



# New Horizons Newsletter

22727 Maple Avenue  
Torrance, California 90505

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Email — [nhnewsletter@yahoo.com](mailto:nhnewsletter@yahoo.com)  
website — [www.nhsb.org](http://www.nhsb.org)

Issue: November 2025  
Editor - Sandy Spann  
Volume 62, No. 11

## President's Notes

### Electrical Panel Replacement Project Update

The Board of Directors has approved a community-wide electrical panel replacement project, as well as with measures to address the Association's insurance funding shortfall. These projects are essential to ensure the safety, reliability, and long-term stability of our community.

A **special assessment of \$3,000 per unit** has been approved to fund these improvements and is **due to be paid in full on January 1, 2026.**

Work is already underway - one building has been completed, one is in the final stages of construction, and two more are scheduled to begin this week. Residents will be kept informed as the project progresses.

Thank you for your patience and cooperation as we continue investing in the future of New Horizons.

*Gail Standley*, Board President

## 2025 HOA Dues - \$532.00

### WELCOME NEW RESIDENTS

Unit	Resident Name	Bldg.	Status
436	Lobosco, Maria	410	Renter
437	Cautero, Penelope	410	Renter

By: Maggie Pagan, Orientations

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



## 2026 Budget Review

The 2026 budget meeting will be held on **Thursday, November 20th at 5:00pm**. The 2026 budget will be discussed in its entirety with comments from the residents.

Please plan on attending this meeting so that you can better understand the 2026 Budget.

*Mary Lee Lombardi*  
New Horizons, Treasurer

## Tuesday, November 11, 2025



**Please Join Us in Honoring our  
New Horizons Veterans**

**11:00AM program in front  
of the Clubhouse  
with  
Boy Scout Troop #388**

**Raising of the Flags**

**PROCEED TO TOWN HALL FOR  
PROGRAM,  
VETERANS ROLL CALL AND  
REFRESHMENTS**

Your Vote Counts

**VOTE**

November 4<sup>th</sup> 2025  
Don't forget to exercise your rights!!!!



New Horizons' very own **Leon Silverman**  
will sing the National Anthem at the **5<sup>th</sup> World Series game**  
(Wed. October 29<sup>th</sup> at 5:00<sup>pm</sup>) at Dodgers Stadium.  
We are all so proud of you!!!!



**NEW HORIZONS SOUTH BAY ASSOCIATION**  
**Board of Directors General Meeting Minutes**  
September 17, 2025, at 2:00<sup>PM</sup>

**CALL TO ORDER:**

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

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

**PROPERTY MANAGEMENT PROFESSIONALS' REPRESENTATIVE:**

Janet Garcia- General Manager, Lynette Hazly- Assistant Manager

**SECRETARY'S REPORT**

The Board reviewed the August 20, 2025, General Meeting Minutes.

- **Motion:** George Bunce made a motion to approve the August 20, 2025 General 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 August 30, 2025, financials.

- **Motion:** Mary Lee Lombardi made a motion to accept the August 30, 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 shared “parking rules”. If you need an electronic copy of the Rules and Regulations, please contact the office.
- **Elections:** George Bunce reported under “New Business- Elections”.
- **Orientation:** Maggie Pagan reported that there were (8) orientations, (6) homeowners, (1) renter, and (1) caregiver.
- **Roofs and Gutters:** Gary Smith reported that Building 111 was just completed. Building 302 is next, leaving 1 roof left.
- **Golf Enhancement Project:** Tom Kasterko reported that the golf course looks good; however, there is an area that needs improvement, which they are working on.
- **Newsletter:** Sandy Spann reported that the newsletter office is in good shape and she thanked Shelly Zirkes and Kimberly Edwards for their articles in the newsletter, Both are enjoyed and appreciated. Volunteers are needed to distribute newsletters. Please contact the Newsletter office if you are interested in volunteering.
- **Website Committee:** No report
- **Civic Affairs Committee:** Julie Dojiri reminded the membership that Veterans' Day is on November 11, 2025, and requested all veterans to please call the office and provide their information, so they can be honored and recognized.
- **Picnic Fun Club:** Jeannie Rennhack announced that the Labor Day Picnic was a success; however, there is a need for more volunteers. Please contact Jeannie Rennhack if you are interested in volunteering.
- **Conservation Club:** Gail Standley invited the membership to join the Conservation Club.
- **CIC:** Mary Lee invited all residents to the December potluck on Wednesday, December 10<sup>th</sup> in the Town Hall; everyone is welcome.
- **Neighborhood Watch:** Joanie Jones thanked Lisa Duarte and Esther Audrey. More building coordinators are needed. Please come to a meeting if you are interested in volunteering.
- **DMT:** Maggie Pagan reminded the membership that the Great Shakeout Earthquake Drill is on October 16<sup>th</sup> at 10:16am.

