



New Horizons Newsletter

22727 Maple Avenue
Torrance, California 90505

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website — www.nhsb.org

Issue July 2025
Editor - Sandy Spann
Volume 62, No. 7

President's Notes

A Grateful Thank You to Our Community Supporters

On behalf of the Board and the entire community, I want to extend a heartfelt thank you to the Conservation Club for their generous contributions that continue to enhance and uplift our shared spaces. Thanks to their donation, we now have beautiful new American and POW flags proudly flying in front of the Clubhouse—an inspiring sight for all who visit. In addition, the Conservation Club has contributed \$480.00 toward the purchase of a new concrete picnic table, replacing the old broken one. This new table will no doubt be appreciated for many gatherings and picnics to come.

We also gratefully acknowledge the Landscape Committee for their donation of \$200.00—funds raised through the Flower Fund via the Conservation Club. This donation will go toward the purchase of new trees scheduled to be planted later this year, a wonderful step toward keeping our grounds vibrant and thriving.

A huge thank you as well to all the hardworking volunteers who helped make our Memorial Day Picnic such a fantastic success. It was our first picnic of the year, and your energy, effort, and community spirit truly set the tone for a season of fun and connection.

We look forward to seeing everyone again at the July 4th Picnic—our next big celebration—and we're also excited to announce an **Ice Cream Social on Sunday, August 3rd**. This sweet event will be a fundraiser for **Eagle Scout Troop 388**, supporting their project to install a new safety railing at the Sports Center. Once completed, this railing will be donated to New Horizons by the troop as a lasting gift to our community. And keep your eyes out for another great addition - a new modernized, all-encompassing awning generously donated by the **Picnic Fun Club**. Thank you, guys!

Thank you all for your continued support, generosity, and involvement. It's your spirit that makes New Horizons such a special place to call home. With appreciation,

Gail Standley, Board President

2025 HOA Dues - \$532.00

WELCOME NEW RESIDENTS

Unit	Resident	Bldg.	Status
437	Carrie Higashi	410	Renter
177	Dana Dunn & Mike Brooks	203	Renters
422	Steve & Cheryl Barnard	408	Owners
457	Eugene Nagle	416	Owner
523	Evelyn Kovacs & Anana Lantos	604	Co-Residents
490	Rhonda Hall	420	Renter
502	Cheryl Richards	604	Owner

By: Maggie Pagan, Orientations

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



Picnic Fun Club

The summer picnic season is in process. We had a successful Memorial Day Picnic and we welcome all to the next Picnic Fun Club summer event.

As always, **Larry Neville** (DJ extraordinaire) and **Nick Blaney's Band** will entertain us. Please join us in the festivities and bring family & friends:

**Friday 4th of July Picnic on Friday,
11:00^{am} to 2:00^{pm}
Clubhouse Picnic Area**

Picnic Fun Club meetings are always the **second Thursday** of each month at **10:00^{am}** and everyone is welcome. Thank you

Jeannie Rennhack, President
310-704 -7071



Alert!!
Residents Beware

**Coyotes have become a routine sighting
Please protect your pets**

4th of July

Golf Tournament

Tournament tee off at **8:30^{am}**
Shotgun start. Sign up in the Golf Room.

The clubs welcome new and future members. (\$7.00 membership fee)

Men's and Ladies' Golf Clubs





Board Meeting on Third Wednesday of the Month

NEW HORIZONS SOUTH BAY ASSOCIATION
Board of Directors General Meeting Minutes
May 21, 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
Tom Kasterko – Architectural
Maggie Pagan – New Resident Orientation
Sandra Spann – Member at Large

DIRECTORS ABSENT: George Bunce- Secretary

PROPERTY MANAGEMENT PROFESSIONALS' REPRESENTATIVE:

Janet Garcia- General Manager, Lynette Hazly- Assistant Manager

OTHERS PRESENT: Guest Tim Goodrich, City Treasurer, gave a brief presentation on how the treasury office is run and answered questions regarding city funds.

SECRETARY'S REPORT

The Board reviewed the March 19, 2025, General Meeting Minutes.

