - (Sports Center)	
◆ 12:30 ^{pm} to 2:30 ^{pm}	Sundays
Bingo - (Town Hall)	
◆ 2:00 ^{pm}	2 nd Thurs. of the month
Board Meeting - (Town Hall and via Zoom)	
◆ 2:00 ^{pm}	3 rd Thursday of the month
Birthday Club - (Lounge)	
◆ 6:00 ^{pm}	3 rd Tuesday of the month
Bridge Club - (Town Hall)	
◆ Noon to 4:00 ^{pm}	Mondays
Book Club - (Lounge)	
◆ 11:00 ^{am}	3 rd Mon. of the month
Bunco - (Lounge)	
◆ 6:00 ^{pm} to 8:00 ^{pm}	2 nd Tues. of the month
◆ 6:00 ^{pm} to 8:00 ^{pm}	4 th Thurs. of the month
CIC (Condo Improvement Club - (Lounge))	
◆ 6:00 ^{pm}	4 th Wed. of the month
Ceramics - (Sports Center)	
◆ 9:00 ^{am} to 1:00 ^{pm}	Wednesdays
Civic Affairs Committee - (Lounge)	
◆ 2:00 ^{pm}	3 rd Thurs. of the month
Coffee-N-Chat - (Lounge)	
◆ 10:00 ^{am}	Last Tues. of the month
Conservation Club - (Lounge)	
◆ 11:00 ^{am}	3 rd Thurs. (every other month)
Ladies' Golf - (Golf Course)	
◆ 9:00 ^{am}	Thursdays
Men's Golf - (Golf Course)	
◆ 8:30 ^{am}	Wednesdays
Needle Arts Club	
◆ 10:00 ^{am} to 2:00 ^{pm}	2 nd & 4 th Mon. of the month
Neighborhood Watch Group - (Lounge)	
◆ 4:00 ^{pm}	2 nd Wed. of the month
Newsletter	
◆ Articles/Ads Deadline	2 nd Wed. of the month
◆ Publication Date	Last Wed. of the month
Picnic Fun Club - (Lounge)	
◆ 10:00 ^{am}	2 nd Thurs. of the month
Recyclables - (by Clubhouse)	
◆ 9:00 ^{am}	1 st Fri. of the month
Scrabble - (Golf Room)	
◆ 2:00 ^{pm} to 4:00 ^{pm}	2 nd & 4 th Fri. of the month
Social Dancers	
◆ 1:00 ^{pm} - 3:00 ^{pm}	2 nd & 3 rd Fri. of the month

On Par with New Horizons Men's Golf


Professional golfer, Ben Hogan, once said of golf, "I have found the game to be, in all factualness, a universal language wherever I traveled at home or abroad." If that language speaks to you, consider joining the **New Horizons South Bay Men's Golf Club**. President Larry Neville says what makes the club for him is the camaraderie and friendship. "It's just a fun group of people who love to play golf."

The men meet on Wednesdays and tee off at 8:30^{am}. Right now, there's about 15 guys in the club and they'd like to have at least 20. People have moved and left the club for various reasons. Neville would like to build it back up. The club does fun things such as Valentines Day play with the Women's team (which meets on Thursdays). The day included competition and lunch! Other fun things include:

- If you hit a hole-in-one, everyone has to give you a buck.
- And there's a pool called "hole-in-one carry over" where everyone puts in a buck and when someone finally wins, they have to buy donuts for everyone that next week.

Neville's been at NHSB for 19 years and would like to see this club make a comeback. It provides that "universal language" that any player can speak, making lifelong friends.

Men's and Ladies' Golf Clubs





New Horizons South Bay

**Birthday Celebration - Every month
Let's Celebrate Together**

*Share Birthday cake
to celebrate all current month's
Birthdays*

**Join us every 3rd Tuesday of the Month
in the Clubhouse Lounge at 6:00^{pm}**

After dinner – Dessert is on us.

***All are welcome Birthday
honorees and
anyone who just wants to mingle***



**There will be a Birthday
Lottery for those attending**



**March 17th, 2026
6:00^{pm}
Clubhouse Lounge**

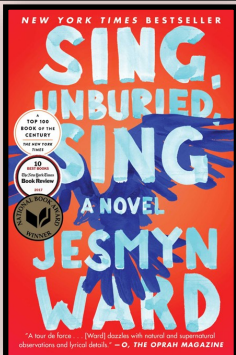
***Join the Birthday Club every
3rd Tuesday of the Month***

**The Club is created to have a
monthly Birthday Celebration
honoring all born in that month.
This will be a *Meet n' Greet* of New
Horizon's residents new and old.**

- Cake will be provided
- Coffee will be available
- **BYO - Bring your own refreshments to share (Wine, beer, soda, etc.)**
(Plates and utensils will be provided).