**HOMEOWNER FORUM**

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

**UNFINISHED BUSINESS**

- **Clubhouse Pool:** The Clubhouse pool heater was repaired, and the plumbing valves were replaced. The pool was reopened on Friday, September 12<sup>th</sup>.
- **Draft Reserve Study:** The Draft Reserve Study is still under review. The final Reserve Study will be ready for approval at the October meeting.

**NEW BUSINESS**

- **2026 Elections:** Early candidacy nomination forms will be sent out with the October newsletter. There will be four seats up for election. Elections will take place on Tuesday, April 14, 2026.

**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 3:10<sup>PM</sup>.

**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

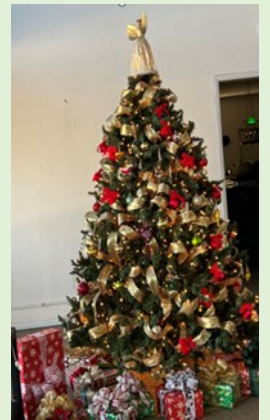


**Clubhouse Holiday Decorating  
Volunteers Needed!!!**

Join us in the Clubhouse. The more helping hands,  
the merrier! Refreshments!!!

**Date: Sat., November. 29**  
**Time: 11:00<sup>am</sup>**

*Thank you in advance for your assistance.*



**Alert!!**

**Residents Beware**

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

**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.



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

**NOVEMBER BOARD MEETING WILL BE ON  
November 19<sup>TH</sup>, at 2:00<sup>PM</sup>**





# General Manager's Notes

- ◆ **Roof replacement:** Building 505 is in progress.
- ◆ **Draft Reserve Study** was approved.
- ◆ **Now that we have entered the fall season,** the Clubhouse pool heater has been turned off until Spring. The Sports Center pool heater is on year-round.
- ◆ **Two more main electrical panels** were replaced (buildings 514 and 515).
- ◆ **Bug Stop offers free ant treatment and spraying.** Please call (310)324-2847 or (310)327-2847 to schedule your treatment.
  - ◆ **Bug Stop services common areas every Tuesday, per our contract.**
- ◆ **Work Requests:** Do not submit the same work order more than once. Instead, call the office and obtain an update. Submitting the same work orders excessively will only prolong the process.
- ◆ **Gutter cleaning is being completed as time allows.** Please be patient, we will get to you.
- ◆ **Building inspections, repairs, and painting** are still in progress in Area 5.
- ◆ **Storm drain cleaning has begun to avoid flooding during the rainy season.**
- ◆ **Avoid a fine.** Do not store any luggage, furniture, boxes, etc., on the garage beams. Garages are not storage units.
- ◆ **Be kind to your plumbing by not flushing wipes and bulk amounts of toilet paper.**
- ◆ **Everyone should have received a Candidate Application by now.** If you are interested in running for the 2026 Board of Directors, please submit your application by January 15<sup>th</sup>, no later than 5:00<sup>pm</sup>

Sincerely,

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



## 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>

2<sup>nd</sup> Thursday of the month

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

2:00<sup>pm</sup>

3<sup>rd</sup> Wednesday of the month

### Bridge Club (Town Hall)

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

Mondays

### Book Club (Lounge)

11:00<sup>am</sup>

3<sup>rd</sup> Monday of the month

### Bunco (Lounge)

6:00<sup>pm</sup> to 8:00<sup>pm</sup>

2<sup>nd</sup> Tuesday of the month

6:00<sup>pm</sup> to 8:00<sup>pm</sup>

4<sup>th</sup> Thursday of the month

### DMT (Disasters Management Team)

11:00<sup>am</sup>

1<sup>st</sup> Tuesday every other month

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

6:00<sup>pm</sup>

4<sup>th</sup> 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>

3<sup>rd</sup> 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>

3<sup>rd</sup> 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<sup>pm</sup>

2<sup>nd</sup> Wed. of the month

### Newsletter

Article Deadline

Monthly

Publication Date

15<sup>th</sup> of the month

### Picnic Fun Club (Lounge)

10:00<sup>am</sup>

Last Wednesday of the month

**Next Meeting in Jan. 2026**

2<sup>nd</sup> Thursday of the month

### Recyclables (by Clubhouse)

10:00<sup>am</sup>

2<sup>nd</sup> Thursday of the month

### Scrabble (Golf Room)

2:00<sup>pm</sup> to 4:00<sup>pm</sup>

2<sup>nd</sup> & 4<sup>th</sup> Friday of the month



**Coffee-N-Chat Hour**  
with PMP  
Last Tuesdays of the Month



**The Next Coffee-N-Chat will be in January 2026**



**After-Hours Help Line**  
**Call: 310-694-0600**  
**Choose Option 1**  
**Then press the (\*)**  
**for a live operator**