Motion: Gail Standley made a motion to approve the March 19, 2025, general meeting minutes, as presented. Sandra Spann seconded the motion. **(M/S/C: 6-0)**

EXECUTIVE SESSION SUMMARY

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

TREASURER'S REPORT

Following the review of the March 31, 2025, and April 30, 2025, financials.

Motion: Mary Lee Lombardi made a motion to accept the March 31, 2025, financials, as presented. Maggie Pagan seconded the motion. **(M/S/C: 6-0)**

Motion: Mary Lee Lombardi made a motion to accept the April 30, 2025, financials as presented. Maggie Pagan seconded the motion. **(M/S/C: 6-0)**

DELINQUENCY REPORT

The Board reviewed the Delinquency report. Mary Lee Lombardi gave an update on all accounts.

Motion: Mary Lee Lombardi made a motion to place a lien on APN#7369-002-058. Gail Standley seconded the motion. **(M/S/C:6-0).**

MANAGEMENT REPORT

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

REPORTS

President's Report: Gail Standley reported that PLEMCO is no longer part of the project; CLE Electric, along with Edison, will continue moving forward with the installation of the EV chargers.

Orientation: Maggie Pagan reported that there were four orientations this month, and four more are being scheduled.

Roofs and Gutters: Gary Smith reported that building 209 is next, and 612 will be thereafter, leaving five more roofs to go.

Golf Enhancement Project: Tom Kasterko reported that the golf course has improved.

Newsletter: Sandy Spann reported that the newsletter office is doing well and is profitable.

Website Committee: They are still working on minor improvements, but it is coming along.

Civic Affairs Committee: Julie Dojiri shared City council updates. May is "Older Americans Month," and three New Horizons residents were honored.

Disaster Management Team: The Fire Department will be here on June 10th at 2:00 pm. Fire blankets will also be on sale.

Picnic Fun Club: Jeanie Rennhack announced the Memorial Day picnic on Monday. Tickets are still available.

NEW HORIZONS SOUTH BAY ASSOCIATION
Board of Directors General Meeting Minutes
May 21, 2025, at 2:00 PM continued

- **CIC:** Mary Lee Lombardi announced that the next meeting is on Wednesday, May 28th at 6:00 pm, in the Town Hall. Also, on Sunday, August 10th, CIC is hosting a “Sunday Funday” with music, dancing, and beverages. Everyone is welcome.
- **Neighborhood Watch:** New Horizons South Bay is now part of the Torrance Neighborhood Watch. The meeting is June 11, 2025, at 4:00 pm.

HOMEOWNER FORUM

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

UNFINISHED BUSINESS

- **Electrical Panel:** As of Friday, May 21, 2025, a total of 549 units have successfully replaced their sub-panels, fifty-one units are currently in the process of replacement; however, if they do not comply, they will also receive legal notice.
- **Sports Center pool Update:** The Sports Center pool and spa were replastered. Unfortunately, there were additional repairs; the skimmer and a plumbing line to the spa had to be replaced. The pool reopened today, May 21, 2025.