**Everyone has a birthday. Looking
forward to this becoming a monthly
event that let's neighbors come
together and celebrate each other.**

January Blandford
310-529-2511



**Book Club
March 16th**

11:00^{am} to Noon

***Sing Unburied Sing*
by Jesmyn Ward**

**On the third Monday of the
month, March 16th, 11:00^{am} to
noon in the lounge, the Book
Club will discuss *Sing Unburied
Sing* by Jesmyn Ward.**

***Selected as One of the Best Books of the 21st
Century by The New York Times *WINNER of
the NATIONAL BOOK AWARD following a
Mississippi family on a road trip to pick up the
father from prison, blending a contemporary
story with magical realism and ghosts to
explore themes of race, poverty, and
generational trauma in the American South.**

Reading ahead? The March book is *Circe* by
Madeline Miller.

For free library copies of these books contact:



Teresa Turner

(310)918-3169



Needle Arts Club

***Come join the newly formed
club, have coffee and share
your joy of crafts with our
community.***

**This is a safe space for everyone regardless of
ability, knowledge, and experience. We
welcome all who want to share and learn a
craft. Explore the wonderful world of knitting,
crochet, and needlepoint, quilting, stitching
techniques.**

**Whether you are a beginner or looking to
enhance your skills, this is a perfect venue for
you. We have so many talented residents who
are willing to share their craft with you. We
will meetup 2nd and 4th Mondays from 10:00^{am}
to 2:00^{pm} in the Lounge.**

**Please bring your new and unfinished projects
and share your knowledge with the group.**

**NH Lounge March 9th and 23rd
10:00^{am} – 2:00^{pm}**

Linda Fisk
310-780-9515

JOIN THE FUN – AND MAKE A DIFFERENCE

The Civic Affairs Committee is looking for new members!

As a subcommittee of the New Horizons Board, we advise and represent the HOA on important community and civic matters. Our goal is simple: keep our residents informed, connected, and engaged with the city services and issues that affect us.

Over the years, we've hosted a wide range of workshops and presentations, including:

- TPD Crime Prevention
- City Candidates Forum
- Veterans Day Celebration
- Meet & Greet with Dist. 6 Councilman, Dr. Gerson
- Torrance Transit Shuttle presentation

If you enjoy being informed, asking good questions, or helping neighbors navigate city resources, we'd love to have you join us. Bring your ideas, your curiosity, and your voice.

For more information, please call me or stop by our meetings on the 3rd Thursday at 2 pm in the Lounge.

Torrance Community Bulletin

- Senior Tech Day – March 21 from 8:30^m to 11:30^{am} at Bartlett Senior Ctr. 2nd floor. Get help with your Android, iPhone, Tablet, or Laptop.
- Torrance Fire Dept. Spaghetti Dinner – Saturday, March 7 from 4:30^{pm} – 8:00^{pm} at Ken Miller Recreation Center – 3341 Torrance Boulevard. This is the Annual fund raiser for the Burn Center. Cost \$10 per person
- E-Waste & Paper Shredding – March 28th from 8:00^{am} – 12:00^{pm}. Free event near Torrance Courthouse off Maple.

Julie Dajiri, Civic Affairs Committee

Picnic Fun Club



The Picnic Fun Club invites EVERYONE to join the fun in planning and putting on our 3 Annual Picnics: **Memorial Day, 4th of July and Labor Day.**

Volunteer for an hour or two for any of the following important tasks that makes the picnics come to life.

- **Purchasing & storing supplies** (hot dogs, buns, drinks, condiments, ice, ice cream)
- **Set Up:** tables, umbrellas, decor, grills, ice chest/drinks, signs, condiments, trash & recycling bins
- **Table reservation signs**
- **Grillers, bun assistants**, condiments replenishing, bake sale, drink sales
- **Disc jockey** (when live band takes breaks)
- **Raffle ticket sellers**
- **Take down and clean up**

To learn more (including perks for volunteers), come to our next meeting on **Thursday, March 12, at 10:00^{am}** in the Clubhouse Lounge. We look forward to seeing you there!

Marina Taffe, President



POST OFFICE - TORRANCE, CA Postal Operations Resume

US Post Office will be open in Torrance

- Postal Operations Resume with Limited Services



TORRANCE POLICE DEPARTMENT



The Torrance Police Department offers **Vacation Security Checks** to all Torrance residents. While you are away on vacation, officers from the Torrance Police Department and/or Torrance Police Department Volunteers will periodically stop by your home to check for open doors, broken windows or any other suspicious circumstances. This is another added security precaution you can utilize to safeguard your possessions and assure your peace of mind while you are on vacation. This is a free, but invaluable service provided by the Torrance Police Department to the citizens of Torrance.