## PMP GATEWAY Online Resident Portal



With PMP GATEWAY you can:

- Pay Your Assessments
  - Open Maintenance Requests
  - Access Documents & Forms
  - And much more!
1. Log in at [connect.pmpmanage.com](http://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

# Next Recycling Event

# 12/13/2025

## FREE E-WASTE RECYCLING & PAPER SHREDDING

\*Proof of Torrance Residency Required\*

8 a.m. - 12 p.m.

### 2025 Event Dates

March 29    September 27  
June 28    December 13

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



## PMP Employee Holiday Contribution

The Holidays are approaching, and New Horizons strives to make the holidays brighter for the employees.

Cash donations are greatly appreciated as they expedite the final check bonuses distributed. Please drop off your check/cash gift to the office in the Clubhouse.

Make checks payable to:

**N.H.S.B. Association**

*Memo: Holiday Employee Bonus*

Please contribute by **December 19.**

All donations will be distributed evenly among the staff. Thank you.



## NEIGHBORHOOD WATCH GROUP

**BE A PART OF THE NEIGHBORHOOD WATCH GROUP**

Help your neighbors by becoming a **BUILDING COORDINATOR**

Here is all you have to do:

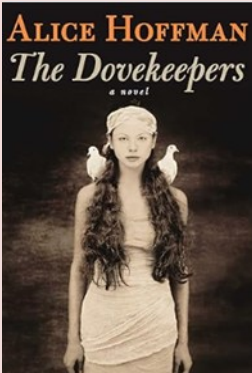
1. Get to know your neighbors and the area around your building(s).
2. Report any suspicious activity to the Police & your Area Captain.
3. Area Captains are ready to assist you; answer your questions and can discuss any safety issues you discover.

You may sign-up as a Building Coordinator by calling your Area Captain or Joanie Jones 310-517-9350.

**CARING NEIGHBORS KEEP OUR NEW HORIZONS COMMUNITY SAFE.**

Area	Captain
Area 1	Still seeking a Captain
Area 2	Barbara ramsey-Duke Linda Kelly
Area 3	Cathy Smith Richard Smith
Area 4	Lisa Duarte Linda Fisk
Area 5	Esther Audrey
Area 6	Joanie Jones Barbara Christian

*Joanie Jones*



### Book Club November 17th 11:00<sup>am</sup> to Noon *The Dovekeepers* by Alice Hoffman

On the third Monday of the month November 17<sup>th</sup>, 11:00<sup>am</sup>-12:00<sup>pm</sup> in the Lounge, the Book Club will discuss The Dovekeepers by Alice Hoffman.

Alice Hoffman's most ambitious and mesmerizing novel, a tour de force of imagination and research, set in ancient Israel. The lives of these four complex and fiercely independent women intersect in the desperate days of the siege. All are dovekeepers, and all are also keeping secrets about who they are, where they come from, who fathered them, and who they love.

For more information contact:

**Teresa Turner**  
(310)918-3169



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THE CITY OF TORRANCE

CITY OF  
TORRANCE  
California



## SONGS ON THE MARSH

SPECIAL PERFORMANCES BY  
THE DRUM & LOUIS ROBLES  
FEATURING THE SONGS OF  
NATIVE CALIFORNIANS

Free event! All are welcome.  
Light refreshments will be provided.

Saturday, November 8<sup>th</sup> at 12 pm  
3201 Plaza Del Amo, Torrance, CA  
(310) 782-3989

### Madrona Marsh November Event Schedule

Each Saturday at 10<sup>am</sup> there is a free nature walk in the preserve

- ◆ **11/8 - "Songs on the Marsh"**, drumming songs of Native Californians on the Marsh.
- ◆ **11/15 - Saturday Science.** Speaker is from *Algalita*, a company that started the movement to end plastic pollution nearly 30 years ago.
- ◆ **11/22—Audubon Bird Watching Walk**, 9<sup>am</sup> to 11<sup>am</sup>
- ◆ **11/29-Wreath Making** at the Nature Center, 1:00<sup>pm</sup> – 3:00<sup>pm</sup>

Programs are all free and open to the public.  
Donations are gratefully accepted.