NEW BUSINESS

- **Ratify Lens Composition Proposal:** Following the review of the Lens composition proposal for Building 212 balcony repair and waterproofing, the Board motioned to ratify the proposal.
 - **Motion:** Gail Standley made a motion to ratify the proposal from Lens Composition, for balcony in Building 212, for a total of \$5,2000.00. Mary Lee Lombardi seconded the motion. **(M/S/C:6-0)**
- **Gym Equipment:** A homeowner requested two new gym machines: The Health Rider and Sport Rider. The Dumbbell man will be submitting proposals. The Board tabled this topic until we receive more information and proposals.
- **Ratify Finley’s Trimming Proposals:** The Board ratified the proposals to trim the palm trees throughout the property, including the golf course palm trees.
 - **Motion:** Gail Standley made a motion to ratify the palm tree trimming proposals from Finley’s for a total of \$ 12,270.00. Tom Kasterko seconded the motion. **(M/S/C:6-0)**
- **Ratify Retaining Wall Proposal:** The Board ratified the emergency replacement of the retaining wall behind Building 405, proposal from Finley’s.
 - **Motion:** Gail Standley made a motion to ratify the proposal from Finley’s to replace the retaining wall behind building 405 for a total of \$4,825.00. Maggie Pagan seconded the motion. **(M/S/C: 6-0).**
- **Ratification of Emergency Plumbing Proposal:** The Board ratified the emergency plumbing proposal from Paradise Pool for the spa skimmer and plumbing line, for a total of \$5,800.00.
 - **Motion:** Gail Standley made a motion to ratify the spa emergency plumbing repair from Paradise Pool, for \$5,800.00. Maggie Pagan seconded the motion. **(M/S/C:6-0)**
- **Ratify Sports Center Electrical:** The Board ratified the proposal from Lynch Electric to relocate and replace the electrical wiring and conduit running on the roof border for the spa.
 - **Motion:** Gail Standley made a motion to ratify the proposal for the electrical wiring at the Sports Center from Lynch Electric for a total of \$3,000.00. Tom Kasterko seconded the motion. **(M/S/C: 6-0)**

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 3:20 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 6/19, 2025



JULY BOARD MEETING WILL BE ON JULY16 at 5:00^{PM}

General Manager's Notes

Happy Fourth of July

- ◆ Roof replacement: The Sports Center was completed. Building 209 is next, then Building 612 will follow.
- ◆ Yearly fire extinguisher inspections are scheduled for the first week of July.
 - ◆ Damaged fire extinguisher cabinets will be replaced, as needed.
- ◆ Trash enclosures will be power-washed, per requests.
- ◆ Gym equipment was serviced by the gym equipment vendor, The Dumbbell Man.
- ◆ Sprinkler heads and valves continue to be inspected and replaced with water-saving products.
- ◆ Avoid potential fire hazards by scheduling your dryer vent cleaning.
- ◆ Building inspections, repairs, and painting are still in progress in Area Five.
- ◆ Southern California Tree and Landscape is cleaning out overgrown bushes.
- ◆ Open your windows and doors to circulate the air inside your unit.
- ◆ Be safe during the Fourth of July.
- ◆ **DO NOT FLUSH WIPES!**
- ◆ Bulk Item pick-up must be scheduled and paid for by the homeowner. Call the office if you need references.



Sincerely,

Janet Garcia - CMCA, AMS,
PMP General Manager



Coyote Management Plan – Torrance

PROJECT DESCRIPTION:

The **City of Torrance 2016 Coyote Management Plan** establishes strategies to minimize conflicts between humans, their pets, and urban coyotes using education, behavior modification, and implementation of a tiered response to aggressive coyote behavior.

For a coyote behaving aggressively or attacking

- Call 9-1-1** For sightings or other incidents:
- Complete a report** on the Coyote Management Portal listed:

<https://torrancecoyote.customerportal.help/en;>

- Call the 24-Hour Hotline** at **(310) 618-3868**; or
- Download and Use the myTorranceCA app.**



Food is the #1 reasons coyotes migrate to areas!

To reduce food attractants in urban and suburban areas:

- Never hand-feed or otherwise deliberately feed a coyote.
- Avoid feeding pets outside. Remove sources of pet food and water. If feeding pets outside is necessary, promptly remove the bowl and any leftover food.
- Never compost any meat or dairy, unless the compost is fully secured.
- Maintain good grounds keeping to discourage coyote activity near residences, such as regularly raking areas around bird feeders and removing fallen fruit around any vegetation.
- Keep trash in high-quality containers with tight-fitting lids. If there is a coyote sighting near you, place trash cans curbside in the morning of collection. If left out overnight, trash cans are more likely to be tipped over and broken into.
- Bag attractive food waste such as meat scraps or leftover pet food before discarding.

Coffee-N-Chat Hour with PMP



Last Tuesdays of the Month

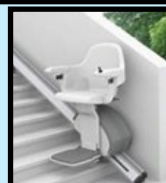
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CULTURE CORNER

The summer is filled with fun activities.

