



# New Horizons Newsletter

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Torrance, California 90505

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Issue June 2025  
Editor - Sandy Spann  
Volume 62, No.6

## President's Notes

### Neighborhood News & Updates

Here's the latest on what's happening around the neighborhood:

### EV Charging Project Back on Track

The Charge Ready EV Charging Project is resuming with a new contractor, **CLE Electronics**, which is stepping in to continue the work previously started by PLEMCo. Things are moving forward once again!

### Zinsco Panel Project Progress

The Zinsco Project is now listed on SCE's dashboard and is about halfway through their inspection phase. Nearly all unit panels have been successfully replaced. Great progress is being made.

### Sports Center Pool Updates

The Sports Center pool replastering is now complete, and the spa leak has been repaired. The final step is reroofing the Sports Center building. I'm happy to announce that the pool is open just in time for summer fun!

### Golf Course is Open

Good news. Our golf course is open again, right in time for the **Memorial Day Picnic**. Enjoy playing the fresh greens!

### Neighborhood Watch Program

We're in the early stages of forming a **Neighborhood Watch Group** as part of the City of Torrance's safety program. Stay tuned for more details in upcoming newsletters about how you can get involved. The committee is currently seeking an **Area 1 Captain**. If you're interested or simply want to participate, please contact **Joanie Jones**, the Committee chairperson (310) 517-9350.

*Gail Standley*, Board President

## 2025 HOA Dues - \$532.00

### WELCOME NEW RESIDENTS

Unit	Resident Name	Bldg.	Status
011	Kenji Ishihara	101	Owner
365	James Potts	217	Co-Resident
296	Theresa McKinzie	205	Renter
360	Barbara Schach	216	Renter
477	Jenette (Ginger) Webster	420	Owner

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

### Friday - 4th of July Picnic Fun Club

The **Memorial Day Picnic** was a remarkable success. We had a wonderful team of volunteers who were very eager and enthusiastic to do their best. Attendance was great, and everyone had a fun time.

Thank you to all who helped put on a great picnic. Residents had a blast.

We thank **Larry Neville and Nick Blaney** and his band for the lively musical entertainment. Please come to the next Picnic Fun Club event:

**Friday 4<sup>th</sup> of July Picnic on Friday,  
11:00<sup>am</sup> to 2:00<sup>pm</sup>  
Clubhouse Picnic Area**

Picnic Fun Club meetings are always the **second Thursday** of each month at **10:00<sup>am</sup>** and everyone is welcome.

Thank you  
*Jeannie Rennback*, President



## HOME FIRE SAFETY

June 10<sup>th</sup> at 2:00<sup>pm</sup> in the

Clubhouse Lounge

Fire blankets will be available for purchase.

Presented by Torrance Fire Dept. Hosted by DMT

**New Horizons South Bay Association  
Board of Directors General Meeting Minutes  
March 19, 2025, at 2:00 PM**

**CALL TO ORDER:**

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

**DIRECTORS PRESENT:** Gail Standley – President  
Gary Smith – Vice President  
Mary Lee Lombardi – Treasurer  
George Bunce – Secretary  
Tom Kasterko – Architectural  
Joanie Jones – 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 February 19, 2025, General Meeting Minutes.

- **Motion:** George Bunce made a motion to approve the February 19, 2025, General Meeting Minutes, as presented. Mary Lee seconded the motion. (M/S/C: 7-0)

**EXECUTIVE SESSION SUMMARY**

The Board viewed and discussed: Third-party contracts, Delinquencies, and Legal Matters.

**TREASURER'S REPORT**

Following the review of the February 28, 2025, financials.

- **Motion:** Mary Lee Lombardi made a motion to accept the February 28, 2025, financials, as presented. Tom Kasterko 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. No liens.