Homeowner should realize that the **Police Department and the City do not assume any liability** for loss or damage to property during specified dates. Homeowner understands there is *no guarantee* that vacation checks will be done daily.

300 Civic Center Drive, Torrance CA
310-328-345

Go online and fill out the form

PROVIDING PEACE OF MIND WHILE YOU'RE AWAY!



NEIGHBORHOOD WATCH GROUP

The FEBRUARY Neighborhood Watch Group Meeting was an appreciation meeting for our community Dog Walkers, and it went very well.

About 40 residents attended and we enjoyed food, drink & socializing. Attendees completed a survey about walking their dogs in the community. The surveys were very positive with the suggestion that our community has some dark areas where residents would like to see more lighting. Thanks to everyone who helped set up and clean up! The surveys will be given to the Office with the suggestion of more lighting in the darker areas.

The MARCH NWG Meeting will be a question & answer meeting as to "How do things work in the HOA". The Area Directors will direct their questions to Janet Garcia, our PMP Property Manager and Gail Standley, the Board President. Building Coordinators and all residents are invited as this should be a very informative and educational meeting.

MONTHLY INCIDENT REPORT

1. If you park your car outside of your garage on the street or in the parking lots, do not leave your remote for the garage in your car or any valuables. A car was broken into and the remote was used to open a garage door and steal some property.
2. There was an incident at the Sports Center pool where family members were jumping into the pool. When they were asked to stop (swimmers in the pool were trying to protect their hearing aids from the splashing), the male in the family became abusive and cursing at those asking for the jumping to stop. Another male at the pool asked the cursing man to stop speaking that way to the women and the offending male made actions like he might hit the man trying to protect the women – but did not. If the name of this family were known, it would have been reported to the management company, but the name was not known.
 - In this case, the POLICE NON-EMERGENCY NUMBER should have been called 310-328-3456 Always have your phone with you when you go to the pool and DON'T HESITATE TO CALL the NON-EMERGENCY NUMBER if you feel threatened or uncomfortable or are suspicious of anything!

SAFETY TIP:

Be aware that when walking in public, someone might bump you or drop something close to you, causing you to bend down to pick it up. While you are doing that and are distracted, they use the opportunity to grab your purse. Always hang on tight to your purse (valuables) when out in public and do not leave it in the shopping cart while looking at merchandise. *Always hold it close to you*

Joanie Jones

AREA CAPTAINS

Area	Captain	Phone #
Area 1	Sandy Spann	847-710-7020
	Etawnya Clifford	424-318-8523
Area 2	Barbara Ramsey-Duke	310-251-6830
	Linda Kelly	646-734-3372
Area 3	Cathy & Richard Smith	310-415-7977
	Maggie Pagan	914-469-3257
Area 4	Lisa Duarte	310-951-9350
	Linda Fisk	310-780-9515
Area 5	Esther Audrey	310-753-6058
	Lydia Rodgers	310-780-9515
Area 6	Joanie Jones	310-517-9350
	Cathy Denning	310-294-6279



CULTURE CORNER

For those who missed "Sounds of Laurel Canyon" last month, you can register for Symphony Pops with the City of Hermosa Beach. These trips sell out quickly, so register online or go to the community Center on Pier Avenue at PCH and pay in person. You can bring a picnic dinner and sit comfortably at private tables while hearing the likes of Linda Ronstadt, James Taylor, Crosby, Stills and Nash, the Eagles, and other great rock n'roll groups of the '60's and '70's.

The next cabaret theatre at the George Nakano Theatre at the Civic Centre opposite the Armstrong Theatre presents Yuko Mabuchi Trio Friday, March 6 and Saturday, March 7, at 7:00 pm. If you order dinner as well plan to arrive closer to 6:00 pm. This Japanese pianist brilliantly combines jazz and classical traditions. Order teriyaki salmon with sesame seeds for dinner with your tickets and have a total experience.

Los Cancaneros celebrates the beauty of "The Heart of America" and the 250th anniversary of our great country through music. Later in March at Little Fish Theatre at its new site in Redondo Beach, comes "The Taming" from March 20 - April 4. The play explores power, identity, and the right to be heard.

You do not have to make a choice: you can attend both "The Taming" and "Guilty Pleasures: An Unapologetic Comedy," opening March 13-April 4 at Kentwood Players in Westchester. Pure laughter at both theatres.