Besides Shakespeare in the parks through July 26, plan to attend movies and concerts in the parks and at the beaches in Redondo Beach, Torrance, and elsewhere throughout the South Bay. Torrance has a full schedule of bands through the summer, mostly at **Wilson Park at 5:00 PM** on Saturdays.

- ◆ July 5th -Andy & Renee and a Hard Rain (Woodstock Retrospective)
- ◆ July 19th - A Space Oddity (David Bowie Tribute) and
- ◆ July 26th - Abba (L.A. Tribute).

El Segundo has concerts on alternate Sundays from June 29 through August at **Library Park at 4:00 PM**.

- ◆ July 13th - Wayward Sons
- ◆ July 27 - Remix

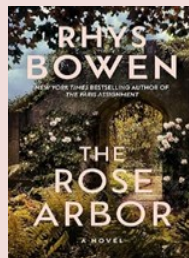
Enjoy Thursday and Saturday concerts from 6:00-8:00 PM at the **Redondo Pier** ; Thursday nights feature tribute bands, and Saturdays have different types of music. Check the Redondo Beach website. Manhattan Beach concerts are Sundays at Polliwog Park from 5:00-7:00 PM from June 29-Augusts 31. Hermosa Beach will have several concerts on each of the two Sundays following Labor Day.

Westchester Playhouse presents, "**She Kills Monsters**" a new play by Qui Nguyen It is a comedic romp into the world of fantasy role-playing. Shows run from July 18th through August 9th. "**The Reservoir**" runs through July 20th at The **Geffen Playhouse**. It is a very funny yet poignant new play by Jake Brasch about family, memory, and healing.

Torrance Theatre Company's Summer musical "**Something Rotten,**" will be performed at the Armstrong Theatre from August 9-17th; buy tickets soon!]

SUPPORT THE ARTS!

Shelly Zirker



Book Club

11:00am July 21, 2025
The Rose Arbor
by Rachel Bowen

On the third Monday of the month, July 21, 11^{am}-12, in the Lounge, the book club will discuss ***The Rose Arbor* by Rachel Bowen**.

Set in England, an investigation into a girl's disappearance uncovers a mystery dating back to World War II in a haunting novel of suspense by a bestselling author.

Reading ahead? Our August 18 book is,

***AMERICANAH* by Chimamanda Ngozi Adichie**, on the New York Times list of the 100 best books of the 21st century

For more information about the book club contact:



Teresa Turner

(310)918-3169

100 Years Young!

Honoring
Mrs. Ora Baker Parton



Mrs. Ora Baker Parton, a New Horizons resident, received the distinguished Centenarian Recognition Award from Mayor Chin at the Torrance City Council meeting on May 20. This prestigious award is sponsored by the Commission on Aging in recognition of individuals who have reached the remarkable milestone of 100 years.

Ora was born in 1925 in Longmont, Colorado. At the age of nine, the family relocated to Lomita and then to Torrance.

During World War II, Ora contributed to the war effort as a riveter, building airplanes. She later dedicated 20 years to Sears Department Store in Torrance and spent eight years at The Gift Corner. She was married to William Parton, a respected coach and teacher at West High School.

Mrs. Parton is the proud matriarch of two daughters, six grandsons and twelve great-grandchildren. Congratulations, Ora, on receiving the Centenarian Recognition Award.

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

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

Julie Dajiri, Co-Chair
Civic Affairs Committee



NEIGHBORHOOD WATCH GROUP

All are invited to a presentation by the City of Torrance

Wednesday, July 9, 5:30^{pm} Town Hall

Light refreshments will be served.