**MANAGEMENT REPORT**

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

**REPORTS**

- **President's Report:** Gail Standley gave an update on the sub-panels and reminded the membership that if you do not submit a photo of your replaced panel, you will receive a letter from Legal.
- **Orientation:** Joannie Jones reported that there were three orientations this month.
- **Roofs and Gutters:** Gary Smith reported that Building 223 was completed, and 612 is next.
- **Golf Enhancement Project:** Tom Kasterko reported that the golf course will be installing a fertilizer watering system.
- **2025 Board of Directors Election-** George Bunce reminded the membership to return the self-stamped envelope as soon as possible so we can have a quorum.
- **Newsletter:** Sandy Spann reported that they had a profitable year. The newsletter office is doing well with advertising.
- **Civic Affairs Committee:** Julie Dojiri encouraged all residents to attend the Councilman George Gerson meeting on April 10<sup>th</sup> at Levy School to discuss several neighborhood and city concerns.
- **Conservation Club:** Gail Standley announced that the next meeting is on March 20<sup>th</sup> at 11:00 am; everyone is welcome.
- **Picnic Fun Club:** Jeanie Rennhack did not have a report.

- **CIC:** Mary Lee Lombardi reminded everyone that there will be a St. Patrick's Day dinner on Wednesday, March 26<sup>th</sup> at 6:00 pm, in the town hall.
- **Website Committee:** Sandy Spann announced that after the meeting, she will provide a quick tutorial on how to navigate the new website. She also displayed a board with a QR Code to access the New Horizons website.

## HOMEOWNER FORUM

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

## UNFINISHED BUSINESS

- **Electrical Panel:** As of Friday, March 14, 2025, a total of 440 units have successfully replaced their sub-panels, 108 units are currently in the process of replacement, and 52 units have not responded. Please note that all panels must be replaced or an agreement for replacing the panel an electrician must be established by March 31, 2025. Failure to comply will result in a legal notice from the Association attorney, with legal ramifications. If you have not yet sent in a photo, please do so, so we can update your file. Be sure to include your address. If you need assistance, please contact the office.
- **Sports Center pool Update:** The pool is scheduled for demolition on Friday, March 21st. Once demolition begins, the pool will be closed for one month. This timeframe includes demolition, inspections, permits, completion of the work, filling the pool, and heating.

## NEW BUSINESS

- **Lens Composition Proposal:** Following the review of the Lens composition proposal for deck repairs, coating, and waterproofing, the Board motioned to ratify the proposal for the Building 602 deck entrance.
  - **Motion:** Gail Standley made a motion to ratify the deck proposal from Lens Composition for a total of \$4,000.00. Mary Lee Lombardi seconded the motion. **(M/S/C:7-0)**
- **2024 Financial Audit and Income Tax:** Moskowitz and Associates have finalized the audit and the end-of-year financials and taxes. The Board has voted to accept the year-end financials.
  - **Motion:** Mary Lee made a motion to ratify the 2024 year-end financials prepared by Moskowitz and Associates. seconded the motion. **(M/S/C:7-0)**
- **Ratification of Emergency Plumbing Proposal:** The Board ratified the emergency plumbing proposal from Mattucci Plumbing, in Area 6, for a total of \$5,200.00.
  - **Motion:** Gail Standley made a motion to ratify the emergency plumbing repair in Area 6 for \$5,200.00. Gary Smith 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 3:30 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

## General Manager's Notes

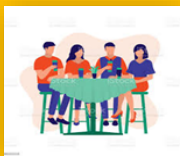
- As of May 2025, 7 roofs are left to complete. The Sports Center roof installation has begun.
- Painters are currently working in **Area 5**. Please remove all personal items from decks, patios, and balconies.
- The Sports Center pool and spa were replastered. In addition, the underground plumbing line and spa skimmer have been replaced. The pool will remain closed until the roof replacement is complete due to liability concerns.
- The golf course and property palm trees were trimmed.
- The planning division of Edison inspected each building's panel on Tuesday, May 13<sup>th</sup>, and Wednesday, May 21<sup>st</sup>. We are currently waiting for a start date and further requirements.
- If you are in the process of replacing your electrical panel, following completion, send a photo of your updated panel, so we can update your file. Failure to do so will result in legal action.
- Fitness center machines were serviced on May 21<sup>st</sup>.
- Garages are being inspected; if you want to avoid a fine, clean up the mess.
- The Board completed the Board of Directors' legal training in April.
- Sign up for Assessment Automatic Draft to avoid late fees. Contact the office for help or assistance.

Please contact the office during business hours for all emergencies. Monday -Friday 9:00<sup>am</sup> - 3:00<sup>pm</sup> (closed from 12:00<sup>pm</sup> -1:00<sup>pm</sup> for lunch).



