



New Horizons Newsletter

22727 Maple Avenue
Torrance, California 90505

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Issue: December 2025
Editor - Sandy Spann
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President's Notes

Our community enjoyed a truly meaningful Veterans Day program in the Townhall on November 11. It was wonderful to see so many residents come together to honor the men and women who have served our country. A special thank you goes to Scout Troop 388 for their outstanding work providing the Color Guard. A big thank you to the Civic Affairs Committee for another event so well done.

I'd also like to share a brief update on our on-going Electrical Panel Project. We now have five new panels installed. Thank you all for your patience as this important safety project moves forward.

In addition, the Electric Vehicle Charging Station Project is finally in motion. SEC has begun their portion of the installation work, and we are currently awaiting permit approval from the City of Torrance for the stations themselves. We are also coordinating the commissioning process so that once installation is complete, the stations will be ready for immediate use.

As we enter the holiday season, I want to wish everyone a very Merry Christmas, a Happy Hanukkah, and a joyful New Year. May the season bring warmth, peace, and happiness to you and your loved ones.

Gail Standley, Board President

2026 HOA Dues - \$560.00

IMPORTANT NOTICE

2026 HOA Dues

The 2026 New Horizon South Bay Association Budget has been approved.

The 2026 HOA fees will be **\$560.00**
a **5.26%** increase.

Don't forget to call your bank to change your automatic payment.

New Horizons South Bay Board



2026 Budget Update

The 2026 Budget meeting was held on Thursday, November 20th. The Budget was discussed in its entirety with comments from the members. The Budget was voted on and Board approved. In January 2026 will be \$560.00, a 5.26% increase.

This fee does not include renewing the 2026 Earthquake Insurance. The Board will reevaluate the HOA Earthquake Insurance in subsequent years.

The \$28.00 increase is primarily due to the increase in our insurance and in the cost of living. The Consumer Price Index (CPI Index) rose 3.3% this year, so this is not an unjustified increase.

Mary Lee Lombardi

New Horizons, Treasurer

WELCOME NEW RESIDENTS

Unit	Resident Name	Bldg.	Status
571	Ki-wan, Seo	623	Owner
613	Little, Melissa	548	Owner
226	Omoto, Roy & Elaine	116	Owner
074	Velazquez, Maria	517	Owner
249	Califanio, Cynthia & Honadle, Tiffany	124	Renters

By: **Maggie Pagan**, Orientations

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



Thank you Newsletter Volunteers

The Newsletter had a profitable 2025 year.

This is made possible by all the advertisers, article writers and most of all the avid readers.

Gratitude to all the volunteers who dedicate their time and efforts.

Our success is a result of all your efforts. Happy Holidays to all

Newsletter Team

NEW HORIZONS SOUTH BAY ASSOCIATION
Board of Directors General Meeting Minutes

October 15, 2025, at 5:⁰⁰PM

CALL TO ORDER:

A quorum of the Board being present, President Gail Standley called the General Meeting to order at 5:03^{PM}.

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

PROPERTY MANAGEMENT PROFESSIONALS’ REPRESENTATIVE: Janet Garcia- General Manager, Lynette Hazly- Assistant Manager.

SPECIAL ASSESSMENT ANNOUNCEMENT: After a long evaluation with the electrician, maintenance, and the City of Torrance, the board has concluded that an emergency special assessment of \$3,000 will be imposed and collected in a lump sum. Payment will be due on January 01, 2026. A letter will be sent out to all homeowners on November 1st.

SECRETARY’S REPORT

The Board reviewed the September 17, 2025, General Meeting Minutes.

- **Motion:** George Bunce made a motion to approve the September 17, 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 September 31, 2025, financials.