Lastly, Dragon Mama, Part II of the Dragon Cycle, appears in a limited engagement at the Geffen Theatre. It is a "high-octane" one-woman show packed with ghosts, monumental family choices, which tells of resilience, queer love, and what it takes to break free and find home. Enjoy the arts!

Shelly Zirkes

Need In Home Therapy
PHYSICAL
OCCUPATIONAL
Therapy?

To qualify You only need a valid:

- ✓ Identification and/or Driver's License card
- ✓ Medicare card



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 500 N. Central Ave, Unit 225
 Glendale, CA 91203
 747-228-0990

Just takes minutes to see if you're approved at **NO COST** to you.

(818) 402-2699


David



OUR WEBSITE  TICKETS 

LOS CANCIONEROS MASTER CHORALE

ALLAN ROBERT PETKER • ARTISTIC DIRECTOR

presents  **The Heart of America**


MARCH 15, 2026 • 5PM

America is made with the hearts of its inhabitants, and its passion and depth is complex and wonderful. This concert celebrates its beauty in music, and the 250th anniversary of the American Revolution, with Shawn Kirchner's Three American Songs, Argentinian/American composer Ariel Quintana's "Mass from Two Worlds," and the "American Mass" by California's own Ron Kean, which features American hymns interwoven into newly composed music and the ancient Liturgy of the Mass.

General Admission \$40 • Students \$30

JAMES R. ARMSTRONG THEATRE
TORRANCE CULTURAL ARTS CENTER
3330 Civic Center Drive
Torrance, CA 90503

tickets.lcmasterchorale.com



FREE Tax Preparation

AARP Tax-Aide

Walk-ins ONLY

Appointments are unavailable
AARP membership not required

WHAT TO BRING: A copy of your last year's tax return, picture ID(s), Social Security card(s), all tax forms you have received.

WHAT THEY DO NOT DO: Returns with rental income, married filing separate, business losses or overly complex returns.

For more information:
www.taxaide-southbay.org

2026 (310) 320-5918 **2026**
1339 Post Avenue in Torrance
February 2 – April 15, 2026
Mondays through Thursdays & Saturdays
9 a.m – 2:30 p.m.
Dates and Times are subject to change.

City of TORRANCE California
City of Torrance • Community Services Department
RECREATION DIVISION
(310)618-2930 • www.Recreation.TorranceCA.Gov
"Creating and Enriching Community through People, Programs and Partnerships"

FREE E-WASTE RECYCLING & PAPER SHREDDING

Proof of Torrance Residency Required

8 a.m. - 12 p.m.
2026 Event Dates
March 28 September 26
June 27 December 5

- 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.



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



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

Funded in Part by 

The secret of good golf is to hit the ball hard, straight and not too often.

GOLF: a five mile walk punctuated with frequent disappointments.



alisa ann ruch



Torrance Firefighters Association

SPAGHETTI DINNER

and
Bake Sale

\$251,000 raised
54,000 meals served



Saturday – March 7th 2026

Benefiting the Alisa Ann Ruch Burn Foundation and CHAMP CAMP!

KEN MILLER RECREATION CENTER

3341 TORRANCE BLVD.

4:30 – 8:00 PM

Adults \$10 Kids \$8 (8yrs. & under)

MEET THE CANDIDATES



For

Torrance City Election



THIS FORUM IS ONLY FOR NH RESIDENTS

FORUM

Candidates for Mayor & Treasurer

Sunday, April 19, 2026

1:00 – 3:00 PM - Town Hall



SOCIAL HOUR

3:00 PM



Light Refreshments

Sponsored by NH Civic Affairs Committee

5 WAYS TO USE A HECM

New Horizons is FHA approved



Call me today to see if you qualify for a federally-insured Home Equity Conversion Mortgage (HECM)



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

5 Ways to Use a HECM

1. Refinance your existing mortgage to eliminate your monthly mortgage payments*
2. Obtain a growing line of credit that cannot be cancelled, frozen, or reduced
3. Cover monthly expenses
4. Pay for in-home health care or a spouse's skilled nursing care
5. Purchase a new home

*Borrower must occupy home as primary residence and remain current on property taxes, homeowner's insurance, the costs of home maintenance, and any HOA fees. 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. Subject to credit approval. For licensing information, go to: www.nmlsconsumeraccess.org #1586809376 Expires 02/2028 Equal Housing Lender



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Torrance CA 90501-4034
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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.
- There are no taxes, no gas surcharges, no hidden fees.

Walsh's #1 Goal – Customer Satisfaction
New Horizons Residents – 10% discount

Mr. Kent & Carlos Handyman Service

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

Call - 424-355-3045 Thank you!