## CULTURE CORNER

*"Come and meet those dancing feet, on the Avenue I'm taking you to 42<sup>nd</sup> Street."* You only have to go to Westchester's Kentwood Playhouse, not to NYC! See the performance from November 14<sup>th</sup> through December 13<sup>th</sup>.

"A Nice Family Christmas" promises to be a very funny holiday show at the Torrance Theatre Company. Performances are from December 6<sup>th</sup>-21<sup>st</sup>. Ad lib nights are held the first Sunday of the month at 7:00<sup>pm</sup>.

"Hello, Dolly" is finishing its run on November 2<sup>nd</sup>. This is the final musical of the 2024-25 season at the Carpenter Theatre, on the Cal State Campus in Long Beach. There is so much more entertainment at the Carpenter Theatre.

You can enjoy an evening with Baratunde Thurston on Saturday Nov. 15<sup>th</sup>, when he will tell stories of the interdependence of nature, each other and technology. The theatre also has a more intimate cabaret theatre. Join Judy Kuhn on Wed./Thurs. nights November 12<sup>th</sup> and 13<sup>th</sup> and hear songs of famed Broadway songwriters.

Individual and subscription tickets are purchased through Musical Theatre West Mondays - Thursdays. Subscribe and save! For a fresh, autumnal experience, go apple picking in Oak Glen. November is a great time to go!

Remember all the wonderful local entertainment through Torrance Cultural Arts at the Armstrong Theatre, including Cabaret Theatre.

"Table 17" at the Geffen Playhouse is the West Coast premiere of the MCC Theatre Production and runs from November 5<sup>th</sup> to December 7<sup>th</sup>. The Wallis (Annenberg) Theatre in Beverly Hills has much to offer as well, on many platforms. Parking is convenient and the theatre is close to many restaurants.

Last for now is the Palos Verdes Performing Arts, at 27570 Norris Center. Adele's Tribute Band will perform November 1. Tickets can be purchased at [www.Palos.com](http://www.Palos.com) Verdes Performing Arts, or at the Box Office 310/544-0403, Ext. 221 Tues.-Thurs. from 1:00<sup>pm</sup>-5:00<sup>pm</sup>.

Have a wonderful Thanksgiving and enjoy the arts!

*Shelly Zirkes*



New Horizons  
Own HomeTown Hero

The City of  
**Torrance**  
HOMETOWN HEROES

Thanks  
**LEON SILVERMAN**  
Sponsored by  
Friends of the Silverman Family  
NAVY

**MEN'S GOLF**

09/017/2025		
A-Flight		
	Low Gross	Low Net
Rick Stoffer	50	
Julius Park		50
B-Flight		
	Low Gross	Low Net
Tom Kasterko	52	
Mark Giandaria		48
10/8/2025		
A-Flight		
	Low Gross	Low Net
Julius Park	49	
Larry Neville		
Ray Taminaga		44
B-Flight		
	Low Gross	Low Net
Sam Williams	50	
Mark Giandaria		49

9/24/2025		
A-Flight		
	Low Gross	Low Net
Larry Neville	53	
Rick Stoffer		48
B-Flight		
	Low Gross	Low Net
Tom Kasterko	55	
Steve Spolidoro		50
A-Flight		
	Low Gross	Low Net
B-Flight		
	Low Gross	Low Net

**LOS CANCIONEROS MASTER CHORALE** 2025-2026 CONCERT SEASON  
ALLAN ROBERT PETKER, ARTISTIC DIRECTOR

HOLIDAY CONCERT • DECEMBER 21, 2025 • 5PM  
**Let it Snow**  
It never snows in Southern California, so for our holiday season we want it to snow music. From Elgar's "Christmas Greeting," special Christmas works by Wells and Petker, to a medley of secular carols, all with splendid orchestral accompaniment, we offer all the sounds of the season to keep you warm and cheery.

CLASSICAL CONCERT • MARCH 15, 2026 • 5PM  
**The Heart of America**  
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 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.

SPRING CONCERT • JUNE 14, 2026 • 5PM  
**Celebrating Hope**  
Rosephanye Powell is one of the most celebrated African American composers of classical music. She will be our artist-in-residence, sharing her voice and music, including the recently commissioned "Cry of Jeremiah." Duke Ellington surprised and stunned us all with his "Sacred Concerts" and we will relive that experience together.