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

DELINQUENCY REPORT

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

MANAGEMENT REPORT

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

REPORTS

- **President’s Report:** Gail Standley gave her report at the beginning of the meeting regarding “Special Assessment.”
- **Elections:** George Bunce reminded the members that early nominations for the 2026 elections are now open. Everyone should have received a candidacy form. If you need a form, please contact the office.
- **Orientation:** Maggie Pagan reported that there were (3) renters. Currently, the rental cap is at 23%.
- **Roofs and Gutters:** Gary Smith reported that the roof on building 302 has been completed, and on Monday, installation will start on the last residential roof installed in Building 505.
- **Golf Enhancement Project:** Tom Kasterko reported that the golf course looks good; however, there are a couple of greens that are not getting sufficient water, therefore, they will be aerated.
- **Newsletter:** Sandy Spann reported that the Newsletter Office is in good shape. Volunteers are needed to distribute newsletters. Please contact the Newsletter office if you are interested in volunteering.
- **Website Committee:** Sandy Spann informed residents that the Resident Portal on the website is being worked on and updating the website is an ongoing project.
- **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. Cookies and Carols will be upstairs in the Town Hall this year Sunday, 12/7.
- **Picnic Fun Club:** No Report.
- **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 10th in the Town Hall; everyone is welcome.
- **Neighborhood Watch:** Joanie Jones thanked Robin, Maggie, Carol, Bunny, and the Board for funding the art show. Neighborhood Watch will distribute peel and stick window stickers to each unit.
- **DMT:** No Report.

HOMEOWNER FORUM

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

UNFINISHED BUSINESS

- **Approval of Draft Reserve Study:** The draft Reserve Study prepared by Association Reserves was completed for the year-end 2026. Following review, the Board approved the Draft Reserve Study.
 - **Motion:** Mary Lee Lombardi made a motion to approve the Reserve Study as presented. Tom Kasterko seconded the motion. (M/S/C:7-0)

NEW BUSINESS

- **Ratify Emergency Pest Service Fumigation.** Attached is the fumigation proposal for building 300. This building experienced a severe issue that could not be spot-treated and required immediate fumigation.
 - **Motion:** Gail Standley made a motion to ratify the proposal from Bug Stop to fumigate building 300, for a total of \$11,248.00. Mary Lee Lombardi seconded the motion. (M/S/C:7-0)
- **Ratify Emergency Plumbing:** Attached is the proposal for replacing the main underground cracked drain line outside building 412. The pipe was located 6 feet underground.
 - **Motion:** Gail Standley made a motion to ratify the emergency plumbing repair outside of building 412, for a total of \$6,100. Maggie Pagan seconded the motion. (M/S/C:7-0)
- **Approval of deck repair:** Enclosed is the proposal for balcony repair in building 522, located at 23044 Maple Ave. This will be the final deck repair we complete this year unless an emergency arises.
 - **Motion:** Gail Standley made a motion to approve the deck repair from Len's Composition, for a total of \$5,200. Gar Smith seconded the motion. (M/S/C:7-0)
- **Review of Paradise Pool lagoon proposal:** Enclosed is a proposal for a commercial chlorine feeder with a chlorinator and a cartridge filter to filter the water for a total of \$3,455.58. This will help between cleanings.
 - **Motion:** Gail Standley made a motion to approve the proposal to install a chlorine feeder and cartridge filter in the lagoon, for a total of \$3,455.58. Tom Kasterko seconded the motion. (M/S/C:7-0)

CORRESPONDENCE

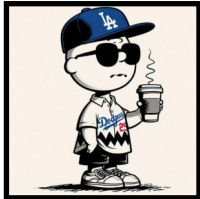
The Board reviewed and addressed correspondence submitted to the Board and Janet.

ADJOURNMENT

The Board of Directors General Session Meeting was adjourned by Board President, Gail Standley, at 6:15^{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 _____



LA Dodgers World Champs Again!!



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.