Sincerely,

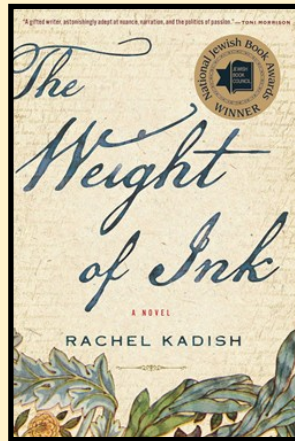
*Janet Garcia* - CMCA, AMS,  
PMP General Manager



### Coffee Chat Hour with PMP

Last Tuesdays of the Month

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



## Book Club

11:00<sup>am</sup> June 16<sup>th</sup>

### The Weight of Ink

by Rachel Kadish

On the third Monday of the month, June 16 11<sup>am</sup>-12 in the lounge, the book club will discuss **The Weight of Ink** by Rachel Kadish.

Set in London of the 1660s and of the early twenty-first century, **The Weight of Ink** is the interwoven tale of two women of remarkable intellect: Ester Velasquez, an emigrant from Amsterdam who is permitted to scribe for a blind rabbi, just before the plague hits the city; and Helen Watt, an historian with a love of Jewish history .

For more information about the book club contact:



*Teresa Turner*

(310)918-3169



Civic Affairs Committee is hosting

### Need a Ride? Torrance Transit day

June 26, 2025 - 4<sup>pm</sup> -Townhall

Light Refreshments

David Mach, Transit Planning Manager  
Councilman Gerson, Special Guest

### Save the Date!!!!

### CIC - Sunday Fun Day

August 10, 2025—4:00<sup>pm</sup> to 7: 00<sup>pm</sup>

\$10.00 Entrance Fee - Cash Bar

Music, Dancing and Fun





## CULTURE CORNER

We're getting close to summer! In fact, **TOCpalooza**, Torrance Cultural Arts Foundation will hold its Art, Music, Food and Performances on and around the Civic Center Plaza on Saturday, June 21st. There will be three stages of entertainment. Tickets are free; you can register for them at: [TorranceArts.org](http://TorranceArts.org).

The last Peninsula Symphony concert of the season will be held at 5:00<sup>pm</sup> on June 22 at Redondo Beach Union High School, with lecture by Maestro David Cubek at 4:15<sup>pm</sup>. The theme of the concert is "Music of the Spheres". Composers featured are John Williams, Gustav Holst, and Franz Joseph Haydn.

Plan to attend Shakespeare in the Park, this summer. From June 13-July 26 you can see "As You Like It" and "Julius Caesar" at one of 14+ parks in Los Angeles and Orange Counties. The Rock of Ages Band will perform at the Palos Verdes Performing Arts Center at 8:15 pm on Saturday, June 22. They will bring back the hits of Bon Jovi, REO Speedwagon, Foreigner, Journey, and others.

The next play at the Torrance Theatre Company, "The Birthday Club," runs June 7-28. Note that the Westchester Playhouse now has free staged readings on Sunday evenings from 7:00-9:00.

Palisades Theatre lost its home during the fires early this year and will perform "Jest a Second" at the Westchester Playhouse. This comedy is a sequel to "Beau Jest." Prices are very reasonable.

Let's support the theatre and all the arts!

*Shelly Zirkel*

## Clubs & Activities Meetings

### Arts Club (Ceramic Room)

12:30<sup>pm</sup> to 2:30<sup>pm</sup> Sundays  
Bingo (Town Hall)  
2:00<sup>pm</sup> 2nd Thursday of the month