All performances are at the  
**James R. Armstrong Theatre**  
3330 Civic Center Drive  
Torrance, CA 90503

General Admission \$40  
Students \$30  
Season \$105

Purchase tickets at  
[tickets.lcmasterchorale.com](http://tickets.lcmasterchorale.com)

Season Ticket Info email: [seasontickets@lcmasterchorale.com](mailto:seasontickets@lcmasterchorale.com) • Armstrong Theatre Box Office: (310) 781-7171

Please join us for  
GALA FINE DINING  
**Boots and Bolos**  
SATURDAY OCTOBER 25, 2025  
Ascension Lutheran Church, Rancho Palos Verdes

SONG LAUGHTER SILENT AUCTION FUN

CALIFORNIA ARTS COUNCIL A STATE AGENCY  
LA County ARTS & CULTURE



**hAPPY**

**thANKS gIVING**



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**New Client Special: 20% Off 1<sup>st</sup> Order for Pick-Up & Delivery!!**

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Redondo Beach, CA 90277  
310-540-0922 | [www.wedryclean.com](http://www.wedryclean.com)

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**Call - 424-355-3045 Thank you!**

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[info@bugstopservices.com](mailto:info@bugstopservices.com)

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**DANIEL CARUSO**  
Paint & Detail Manager  
[danielcaruso@1stcassab.com](mailto:danielcaruso@1stcassab.com)

**Laura Serafin**  
Insurance Claim Specialist  
[laura@1stcassab.com](mailto:laura@1stcassab.com)

**Horacio Caruso**  
TEL: 310.626.6245  
FAX: 310.326.1418

SRS Reset - Check Engine  
ABS - Security Code, Air Bag & Seatbelt installation



### Black Car Service

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

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**(310) 339-4568**

\$15 per signature  
New Horizons Resident



THE BAY KING

### THE BAY KING

Dual-paned vinyl windows and doors  
Small family-owned business. Quality product for a very reasonable price. For free estimate and referrals, please call :

**Lindy at 310-387-9730**

Licensed contractor #842612



1425 Plaza Del Amo,  
Torrance CA 90501-4034  
*Licensed & Insured*

### 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**



### SON OF A BLIND LADY

Affordable Window Coverings

- Sales • Repairs • Cleaning
- Woods • Shades • Shutters

**310-991-2857**



### Erik's Plumbing

Servicing New Horizons for over 10 years.  
Formerly Randy's Plumbing.

**310-982-9436**

10% for New Horizons Customers

#101381

### JIMMY'S ORIGINAL Window Washing



Jimmy Mendoza

**310-591-4454**

### PROFESSIONAL CLEANING

Cleaning Services with Experience in Home Market

- → Realtor Open House Clean-Up
- → Post-Construction Clean-Up
- → Move-in or pre-closing Clean-Up
- → Before & After Party Clean-Up



Olga PH: (310)619-7039  
gonzalag@yahoo.com



A Full Service Landscape Construction and Concrete Company

**310-326-9818**

### BRYAN SAMPSON IMPROVEMENTS

Home Repair and Remodeling - Painting, Plumbing, Electrical, Flooring, Tiling & Patching. Custom baths and kitchen remodels. No job too small. Work guaranteed. Complex referrals.

Free estimates. Lic. # 755674

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**Alan C. Blayney – Remodeling Services**  
**Done Right Remodeling Inc.**

Lic. #1089184

- Kitchen & Bathroom Remodeling
  - Cabinets, Countertops, Backsplashes & custom closets
- Flooring  
All styles of flooring and wood refinishing
- Plumbing
- Electrical
- Drywall Patch and Painting

- Whole Home Disinfecting & Remediation

**Free Estimates – Free Design**

Bonded & Insured

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Monthly: \$120

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**CLEAN YOUR DRYER VENT – PREVENT FIRES FROM LINT BUILD UP**

It's important and recommended to have your dryer vent thoroughly cleaned every two (2) years.

Lint builds up in the vent and can reach "critical mass".

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

The dryer takes a long time to dry your clothes.

Residents are responsible for unit appliances including the dryers and the vents." **New Horizons CC&Rs.**

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**Mabel Caruso**

27 Years Experience



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References upon request

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

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- Scrap Gold/Silver



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**\$65/month**

Call Brad

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Cell **310-266-8342**

Torrance, CA

huethelectric@verizon.net

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**Fixer Upper Bungalow**

22721 Nadine Cir.

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

**\$544,000**

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REALTOR | DRE#02155611

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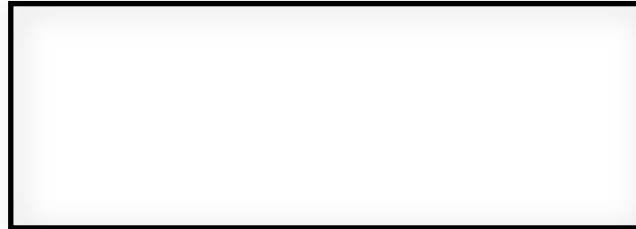
**Alessandra Amado**  
**Direct 424-789-4480**