**There will be no December Board Meeting, Next Board Meeting:
Wednesday, January 21st, at 2:00^{PM}**





2026 HOA ELECTION NOTICE



December 16, 2026

CANDIDACY NOMINATION REMINDER

The annual meeting is scheduled for April 14, 2026. There will be four (4) Board seats up for election to a two-year term. Please fill out both sides of the enclosed form if you are interested in running for the Board. *Candidate Nominations must be submitted on or before January 15, 2026, by 3:00^{PM}, after which time nominations will not be included in the mailed ballot packet. Anyone may self-nominate.*

Qualifications for Candidates and Directors (see Election Rules for more details):

- You must be a Member of the Association at the time of nomination, for a period of at least one year.
- You must be current in the payment of regular and special assessments.
- You may not serve at the same time as another person who holds joint ownership to your unit.
- You may not serve if you have a past criminal conviction that would prevent or terminate the Association's fidelity bond coverage.
- He/she must not be in any legal proceeding against the association or its Officers and Directors.

If you are disqualified from nomination, you have the opportunity to engage in Internal Dispute Resolution pursuant to California Civil Code.

Section 5.7. Uncontested Elections. When, at the close of nominations, the number of qualified candidates nominated does not exceed the number of vacancies, the candidates may be declared elected without the need for balloting and shall take their seats on the date set for the membership meeting.

The candidacy nomination form should be submitted to: The New Horizons South Bay Office, or mailed to:

New Horizons South Bay Association
c/o PMP Management
22727 Maple Ave
Torrance, CA 90505

Or Email: jgarcia@pmpmanage.com

Online Resident Portal

With PMP GATEWAY you can:

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

PMP Gateway



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

Clubs & Activities Meetings

Arts Club (Ceramic Room)

12:30^{PM} to 2:30^{PM}

Sundays

Bingo (Town Hall)

2:00^{PM}

2nd Thursday of the month

Board Meeting (Town Hall and via Zoom)

2:00^{PM}

3rd Wednesday of the month

Bridge Club (Town Hall)

Noon to 4:00^{PM}

Mondays

Book Club (Lounge)

11:00^{AM}

3rd Monday of the month

Bunco (Lounge)

6:00^{PM} to 8:00^{PM}

2nd Tuesday of the month

6:00^{PM} to 8:00^{PM}

4th Thursday of the month

DMT (Disasters Management Team)

11:00^{AM}

1st Tuesday every other month

CIC (Condo Improvement Club (Lounge))

6:00^{PM}

4th Wednesday of the month

Ceramics (Sports Center)

9:00^{AM} to 1:00^{PM}

Wednesdays

Civic Affairs Committee (Lounge)

2:00^{PM}

3rd Tuesday of the month

Coffee N Chat (Lounge)

10:00^{AM}

Last Tuesday of the month

Conservation Club (Lounge)

11:00^{AM}

December 18
3rd Thursday Every other month

Ladies' Golf (Golf Course)

9:00^{AM}

Thursdays

Men's Golf (Golf Course)

8:30^{AM}

Wednesdays

Neighborhood Watch Meeting:

4:00^{PM}

2nd Wed. of the month

Newsletter

Article Deadline

Monthly
15th of the month

Publication Date

Last Wednesday of the month

Picnic Fun Club (Lounge)

10:00^{AM}

Next Meeting in Jan. 2026

2nd Thursday of the month

Recyclables (by Clubhouse)

9:00^{AM}

1st Friday of the month

Scrabble (Golf Room)

2:00^{PM} to 4:00^{PM}

2nd & 4th Friday of the month



Coffee-N-Chat Hour with PMP

Last Tuesdays of the Month

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

New Horizons Salute our Veterans

Our annual Veterans Day celebration took place on November 11th at 11 a.m.—a day set aside to honor the courage and service of our veterans.

This year, Board President Gail Standley gave a special presentation recognizing the Eagle Scout project completed by Evan Sarabakhsh of Troop #388. Evan constructed a safety railing at the Sports Center. He incorporated emblems representing each branch of the armed forces in tribute to our veterans.

The program also included a brief history of Veterans Day and a roll call honoring our own New Horizons veterans.

We extend our thanks to all our veterans and residents who attended, to Scout Troop #388 and to the Conservation Club for generously donating the American and POW/MIA flags.