### Board Meeting (Town Hall and via Zoom)

2:00<sup>pm</sup> 3rd Wednesday of the month

### Bridge Club (Town Hall)

Noon to 4:00<sup>pm</sup> Mondays

### Book Club (Lounge)

11:00<sup>am</sup> 3rd Monday of the month

### Bunco (Lounge)

6:00<sup>pm</sup> to 8:00<sup>pm</sup> 2nd Tuesday of the month

6:00<sup>pm</sup> to 8:00<sup>pm</sup> 4th Thursday of the month

### DMT (Disasters Management Team)

11:00<sup>am</sup> 1st Tuesday every other month

### CIC (Condo Improvement Club (Lounge))

6:00<sup>pm</sup> 4th Wednesday of the month

### Ceramics (Sports Center)

9:00<sup>am</sup> to 1:00<sup>pm</sup> Wednesdays

### Civic Affairs Committee (Lounge)

2:00<sup>pm</sup> 3rd Tuesday of the month

### Coffee N Chat (Lounge)

10:00<sup>am</sup> Last Tuesday of the month

### Conservation Club (Lounge)

11:00<sup>am</sup> 3rd Thursday Every other month

### Ladies' Golf (Golf Course)

9:00<sup>am</sup> Thursdays

### Men's Golf (Golf Course)

8:30<sup>am</sup> 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<sup>am</sup> 2nd Thursday of the month

### Recyclables (by Clubhouse)

10:00<sup>am</sup> 1st Friday of the month

### Scrabble (Golf Room)

2:00<sup>pm</sup> to 4:00<sup>pm</sup> 2nd & 4th Friday of the month

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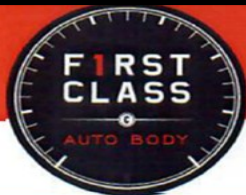


**DO NOT** plug your small heater into an extension cord. Manufacturer's Directions advise to **plug the heater directly into a wall socket.**

Extension cords aren't typically designed to handle the high- power load of space heaters. This can result in your space heater overheating, increasing the risk of electrical fires and severe property damage.

**Be safe, do not use extension cords on your small heaters.**

## DMT – Disaster Management Team



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New Horizons Launches Official

## NEIGHBORHOOD WATCH GROUP

We are excited to announce the **launch of a brand-new initiative** in New Horizons: the formation of an **Official Neighborhood Watch Group!** The kick-off meeting took place on **April 17<sup>th</sup>**, marking the first step in building a safer, more connected community for all of us.

This new effort brings residents together to help look out for one another; at our inaugural meeting, we were thrilled to welcome several dedicated volunteers stepping into leadership roles of **Area Captains**. Please join us in thanking the following:

- **Joanie Jones & Barbara Marriot** Area 6
- **Julie Dojiri & Esther Audrey** Area 5
- **Lisa Duarte** Area 4
- **Cathy & Richard Smith** Area 3
- **Barbara Ramsey-Dukes & Linda Kelly** Area 2

As our program takes shape, **we're still seeking a Captain for Area 1**, as well as a second Captain for Areas 1, 2, 4.

We're also calling on residents – **owners & renters alike** – to volunteer as **Building Coordinators** for their building (or possibly one additional building nearby). These volunteers will play a key role in keeping an eye out for anything unusual or suspicious and reporting it to their Area Captains.

**Monthly meetings** will be held for Area Captains to coordinate efforts and share updates. While Building Coordinators are not required to attend, they are always welcome.

This is a **community-wide effort** and a meaningful opportunity to get involved in shaping a safer, more engaged neighborhood. If you're interested in joining us or learning more, we'd love to hear from you.

Let's build something great – **together!**

Next Monthly Meeting: Wednesday **June 11<sup>th</sup> at 4:00<sup>pm</sup>** in the Lounge.

*Joanie Jones*

## Julie Dojiri City of Torrance – City Council Special Recognition

On May 6<sup>th</sup>, it was **"Awards Night"** for the City of Torrance. Mayor Chen made a proclamation declaring the month of May to be Older Americans Month. He gave special recognition to the City's Commission on Aging and all the good things that commission has done for Torrance City. On the same date, our own Julie Dojiri completed her 8-year tenure as a City Commissioner on the **Commission for Aging**. Julie has been instrumental in many pro-senior advantages in the city, and she actively canvassed the community for outstanding senior volunteers to be recognized for their efforts in contributing to the community. We are proud that Julie Dojiri is a part of New Horizons community and heading up our Civic Affairs Program. Julie, thank you for your service and thank you for what you do for New Horizons Community.

### New Horizons Board



Proclamation declaring - Older Americans Month

Proclamation declaring the month of May 2025 as Older Americans Month in the City of Torrance.