JIMMY'S ORIGINAL
Window Washing



Jimmy Mendoza
310-591-4454

Member of
National
Notary
Association



ELAINE M. TROVATO
(310) 339-4568

\$15 per signature
New Horizons Resident



Horacio Caruso
TEL: 310.626.6245
FAX: 310.326.1418
SRS Reset – Check Engine
ABS – Security Code, Air
Bag & Seatbelt installation



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danielcaruso@1stcassab.com

1233 W 257th St
Harbor City, CA 90710
T – 310.325.1990
F – 310.326.1418

Laura Serafin
Insurance Claim Specialist
laura@1stcassab.com



Scott Weller
Owner

1810 Artesia Blvd, Redondo Beach, CA 90278
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southbay@acehandyman.com
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Black Car Service

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



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Funds are for our community through the Conservation Club. You can drop them off at the bottom of the steps at Building 300 parking lot side or call me to a plan.

Maggie Pagan

914-469-3257

24 HR EMERG.



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SOLD ALL CASH

Fixer Upper Bungalow

22721 Nadine Cir.

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

\$544,000

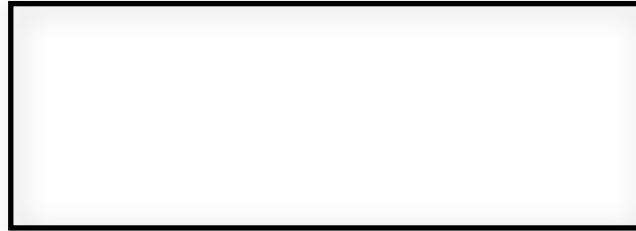
Kay Mori

310-218-3855 DRE 0066827





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



Listings:

just
Listed

- **22343 B Nadine Circle** **\$475,000**
2 Beds/1^{1/2} Baths (950 s.f.)
 - Upper-level condo; sunset views from living room and two decks.
 - Kitchen upgraded in the 1990s. One enclosed garage space.
- **22909 B Nadine Circle sold** **\$475,000**
2 Beds/1^{1/2} Baths (950 s.f.)
 - Upper-level condo; sunset views from living room and two decks.
 - Kitchen upgraded in the 1990s. One enclosed garage space.
- **22713 B Nadine Circle** **\$490,000**
2 Beds/1^{1/2} Baths (950 s.f.)
 - Upper-level condo; sunset views from living room and two decks.
 - Kitchen upgraded with quartz counters and newer appliances.
 - One enclosed garage space.

Leases:

FOR
Lease

Looking for Rental properties in New Horizons, please call.

RECENTLY LEASED

- **Bungalow: 2 Beds, and Den** **\$3,500.**
 Recently upgraded.
- **22945 B Nadine Circle** **\$3,000.**
 Upper 2 Beds, 1.5 Baths (950 s.f.)
 Very sunny and bright upper unit.
 Modern upgrades, quiet location. Two garages

CALL ME DIRECT: 310-989-7700



Richard St. Amant
 REALTOR

310.989.7700

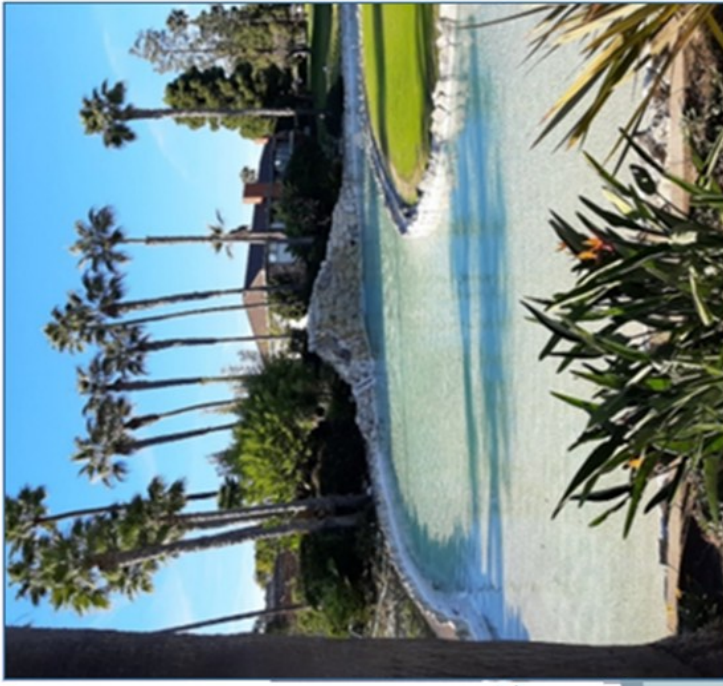
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**So Many Updates!
SOLD LISTINGS:**

22611 Maple - (Bungalow)	\$725,000
23026A Nadine Circle	\$720,000
22883A Nadine Circle	\$615,000
22925B Nadine Circle	\$585,000
22865B Nadine Circle	\$615,000
22907 Nadine Circle	\$540,000
23009 A Nadine Circle	\$550,000

LATEST LEASE

22723 Maple - (Bungalow) - Rented \$3,500/month

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My Commitment to New Horizons

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Sample Photos

Nick Blaney Realty

Nick Blaney, Broker

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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.