NUMBERS TO REMEMBER

Police non-emergency	310-328-3456
Police Emergency	911

AREA CAPTAINS PHONE NUMBERS:

Area 1: Looking for Area Captain

Area	Area Captains	Phone Number
Area 2:	Barbara Ramsey-Duke Linda Kelly	310-251-6830 646-734-3372
Area 3	Cathy Smith Richard Smith	310-415-7977 310-415-7977
Area 4	Lisa Duarte Linda Fisk	310-951-9350 310-780-9515
Area 5	Julie Dojiri Esther Audrey	310-753-9246 310-753-6058
Area 6	Joanie Jones Barbara C. Marriott	310-517-9350 310-387-9650

June Safety Tip: Amazon sells motion sensitive Light bulbs – 2 for \$9.99 – for use in your patio light fixtures

Joanie Jones

Neighborhood Watch Group



NEIGHBORHOOD WATCH PRESENTATION

by the City of Torrance

Wednesday, July 9, 2025

5:30^{pm} – Town Hall

- Learn how Torrance helps organize and support Neighborhood Watch Groups
- Question & Answer Session follows the City's Presentation
- Learn about our own Neighborhood Watch Group, now forming
- Meet our volunteer Area Captains
- Enjoy Light refreshments!

See you all there!



BE AWARE- COYOTES REPORTED AT NEW HORIZONS.

Coyotes typically avoid heavily populated areas but can venture into residential areas when food, water, or shelter are easily accessible.

Do you know what can you do?



1. **Don't leave pets outdoors unsupervised.** Cats or dogs left outside risk being taken by a coyote, wildlife, another person or hit by a vehicle. **Love your pet?** Keep a watchful eye when outside or on a leash no longer than 6 feet on a walk.
2. **Don't feed pets outdoors or leave food out for wildlife.** Food left outdoors for wildlife, such as squirrels or community cats, inadvertently invite animals of all sizes, big and small. Avoid unwanted animals outside your home by removing food sources.
3. **Haze or scare the coyote.** Quietly watching a coyote go about its business teaches coyotes humans are no threat. Instead instill fear in the coyote by spraying water, making loud noise, flashing light at it, or making yourself appear larger. If coyotes lose their fear of humans, it can potentially lead to negative interactions with people and their pets.



4. **Report all encounters by calling the 24-Hour Coyote Hotline (310) 618-3898**

This helps guide outreach efforts to alert neighbors.

LADIES GOLF

5/22/2025		
	Low Gross	Low Net
Diane Fraley		50
Lihua Tsai		49
Kay Mori	66	
Robin Herzog		58

6/12/2025		
	Low Gross	Low Net
Linda Tsai		51
Diane Farley	60	
Toni Groundstone		60
Kay Mori		56

6/3/2025		
	Low Gross	Low Net
Diane Farley		56
Kay Mori	64	

6/19/2025		
	Low Gross	Low Net

MEN'S GOLF

5/21/2025		
A-Flight		
	Low Gross	Low Net
Julius Park	54	
Rick Stoffer		49
B-Flight		
	Low Gross	Low Net
Steve Spolidoro	60	
Rick Stoffer		50

5/28/2025		
A-Flight		
	Low Gross	Low Net
Julius Park	53	
Ray Tominaga		46
Rick Stoffer	53	
B-Flight		
	Low Gross	Low Net
Mark Gianberdino	57	
Tony Gianberdino		46

6/11/25				
A-Flight			B-Flight	
	Low Gross	Low Net		Low Net
Rick Stoffer	53		Ray Tominaga	51
Mike Lowery		49	Ryoji Matsukuma	46
Larry Neville		49		

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Margaret Lee Carter



Margaret was born in South Bend, Indiana, on April 4, 1933. She attended Purdue University joined the Kappa Alpha Theta sorority, and attended reunions into her 80's. Margaret had two daughters, Ellen and Anne and a son James.

She worked at Children's Hospital LA, while earning her M.S. in Nutrition Science at C.S.U. Northridge in 1972 all while raising her young children. Whatever challenges Margaret met, she was determined to "carry on" and embrace life's pleasures. She was a nutritionist who loved fatty foods and readily served hot dogs for dinner. Having worn lab coats most of her career, she loved dressing up, wearing bright, blingy clothes, hats, and jewelry. With her ribald sense of humor, she reveled in her children's mortification, and her friends wide-eyed laughter. When she wasn't entertaining, she spent alone time writing poetry and reading.