### TORRANCE SUMMER NIGHTS 2025 SPONSORS:



**JUNE 7**  
**BRITAIN'S FINEST**

**BRITAIN'S FINEST**

**JUNE 14**  
**DOG MAN**

**MOVIE IN THE PARK:  
DOG MAN**

**JUNE 21**  
**LOCKED OUT OF HEAVEN**

**LOCKED OUT OF HEAVEN**

**JUNE 28**  
**BLUE BREEZE BAND**

**BLUE BREEZE BAND**

PRESENTED BY REDONDO PIER ASSOCIATION AND  
MEMORIALCARE MILLER CHILDREN'S & WOMEN'S HOSPITAL LONG BEACH

**JULY 3 - AUGUST 30, 2025**  
**THURSDAYS & SATURDAYS**  
**6:00 - 8:00 P.M.**

Fisherman's Wharf, Redondo Beach, CA 90277  
West end of the Pier

Thursday, July 3	Higher Ground – Disco Tribute
Saturday, July 5	Ernando and the Nandos – Pop/Souldies
Thursday, July 10	Grateful to the Core – Grateful Dead Tribute
Saturday, July 12	Greg in Good Company – Soulful Rock & Roll
Thursday, July 17	Bear Supply – AM Gold Tribute
Saturday, July 19	Clone Wolves – Indie Rock
Thursday, July 24	Dark Desert Highway – Eagles Tribute
Saturday, July 26	James Tonic – Pop/Rock
Thursday, July 31	Hot Lava – B-52s Tribute



# Torrance Transit

Presents

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Red Car Trolley, Connect Torrance Plus & more.



David Mach, Transit Planning Manager  
Councilman Gerson, Special Guest

**Thursday, June 26, 2025**  
**4:00 PM Townhall**

Light Refreshments  
Hosted by Civic Affairs Committee

**Picnic Fun Club**  
**4<sup>th</sup> of July Picnic**  
**Friday, July 4th, 2025**  
**11:00am to 2:00pm**



**6/30 - 7/3 - 1:00pm to 2:00pm**  
Advance Ticket Sales Available the week before the Picnic  
at the Clubhouse.  
Avoid the Lines—Buy your Tickets in advance



### What's on the Menu

Hot Dogs	\$3.00
<b>Beverages:</b>	
Margaritas/Beer/ Wine/Soda/Water	\$2.00
Ice Cream (Sold inside Golf Room)	\$2.00
Home Made Bakery Goods (Per Bag)	\$2.00

**Table Reservations**  
will be held till **11:30am**  
Available table will be **reassigned**.

Volunteer sign-up sheets and a table reservation sheet are now posted in the Clubhouse.

- **Larry Neville** is the emcee of the event and **Nick Blaney and the Band** provide the music.  
(Tips Welcome - Let's support them)

Signs will be posted on the doors of the Clubhouse. Look for the table reservations sign-up sheet inside the Clubhouse.

Please sign up for a table in advance.

**Please bring your own picnic plastic utensils!!!!!!**

We hope to see you all there!!!

*Jeanne Rennback*, President

**Come Join Us and Enjoy the Community Fun, Dancing and Music!!!!!!**



### South Bay Ride

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

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—E. Shaffer, Redondo Beach



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[HomeRemodelSupply.com](http://HomeRemodelSupply.com) / [Alanblayney@gmail.com](mailto:Alanblayney@gmail.com)

**HOME HEALTH DEPOT**

Treating clients like family for over 25 years

Showroom full of items for sale or rental – by the day, week, or month.  
 Lift Chairs      Scooters  
 Hospital Beds      Stair Lifts  
 Modular Ramps      Patient Lifts  
 4-Wheel Rollators      Overbed Tables  
 Luxury Adjustable Beds      Incontinent Items  
 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

¼ 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](http://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](mailto: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](mailto: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  
[kpryor@mutualmortgage.com](mailto:kpryor@mutualmortgage.com)  
[MutualReverse.com/lo/Karen-Pryor](http://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](http://www.nmlsconsumeraccess.org) #1586809376 Expires 02/2028 Equal Housing Lender