[alessandraamado@gmail.com](mailto:alessandraamado@gmail.com)

1225 West 190th Street Suite 105  
Gardena CA 90248



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



## NOVEMBER 2025 ISSUE

### Leases:

- **22619B Nadine Circle** \$2,800  
Upper 2 Beds, 1.5 Baths (950 s.f.)
- **22945B Nadine Circle** \$3,000  
Upper 2 Beds, 1.5 Baths (950 s.f.)  
Very sunny and bright upper unit.  
Modern upgrades, quiet location.  
Two Parking Spaces
- **22851A Nadine Circle** \$3,000  
Lower Unit 2 Beds, and Den, 1.5 Baths

### COMING SOON:

- **Bungalow: 2 Beds, and Den** \$3,500  
Recently upgraded.

FOR  
*Lease*

### Listings:

- **22627 B Nadine Circle** \$565,000  
Upper 2 Bd + Den, 2 Baths. Many upgrades including walk-in shower in master bathroom. New electrical panel, vinyl windows and doors and more. Owner will consider financing.
- **22907B Nadine Circle** \$510,000  
2 Beds, 1.5 Baths (950 s.f.)  
Very sunny and bright upper unit.  
Modern upgrades, quiet location.
- **22741B Nadine Circle** \$519,000  
2 Beds, 1.5 Baths (950 s.f.)  
Very sunny and bright upper unit.  
Modern upgrades, quiet location

*just*  
Listed

**SOLD**

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



**Richard St. Amant**  
 REALTOR  
**310.989.7700**  
[RichardStAmant@bhhsdp.com](mailto:RichardStAmant@bhhsdp.com)  
 DRE # 01123656

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# Golf Course

Closed Mondays until 2:00pm

# November 2025

## HOA FEE \$532

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>Annual Open Enrollment Period - October 15<sup>th</sup> to December 7<sup>th</sup></b>						
<b>2</b> Daylight Savings Time Medicare	<b>3</b> 2:00pm - (Lounge) Disaster Management Team	<b>4</b> Veterans Day 11:00am - Clubhouse Veterans Program 6:00 pm - Lounge	<b>5</b> 6:00pm Lounge Golf Club Meeting	<b>6</b> Men's Golf Ladies' Golf	<b>7</b> 9:00am Recyclables	<b>8</b> Madrona Marsh 12:00pm
<b>9</b>	<b>10</b> 2:00pm - (Lounge) Disaster Management Team	<b>11</b> 11:00am - Lounge Civic Affairs	<b>12</b> 2:00pm BOARD MEETING Town Hall & Zoom 6:00 pm - Lounge	<b>13</b> 10:00am - Lounge Picnic Fun Club 2:00pm Town Hall 	<b>14</b> 2:00pm - 4:00pm SCRABBLE Lounge	<b>15</b>
<b>16</b> Private Party (Picnic Area)	<b>17</b> DEADLINE Newsletter Articles 11:00am Lounge Book Club	<b>18</b> 2:00pm - Lounge Civic Affairs	<b>19</b> 2:00pm BOARD MEETING Town Hall & Zoom 6:00 pm - Lounge	<b>20</b> 11:00am - Lounge Conservation Club Budgeb 5:00pm Town Hall	<b>21</b>	<b>22</b> 4:00pm - 9:00pm Private Party (Town Hall)
<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b> Newsletter 6:00pm - C I C - Lounge Condominium Improvement Club	<b>27</b> OFFICE CLOSED THANKSGIVING	<b>28</b>	<b>29</b>
<b>30</b>	<b>31</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>



**Join Zoom Board Meeting**  
<https://zoom.us/j/97313070727?pwd=dWZxSmduVUxkCN2xZkd1JOVlV41VNHOi09>  
 Meeting ID: 973 1307 0727  
 Passcode: 618476

# COOKIES N' CAROLS - HOLIDAY CHEER

Holiday Season – Residents and Friends

Live Band Entertainment  
Nick Blaney and the Band

Sunday, December 7<sup>th</sup>, 2:00<sup>pm</sup> – 4:00<sup>pm</sup>  
Clubhouse Lounge

*Entry Fee: Just bring your home-made or store-bought cookies and cakes to share.*



*Sponsored by Civic Affairs*



## CIC HOLIDAY CHEER

Wednesday December 10<sup>th</sup>  
6:00<sup>pm</sup>

'Tis the season to be Merry! Join us in the holiday spirit at the annual **CIC Holiday Party**. Invitation is to all residents. Bring a little delicious dish/snack to share with others and partake of all the delicacies contributed by all.