In the 90's, Margaret moved to New Horizons, to be near her son Jim, and grandson Kyle, with whom she was remarkably close. The move also shortened her commute to the U. of C., LA Medical Center where she retired. Margaret fully embraced her life with her many friends at New Horizons, playing bridge, going to the movies, dining out, and attending plays, concerts, and the symphony. She helped lead the Silver Belles Travel Club (with dear friend Susan Warner) and was a member of Sweet Adelines Chorus which performed and competed regionally. She was thrilled that her granddaughter Corey Wilson (Anne's daughter), inherited her musical talents.

In 2016, Margaret moved to Raleigh, North Carolina, to be near her daughter Ellen, once again creating a circle of friends who thrived on her outgoing spirit and outrageous humor. She enjoyed "not doing a damned thing," except listening to music, watching movies and the birds and squirrels feeding outside her window, views of the Pamlico River, her grand-dogs, and her family who visited often. She missed her circle of friends but quickly charmed her caregivers. She passed away on May 7, 2025, at the age of 92 Margaret's humor and spirit will be missed terribly by all she left behind.

*Submitted by her family,
edited for space*



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—E. Shaffer, Redondo Beach

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 Wheelchairs – Power or Manual Grab Bar Installations



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

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



PL-72 Verticle Lift



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

Modular Ramp



310 891-1954

2059 PCH in Lomita

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



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)

562-625-3529

Plumbing & Rooter Services

Rob's 310.748.4516

Emergency Service

Water leaks - drain and Sewer issues,
 Water heaters, Disposals & Faucets
 After hours & weekends

Five ★ service - All senior discount
 Lic. # 563643

Caregiver or House Cleaning

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

Live nearby – references upon request

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

310-944-4483

Mabel Caruso

27 Years Experience



Caregiver

References upon request

- > Light housekeeping
- > Medication Reminder
- > Doctor's Appointment
- > Personal Care
- > Companionship
- > Cooking



South Bay Hearing

Better HEARING Means Better LIVING

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

Come experience for yourself why your neighbors voted us the best audiologists and best hearing aid store 15 years in a row.



It's Time to Hear Better

Call now for your complimentary evaluation.

310.375.6161



TORRANCE

3734 Sepulveda Blvd
SouthBayHearing.com

Experiencing slow drying times?



Clean & Clear Dryer Vent Service

310-872-0219



EARTH
CONSTRUCTION

Carl Dearth
805-294-4634

Handicap Accessibility Upgrades

New Construction ❖ ADA - Ease of Use
Remodel ❖ Additions
Auxiliary Dwelling Units

#512547 cdearth56@gmail.com



Vogue Shoe Repair
2732 Sepulveda Blvd
Full-Service Shop- local owned

- Service claims items for luggage warranty
- General repairs
- Orthopedic Correction,
- Shoe/Purse cleaning/repairs.
- Zipper replacement/repairs

Mon - Fri 6:00 am to 4:00 pm
310-370-9065



HUETH ELECTRIC

COMMERCIAL RESIDENTIAL INDUSTRIAL

Jeff Hueth Cell **310-266-8342**
Torrance, CA
huethelectric@verizon.net Lic. C10 #891108




KAY MORI
REALTY


Sold All Cash
Fixer Upper Bungalow
22721 Nadine Cr.
2BR + Den, 1133 sqft.
\$ 545,000
Kay Mori 310-218-3855 DRE 00668237

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
kprior@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: [#1586809376 Expires 02/2028](http://www.nmlsconsumeraccess.org) Equal Housing Lender



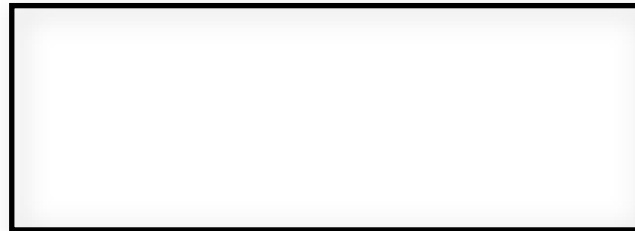
New Horizons South Bay
 22727 Maple Avenue
 Torrance, CA 90505
310-325-3080
admin@nhsb.org
nhnewsletter@yahoo.com