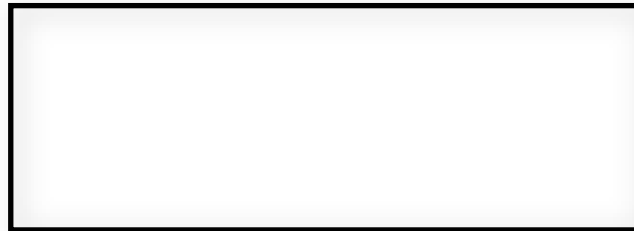
**New Horizons South Bay**  
 22727 Maple Avenue  
 Torrance, CA 90505  
**310-325-3080**  
[admin@nhsb.org](mailto:admin@nhsb.org)  
[nhnewsletter@yahoo.com](mailto:nhnewsletter@yahoo.com)



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

**DATED MATERIAL**

**Current Resident**



**JUNE 2025 ISSUE**



*just*  
 Listed

**Listings:**

- **22741 B Nadine Circle \$539,000**  
 2 Beds, 1.5 Baths (950 s.f.)  
 Very sunny and bright upper unit.  
 Modern upgrades, quiet location.  
 OPEN HOUSE 5/26/25 900am-2:00pm
- **22747 B 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
- **22907 B Nadine Circle \$560,000**  
 2 Beds, 1.5 Baths (950 s.f.)  
 Very sunny and bright upper unit.  
 Modern upgrades, quiet location.

**Lease Listings:**

- **22935 Maple Ave A New Horizons**  
 (2 Beds/2 Baths) \$3,200/month

**CALL ME DIRECT: 310-989-7700**



**Richard St. Amant**  
 REALTOR

**310.989.7700**

[RichardStAmant@bhhsdp.com](mailto:RichardStAmant@bhhsdp.com)  
 DRE #01123656

**BERKSHIRE  
 HATHAWAY**  
 HOMESERVICES

CALIFORNIA  
 PROPERTIES

**YOUR FOREVER AGENT<sup>SM</sup>**

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# Golf Course

is Closed, Mondays until 12:00pm

# June 2025

2025 HOA FEE  
\$532

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	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					

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	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					



Join Zoom Board Meeting  
<https://zoom.us/j/9731307072?pwd=dWZySmduVUxkbnZkd1J0VEV4VnVhQ109>  
 Meeting ID 973 1307 0727      Passcode: 618476

**Arts Club** 12:30pm-2:30pm

**Bridge Club** Noon - 4pm

**Town Hall**

**Men's Golf** 8:30am

**Ceramics** 9:00am-1:00pm

**Ladies' Golf** 9:00am

**DEADLINE: Newsletter Articles**

**SCRABBLE (Lounge)** 2:00pm-4:00pm

**SCRABBLE (Lounge)** 2:00pm-4:00pm

**SCRABBLE (Lounge)** 2:00pm-4:00pm

**10:00am (Lounge) Picnic Fun Club**

**2:00pm (Town Hall) BINGO**

**4:00pm (Town Hall) Civic Affairs Torrance Transit Workshop "Need a Ride"**

**6:00pm (Lounge) BINGO**

**6:00pm (Lounge) Golf Club Meeting**

**4:00pm (Lounge) Neighborhood Watch Group**

**2:00pm (Town Hall) BOARD MEETING Via Zoom**

**6:00pm - C I C Condominium Improvement Club (Lounge)**

**2:00pm (Lounge) DMT - Home Fire Safety Talk Torrance Fire Dept.**

**6:00pm (Lounge) BINGO**

**2:00pm (Lounge) Civic Affairs**

**1:00pm (Lounge) PMP Coffee N Chat**

# NEW HORIZONS SOUTH BAY ASSOCIATION BOARD OF DIRECTORS 2025-2026

President	Gail Standley	310-539-8717	<a href="mailto:gail.nhbod@gmail.com">gail.nhbod@gmail.com</a>
Vice President	Gary Smith	310-326-5343	<a href="mailto:garynhsb@gmail.com">garynhsb@gmail.com</a>
Secretary	George Bunce	424-347-7054	<a href="mailto:geobunce@aol.com">geobunce@aol.com</a>
Treasurer/Insurance	Mary Lee Lombardi	310-750-7472	<a href="mailto:golfduo61@yahoo.com">golfduo61@yahoo.com</a>
Architectural	Tom Kasterko	530-520-2250	<a href="mailto:buttelock@gmail.com">buttelock@gmail.com</a>
Resident Orientation/ Member-at-Large	Maggie Pagan	914-469-3257	<a href="mailto:maggiepagan@gmail.com">maggiepagan@gmail.com</a>
Member-at-Large	Sandra Spann	847-710-7020	<a href="mailto:sandra.spann@comcast.net">sandra.spann@comcast.net</a>