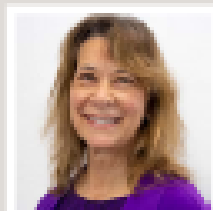
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Contact me to discuss the sale of your home. I have a list of buyers ready to call New Horizons "HOME"



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March 2026

2026 HOA FEE
\$560

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 	2 	3 Noon - 4pm Bridge Club Town Hall	4 	5 	6 	7
8	9 	10 	11 	12 	13 	14
15	16 	17 	18 	19 	20	21
22	23 	24	25 	26 	27 	28
29	30	31 	8:30 am Wednesdays Men's Golf 9:00 am - 1:00 pm Ceramics 9:00 am Thursdays Ladies' Golf	Join Zoom Board Meeting https://zoom.us/j/973130707272?pwd=dWZySmduVUxCN2x2d1JOVEV41VNHQTO9		



**MEET THE
CANDIDATES**

For
**NEW HORIZONS SOUTH BAY
HOA BOARD**

**March 5
at 6:00^{pm}**

**MAR 5th
6^{PM}**

**TOWN
HALL**

2026 CANDIDATES INCLUDE:

Ron Berry

Chis Enson

Tom Kasterko

Mary Lee Lombardi

Gary Smith

Sandy Spann

**Questions for the Candidates? Please drop them off at the
Office or at the night of the Candidate Night on
March 5th**

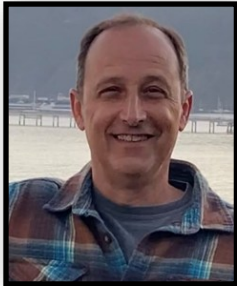


Ron Berry

My name is Ron Berry, and I would like to run for our condo association board. I proudly served as a firefighter for the City of Los Angeles for 36 years then I worked for Disneyland Fire Dept. as a Captain for another 11 years, a career built on responsibility, teamwork, problem-solving, and service to others. This community is especially meaningful to me. My parents lived here, Martha and Richard Berry and now my wife and I have made it our home. We look forward to being active, long-term residents and contributing positively to the neighborhood.

I bring a strong work ethic, clear communication, and a commitment to safety, fairness, and fiscal responsibility. If elected, my goal is to listen to residents, work collaboratively with fellow board members, and help maintain and improve our community for everyone.

Thank you for your consideration. I would be honored to serve.



Chris Enson

My name is Chris Enson, and I am running for the HOA Board to help support a well-maintained, financially responsible, and respectful community. I believe our HOA should operate with transparency, clear communication, and careful budgeting that reflects the needs of residents, many of whom are on fixed incomes. If elected, I will listen to residents, ask practical questions, and work collaboratively to address concerns in a timely manner. My goal is to help protect property values while ensuring our community remains safe, welcoming, and enjoyable for everyone.

I would be honored to earn your trust and your vote.



Tom Kasterko

My name is Tom Kasterko, Judy and I have lived in New Horizons for 23 years. I retired in 2017 after 46 years as a Locksmith and Subcontractor. 2013 was my first year on the Board as Insurance Chair. In the following years other Board positions I've held were Buildings & Pools, Grounds Maintenance, Painting and Business. I was also Treasurer for 4 years and I have been in the role of Architecture Chair for the last 4 years. In 2018, New Horizons started many aggressive programs such as repairing sidewalks, cleaning out underground sewers and waterlines, new fences, deck repairs, repairing the Clubhouse structure to meet city and fire codes, and many more projects that I was involved in.

My goal is to continue to support New Horizons and its residents.



Mary Lee Lombardi

Graduated William Paterson University Summa Cum Laude with a Bachelor of Science degree in accounting; sat and passed the CPA exam; worked in New York City as a CPA in a regional public accounting firm for 15 years; served as financial controller of Cohen Brothers Real Estate Company; and was voted President of the Decorum Manhattan Credit Club, a prestigious credit group consisting of financial professionals.

In 2005, moved West to New Horizons, joined a small accounting firm in Torrance; was active in the Cal CPA organization; and Co-chaired the monthly LA County Discussion Group. In 2006, was asked to consult and train the new accounting people hired by the Board of New Horizons and continued for many years reviewing the accounting records and training the accounting personnel. During this period, assisted the Treasurers with the preparation of the annual budget and preparing the many schedules that were required.