**PRESORTED STANDARD
 US POSTAGE PAID
 TORRANCE, CALIFORNIA
 PERMIT #307**

DATED MATERIAL

Current Resident



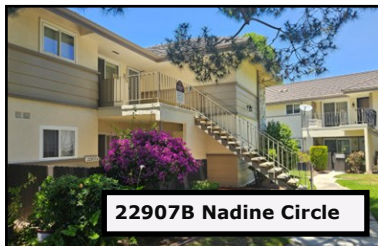
JUNE 2025 ISSUE



22741B Nadine Circle



22747A Nadine Circle



22907B Nadine Circle



Listings:

- **22741B Nadine Circle \$529,000**
 2 Beds, 1.5 Baths (950 s.f.)
 Very sunny and bright upper unit.
 Modern upgrades, quiet location.
- **22747A Nadine Circle \$720,000**
 2 Beds/2 Baths (1,117 s.f.)
 Recently Updated Kitchen & Baths, Walk in
 closet (master BR), smooth ceilings, new
 heating system, crown molding
- **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*

CALL ME DIRECT: 310-989-7700



Richard St. Amant
 REALTOR®
310.989.7700
RichardStAmant@bhhsdp.com
 DRE #01123656

BERKSHIRE HATHAWAY | CALIFORNIA PROPERTIES
 HOMESERVICES

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Golf Course
is Closed, Mondays until
12:00pm

July 2025

2025 HOA FEE
\$532

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>6</p>	<p>7</p> <p>SportsCenter</p>	<p>1</p>	<p>2</p> <p>Men's Golf</p>	<p>3</p> <p>Ladies' Golf</p>	<p>4</p> <p>OFFICE CLOSED</p>	<p>5</p>
<p>13</p>	<p>8</p> <p>6:00pm (Lounge) BOVO</p>	<p>15</p> <p>DEADLINE: Newsletter Articles</p> <p>2:00pm - (Lounge) Civic Affairs</p>	<p>9</p> <p>5:30pm - (Lounge) Neighborhood Watch Group Presentation City of Torrance Kick-off</p> <p>6:00pm (Lounge) Golf Club Meeting</p>	<p>10</p> <p>10:00am - (Lounge) Picnic Fun Club</p> <p>2:00pm - (Town Hall) BINGO</p>	<p>11</p> <p>2:00pm - 4:00pm SCRABBLE (Lounge)</p>	<p>12</p>
<p>20</p>	<p>14</p> <p>11:00am (Lounge) Book Club</p>	<p>22</p>	<p>16</p> <p>5:00pm - (Town Hall) BOARD MEETING Via Zoom</p>	<p>17</p>	<p>18</p>	<p>19</p>
<p>27</p>	<p>1</p> <p>12:30pm-2:30pm Arts Club</p>	<p>29</p> <p>1:00pm (Lounge) Coffee-N-Chat Coyote Talk - Peggy Orenstein</p>	<p>23</p> <p>8:30am NewsLetter</p> <p>6:00pm - C I C Condominium Improvement Club (Lounge)</p>	<p>24</p> <p>11:00am - (Lounge) Conservation Club</p>	<p>25</p> <p>2:00pm - 4:00pm SCRABBLE (Lounge)</p>	<p>26</p>
<p>31</p>	<p>8</p> <p>9:00am-1:00pm Ceramics</p>	<p>15</p> <p>9:00am-1:00pm Ceramics</p>	<p>23</p> <p>8:30am</p>	<p>31</p> <p>6:00pm - (Lounge) BOVO</p>	<p>4</p> <p>8:30am Shotgun start Golf Tournament</p> <p>11:00am - 2:00pm Picnic Fun Club 4th of July Picnic</p>	<p>5</p>

Join Zoom Board Meeting
<https://zoom.us/j/973130707272?pwd=dWZvSmdudUxkN2x2d1J0VEVhV1NHNHQT09>

 Meeting ID: 973 1307 0727
 Passcode: 618476

Bridge Club
Noon - 4pm
Town Hall



Memorial Day
Picnic Fun Club - 2025

Sunday
FUN DAY


SUNDAY FUN DAY
 August 10, 2025
 4 - 7^{PM}
 Picnic Area - New Horizons Club House
 An afternoon of Music, Dancing and Fun
 Light Appetizers & Cash Bar

\$10.00



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.