## MEETINGS

Until Further Notice, Board Meetings will be held via Zoom and In-Person

<https://zoom.us/j/97313070727?pwd=dWZvSmduVUxCN2x2d1J0VEV4aVNHQT09>

<b>BOARD MEETING</b>	<b>3<sup>rd</sup> Wednesday of the month at 2:00<sup>PM</sup></b>

# 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 **\$541,000**
- 22907 Nadine **\$560,000**
- 23026A Nadine Circle **\$720,000**
- 22883A Nadine Circle **\$615,000**
- 22925B Nadine Circle **\$585,000**
- 22865B Nadine Circle **\$615,000**

### Latest Listings + In Escrow:

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

\*\*\*Beautiful, extraordinary Bungalow for sale (See reverse side)

\*\*Unbelievable Large Turn-Key Upper for sale. Call for details!

"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](mailto:nickblaney1@gmail.com)



NICK BLANEY REALTY DRE #01377354



## Floor plans (Sq. Ft.)

Bungalows: 950, 967, 1,117 & 1,133 Sq. Ft.

Upper "B" Units: 950, & 1,117 Sq. Ft.

Lower "A" Units: 950 Sq. Ft. & 1,117 Sq. Ft.

Sample Below: 2 Bedroom. 2 Bath 1,117 Sq. Ft.



# GORGEOUS BUNGALOW

**NEXT TO CLUBHOUSE GOLF COURSE POOL - TURNKEY UNIT**

22723 MAPLE AVENUE, TORRANCE, CA 90505

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





## **Debbie Lang** The Real Estate Cowgirl

*Our team can  
fix it, clean it  
and sell it for  
NO upfront  
fees... Or sell  
AS-IS for a  
hassle free  
quick sale.*

**424-355-3500**

**Call or Text**

DRE # 01981410



**HELPFUL REAL ESTATE**

## **BEGINNING TO THINK ABOUT YOUR NEXT MOVE?**

*You don't have to face it alone!*

Life's big changes can be overwhelming, but you don't have to face them alone. Whether you're moving to a cozier space, starting fresh in a new location, or managing the emotional task of selling a loved one's estate, I'm here to support you every step of the way. Having personally experienced the challenge of handling an inherited property while grieving the loss of a loved one, I understand the unique mix of emotions and responsibilities involved. Let me guide you through the process, handling the details so you can focus on what matters most. As a local real estate agent and a Senior Real Estate Specialist (SRES), I bring both expertise and compassion to every client's journey. Whether you're buying or selling, my goal is to serve as your trusted advisor, helping you navigate the financial and lifestyle transitions with care, knowledge, and integrity. Together, we'll ensure every detail is thoughtfully managed, giving you the confidence to move forward with clarity and peace of mind.

### **My Listings** **Available Mid<sup>®</sup>-May**



**Unit in Area 4** - Beautifully remodeled 1-bedroom, 2-bathroom home with a den, offering 1,117 sq ft of updated living space and surrounded by lush greenery.

**Unit in Area 4** - Freshly remodeled 2-bedroom, 2-bathroom home with a den. Offering 1,117 sq ft of stylish living space, it is conveniently located near the Sports Center.

**Unit in Area 6** - Spacious 2-bedroom home with a den and 2 bathrooms. Uniquely updated, filled with charming features, and offering 1,117 square feet of stylish living space.

# Wanted

## New Horizons Condos

I have 2 Buyers requesting the following:

1. Lower-Level Condo
  - o 2 Bedroom & Den
2. Lower-Level Condo
  - o Golf Course Condo

**Short or Long Escrow**



Call me:

**Richard St. Amant - 310.989-7700**

Berkshire Hathaway Home Services Home Services California Properties



**CALL ME DIRECT: 310-989-7700**



**Richard St. Amant**  
REALTOR

**310.989.7700**

RichardStAmant@bhhsccp.com  
DRE #01123656

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