Concurrently elected the Chairman of the Condo Improvement Club (CIC); supervised the Club's many fund-raising functions and the Club's funded capital improvement projects.

In 2021, I was elected as the Treasurer of New Horizons and presently continue in this capacity. I continue to use my financial knowledge to ensure that New Horizons is fiscally responsible and transparent to the members of this community.

For the past 20 years, I have always worked for the greater good of the Community and will continue to do so.



Gary Smith

Gary Smith Was born in Oakland, California and grew up in the South Bay

Attended South High School in Torrance.

Served four years in the navy, including two years in Vietnam

Was married to wife Judy for 53 years.

We raised 3 sons and have 4 grandchildren all in Torrance

Built an international logistics company with longtime business partner. Eventually sold to FedEx.

When I retired, we moved to New Horizons and been a resident for 25 years

Have served a total of 10+ years as a New Horizons director Including Architecture Chairman, Vice Chairman, and Board President.

Looking forward to the opportunity of being part of the board here at New Horizons.



Sandy Spann

I have been a New Horizons Resident since 2018. I moved here to be near my sons, their wives, and grandchildren. I originally became involved with the community's Newsletter assisting in the administrative office in 2019. I have been part of the Board since 2020 and transitioned the community into a full management association status.

My background is in Architecture and History of Art and Architecture. I have worked in corporate America for over 40 years travelling extensively throughout the country. As the Board Secretary, I have initiated standardization of office formats, updated old ineffective forms, and created new when it is needed. I have been instrumental in the new NHSB.org Website and continue to be the Administrator. In 2025, I participated in overhauling the Orientation Booklet that improved on the information and data collection of new owner/residents and renters.

I am always available to assist all the Board in every aspect and looking forward to another year of continued growth. As the Newsletter Editor, I am committed to getting the news out to the community and helping the Newsletter improve its content, look and efficiency.

The Board goals include making NHSB the gold standard of senior living communities and I am committed to achieving our full potential.

Thank you for your support and looking forward to the opportunity to serve.

Board Meetings on the 3rd Wednesday of the Month



NEW HORIZONS SOUTH BAY ASSOCIATION
Board of Directors General Meeting Minutes
January 21, 2026, at 2:00 PM

CALL TO ORDER:

A quorum of the Board being present, President Gail Standley called the General Meeting to order at 2:01 PM.

DIRECTORS PRESENT: Gail Standley – President
Gary Smith – Vice President
Mary Lee Lombardi - Treasurer
George Bunce - Secretary
Tom Kasterko – Architectural
Sandra Spann – Member at Large
Maggie Pagan – Member at Large

PROPERTY MANAGEMENT PROFESSIONALS' REPRESENTATIVE: Janet Garcia- General Manager,

SECRETARY'S REPORT

The Board reviewed the minutes of the November 19, 2025, General Meeting and the November 20, 2025, Budget Meeting.

- **Motion:** George Bunce made a motion to approve the November 19, 2025, General Meeting Minutes, as presented. Tom Kasterko seconded the motion. (M/S/C: 7-0)
- **Motion:** George Bunce made a motion to approve the November 20, 2025, Budget Meeting Minutes, as presented. Tom Kasterko 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 November 30, 2025, and the December 31, 2025, financials.

- **Motion:** Mary Lee Lombardi made a motion to accept the November 30, 2025, financials, as presented. Maggie Pagan seconded the motion. (M/S/C: 7-0)
- **Motion:** Mary Lee Lombardi made a motion to accept the December 31, 2025, financials, as presented. Maggie Pagan seconded the motion (M/S/C:7-0)

DELINQUENCY REPORT

The Board reviewed the Delinquency report. Mary Lee Lombardi 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 paid the Special Assessment early and by the due date. Our insurance coverage has increased to full coverage, and the premium decreased thanks to sub-panel replacements and the commencement of the exterior main panel replacement.
- **Elections:** George Bunce thanked everyone who submitted a candidacy form to run for the 2026 Board of Directors. There are four seats and seven candidates. The annual election will be held on Tuesday, April 14th at 6:00 pm. George Bunce introduced all the candidates.
- The Inspectors of Elections, who have served as our inspectors, submitted their proposal for approval.
 - **Motion:** George Bunce made a motion to approve The Inspector of Elections proposal to serve as our inspectors of election for the annual meeting, for a total of \$3,780.00. Maggie Pagan seconded the motion. (M/S/C:7-0)
- **Orientation:** Maggie Pagan reported that she conducted Orientations for four homeowners and two renters. Four more Orientations are being scheduled.
- **Roofs and Gutters:** Gary Smith reported that the roof for Garage M was completed. Working on the next list of garage roofs to be replaced.
- **Golf Enhancement Project:** Tom Kasterko reported that the golf course looks good. The greens will need silica sand after being aerated.