**CIC will provide the drinks**

CIC is more than happy to meet and greet everyone at New Horizons. To those residents who haven't yet become members, this is the perfect time to get acquainted. We'd love to get to know you and have you meet us.

**Save the date - join the fun!**

**Date:** December 10, 2025  
**Time:** 6:00<sup>pm</sup>.  
**Location:** Clubhouse Lounge

*Mary Lee Lombardi* CIC Chairman

# MICROPLASTICS AND THE FUTURE OF OUR PLANET



**PRESENTED BY ALGALITA MARINE RESEARCH  
AND EDUCATION**



Trina Miller  
Education Coordinator

**Nov. 15, 2025**  
**1:00–3:00 p.m.**

Madrona Marsh  
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Torrance, CA 90503  
(310) 782-3989

**Friends of Madrona Marsh**



City of  
**TORRANCE**  
California

## So Many Updates!

### Sold Listings:

22611 Maple - (Bungalow)	<b>\$725,000</b>
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

### Latest Lease

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

**“Remember.....  
Things Move Quick when you work  
with Nick.”**

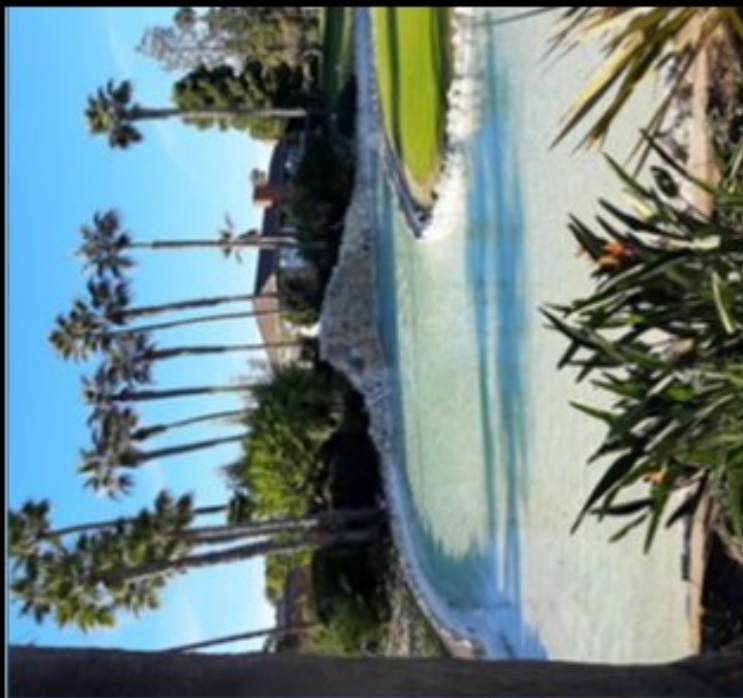
## My Commitment to New Horizons

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



## Nick Blaney Realty

Nick Blaney, Broker

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Resident Realtor  
for over 20 Years

**310-386-5415**

[nickblaney1@gmail.com](mailto:nickblaney1@gmail.com)



## Floor plans (Sq. Ft.)

Bungalows: 950, 967, 1,117 & 1,133 Sq. Ft.  
Upper “B” Units: 950, & 1,117 Sq. Ft.  
Lower “A” Units: 950 Sq. Ft. & 1,117 Sq. Ft.  
Sample Below: 2 Bedroom. 2 Bath 1,117 Sq. Ft.