So Many Updates!

Sold Listings:

23026A Nadine Circle	\$720,000
22883A Nadine Circle	\$615,000
22925B Nadine Circle	\$585,000
22865B Nadine Circle	\$615,000

Latest Listings + In Escrow:

22907 Nadine Circle - (In Escrow)	\$560,000
22611 Maple-(Bungalow) (In Escrow)	\$725,000
22941 Nadine Circle	\$505,000
22723 Maple - (Bungalow)	\$825,000

"Things Move Quick when you work with Nick."



Nick Blaney Realty

Nick Blaney, Broker

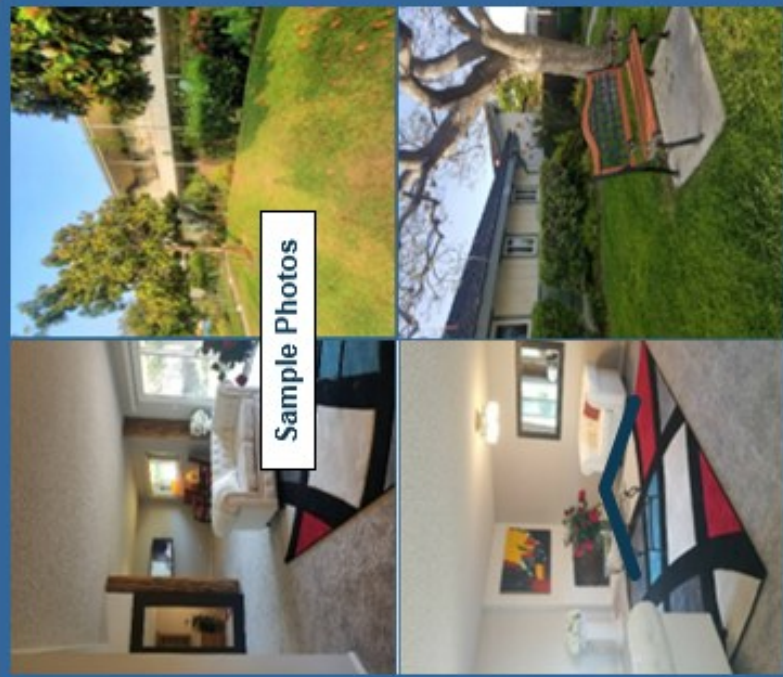
Your New Horizons Resident Realtor for over 20 Years

310-386-5415

nickblaney1@gmail.com



NICK BLANEY REALTY DRE #01377354



Sample Photos



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.



GORGEOUS BUNGALOW

NEXT TO CLUBHOUSE GOLF COURSE POOL - TURNKEY UNIT

22723 MAPLE AVENUE, TORRANCE, CA 90505

\$825,000 - 2 BEDROOMS, 1 1/2 BATHS





22741B Nadine Circle



22747A Nadine Circle



22907B Nadine Circle

Listings:

just Listed

◆ **22741B Nadine Circle \$529,000**

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REALTOR

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RichardStAmant@bhhsccp.com
DRE #01123656

**BERKSHIRE
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“THE REAL ESTATE COWGIRL”

I can sell your condo fast, in any condition with dignity and compassion keeping your needs in mind. You have options so let's discuss what works best for you!

AS IS SALE - Sell your home in its current condition and eliminate the hassle of repairs and renovations.

ADDED VALUE - Work together to renovate and add value to the sale of your home for the current top dollar.

PERSONALIZED SUPPORT: Our team will guide you through every step. We will help pack, organize and clear out any left behind and unwanted items.

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



WEST SHORES REALTY



MY LATEST LISTINGS

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

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

NOW AVAILABLE: Completely renovated 2 Bedroom / 2 Bath, 1,117 sq.ft. with den near Sports Center (AREA 4)