- **Motion:** Tom Kasterko made a motion to approve the proposal for the installation of the silica sand for a total of \$4,200.00. Maggie Pagan seconded the motion. **(M/S/C:7-0)**
- **Newsletter:** Sandy Spann reported that the Newsletter Office is doing very well. Advertising is increasing, offsetting the expenses.
- **Website Committee:** Sandy Spann reported that the website is an ongoing work in progress. They are adding more features and enhancements.
- **Civic Affairs Committee:** Julie Dojiri announced that Civic Affairs will be hosting a Meet-the-Candidates event for the City of Torrance Mayor and Treasurer. The date will be announced later.
- **Conservation Club:** Gail Standley invited the membership to join the Conservation Club. Volunteers are always needed.
- **CIC:** Mary Lee Lombardi invited all residents to the CIC meeting on Wednesday, January 28th, in the Lounge; everyone is welcome.
- **Neighborhood Watch:** Joanie Jones announced that they have a full roster for Area Captains and need more Building Coordinators. She invited all residents to join them for a community dog walkers meeting on February 11th in the lounge.

HOMEOWNER FORUM

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

UNFINISHED BUSINESS

Exterior Building Electrical Panel Update: Nine buildings have been completed: Buildings 510, 511, 513, 514, 515, 111, 120, 304, and 313. All panels have been inspected and approved by the City of Torrance. According to the new civil code, enacted in January 2026, all newly installed panels must now include an emergency handle. New panels with handles have been ordered and will be installed upon arrival.

Tree Trimming Proposals: Following review of two proposals to trim the seasonal trees throughout the golf course and the golf course trees, the Board made a motion to approve the proposals.

- **Motion:** Gail Standley made a motion to approve the proposals from Finley's for a total of \$34,220.00. Mary Lee Lombardi seconded the motion. **(M/S/C: 7-0)**

NEW BUSINESS

- **Len's Composition Proposals:** Following review of the proposals for deck repairs, the Board agreed to approve three proposals for a total of \$15,600.
 - Building 600, front entrance deck of 22947 NC, Unit B, \$5,200.00
 - Building 601, balcony of 22949 NC, Unit B \$5,200.00
 - Building 212, balcony of 22665 NC, Unit B \$5,200.00
- **Motion:** Gail Standley made a motion to approve the proposals from Len's Composition for two balconies and one front deck entrance for a total of \$15,600.00. Mary Lee Lombardi 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 3:18 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

**Next Board Meeting:
Wednesday, March 18th, at 2:00^{PM}**

Destination 55+ Retirement Community in Torrance...



Donna Sugimoto
Realtor DRE #01883265
310-962-1486
donnasugimoto@gmail.com

\$559,000
SB25269366



23026 Nadine Circle Unit #B | Torrance

One of the largest condo floor plans (approx 1,117 sq per Assessor) with a delightful, remodeled kitchen & main bath, spacious primary bedroom with private bath & oversized dressing area with closets galore. This unit has ample guest parking steps away from the foot of the stairs leading the front door. New Horizons offers a variety of events and activities to meet the needs of all residents. All you need is a vision, an open mind and your favorite color palette. A fresh coat of paint, new flooring and fixtures is all it takes to get started designing your next chapter at one of the South Bay's premiere, Active 55+ Communities. Make this your FOREVER HOME!



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22843 B Nadine Circle \$475,000

2 Beds/1^{1/2} Baths (950 s.f.)

- Upper-level condo with sunset views from living room and two decks.
- Kitchen upgraded in the 1990s.
- One enclosed garage space.



22909 B Nadine Circle \$475,000

2 Beds/1^{1/2} Baths (950 s.f.)

- Upper-level condo with sunset views from living room and two decks.
- Kitchen upgraded in the 1990s.
- One enclosed garage space.



22713 B Nadine Circle \$490,000

2 Beds/1^{1/2} Baths (950 s.f.)

- Upper-level condo with sunset views from living room and two decks.
- Kitchen upgraded with quartz counters and newer appliances.
- One enclosed garage space.



Amenities

- 9 Hole Golf course
- Clubhouse
- Gym/Sauna
- Ceramics / Craft Room
- Table Tennis
- 2 Outdoor pools / Jacuzzi
- Fitness Center
- Woodshop
- Tennis / Pickleball
- Billiard Room



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