# Be The First to See This New Listing

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

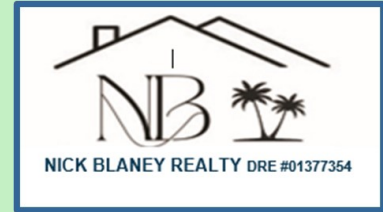
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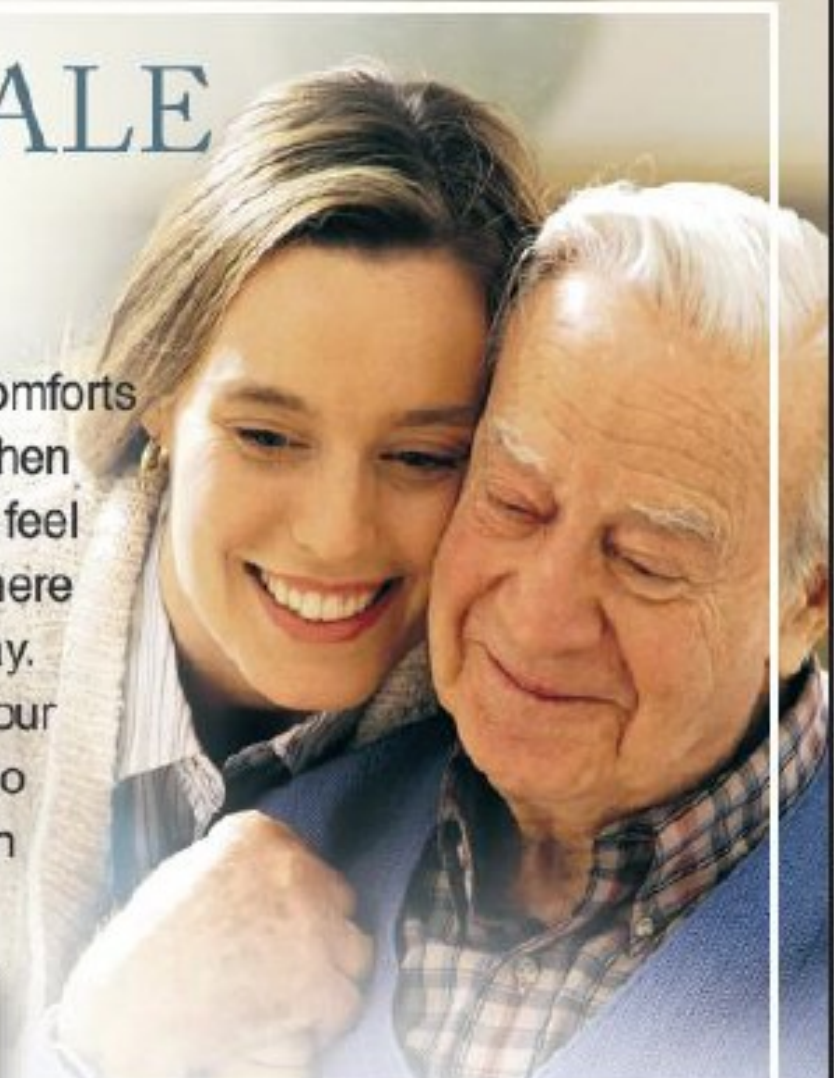
**Nick Blaney - Call for Details**

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**ZERO COMMISSIONS**

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

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



DRE # 01981410

**DEBBIE LANG**

Your New Horizons  
Neighbor AND Realtor

Real Estate Agent  
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## MY LATEST LISTINGS

**COMING SOON** Completely renovated 2 bedroom B unit near the Sports Center

**SOLD FOR FULL PRICE IN JUST 22 DAYS (AREA 6) - \$675,500.00**

**SOLD FOR FULL PRICE IN JUST 6 DAYS: Completely renovated, (area 4) - \$674,500.00**

**SOLD FOR FULL PRICE IN JUST 3 DAYS: Completely renovated (AREA 4) - \$685,500.00**

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# COMPASS




## ZEST FOR LIFE!


23009 Nadine Cir Unit A, Torrance, CA 90505

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

 2 BD

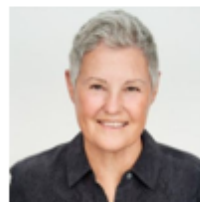
 2 BA

 1,117 SF

 \$599,000



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



Judy D'Angelo  
DRE# 00547116  
Brokers Associate  
M: 310.429.6478  
judydangelore@gmail.com



# Premier 55+ Active Retirement Community...



**Donna Sugimoto**  
Realtor, DRE #01883265  
310.962.1486  
donnasugimoto@gmail.com

**\$525,000**  
MLS #SB25234105



23033 Maple Ave #A | Torrance

This updated 2-bedroom, 1.5-bath condo is located on the first floor of New Horizons, Torrance's premier 55+ active adult community. This unit features tile flooring throughout, an upgraded kitchen, a new electrical panel, & wheelchair accessibility. This community offers resort-style amenities like pickleball, tennis, pools, spa, sauna, fire pit, barbecue & picnic areas, a 9-hole golf course, fitness center, card / billiard rooms, banquet & recreation facilities. New Horizons is known for its friendly atmosphere, lush surroundings and active yet relaxed lifestyle.

600 Deep Valley Dr. Rolling Hills Estates, CA 90274

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# Destination 55+ Retirement Community in Torrance...



**Donna Sugimoto**  
Realtor, DRE #01883265  
310.962.1486  
donnasugimoto@gmail.com

**\$569,000**  
MLS# SB25097914



23026 Nadine Circle Unit #B | Torrance

One of the largest condo floor plans (approx 1,117 sqft 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. The shared garage is a stone's throw from the rear balconies. 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!



800 Deep Valley Dr. Rolling Hills Estates, CA 90274

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