Submitted by: Civic Affairs Committee



New Horizons Veterans Roster

2025

First	Last	Branch	First	Last	Branch
Ruben	Alvarez	Army	Jack	Maranian	Army
Charles	Bartik	Army	George	Martini	Army Air Corp
Bruce	Bauer	Navy	Thomas	Martini	Air Force
Don	Beall	Army	Carroll	Massey	Army
Frank	Beers	Navy	Don	Minor	Navy
Lotus	Beggs	Air Force	Beni	Monaco	Army
Dale	Bowman	Army	Joseph	Morton	Army
Lance	Brewer	Army	Raymond	Moy	Army
David	Brown	Air Force	Joseph	Mullahey	Army
George	Bunce	Army	Andrew	Nugent	Army
John (Jack)	Carruthers	Navy	James	Pierson	Army
Paul	Cohen	Army National Guard	Allen	Ravine	Army
Bill	Collins	Merchant Marine	Ed	Reilly	Navy
John	Conway	Army	Al	Remedios	Army
Michael	Denning	Navy	Tom	Schmidt	Army
Ralph	DiLibero	Navy	Richard	Scott	Navy
Gary	Fisk	Air Force	Bob	Shierman	Navy
Eduardo	Godoy	Army	Leon	Silverman	Navy
Al	Goetz	Navy	Billy	Slonecker	Army & Air Force
Edward	Hancock	Army	Richard	Smith	Army
Harriet	Hayman	Marines	Paul	Sullivan	Navy
Jim	Haynes	Army	Sonny	Tasaki	Army
William	Jordan	Air Force	Donald	Teunon	Marines
Everett	Kirsch	Army	Alvin	Tobias	Air Force
Robert	Krapf	Marines	David	Tollefson	Navy
Marty	Laffey	Coast Guard	Wallace	Wade	Army
Charlene	Lee	Navy & Army	Lydia	Walker	Marine Corp
Carl	Lindberg	Army	Eldridge	Wood	Army
Jonathan	Lockwood	Army	George	Yamasaki	Army
Robert	Lombardi	Army	Richard	Young	Army
Willie	Lucas	Army			



MEN'S GOLF

10/22/2025		
A-Flight		
	Low Gross	Low Net
Rick Stoffer	53	
Julius Park		48
B-Flight		
	Low Gross	Low Net
Sam Williams	53	
Steve Spolidoro		46

10/29/2025		
A-Flight		
	Low Gross	Low Net
Julius Park	58	
Larry Neville		49
B-Flight		
	Low Gross	Low Net
Sam Williams	60	
Steve Spolidoro		48

11/05/2025		
A-Flight		
	Low Gross	Low Net
Julius Park	52	
Mike Lowery		46
B-Flight		
	Low Gross	Low Net
Tony Giardedino	58	
Steve Spolidoro		48

11/12/25		
A-Flight		
	Low Gross	Low Net
Julius Park	49	
Larry Neville		48
B-Flight		
	Low Gross	Low Net
John Huhn	59	
Steve Splidoro		52

Engineering Discussion Group

Want to stay connected with peers?


We want to create a discussion group focused on an engineering based fellowship.

Let's start a conversation amongst New Horizons retired engineering peers.

RSVP Karen at:
310-989-1982



Need a Walking Partner
Please call Judith at: 424-263-4676



Garage for Rent
\$65/month
Call Brad

Access 2 -Garage 0 **310-408-5146**

IN LOVING
memory

We want to acknowledge some of our neighbors who have recently passed away.

Pat Artman
Fran Marr
Irene Ryan
John (Jack) Rennie

Please keep them in your thoughts and prayers.

Prevent Rodent Activity

To prevent infestation of rats, eliminating food sources the best way to prevent rodent activity. Hiding places Rats like to build their nests in hidden areas under structures and trash piles where they feel safe. A rat will look for a hiding place after it has found a food source nearby. Water Rats need water to survive. If you see mouse dropping on your patios and around the hot water tank enclosure (where they always find enclosed safety), you might consider using bait stations. We have found these to be simple to use and quite effective at eliminating the problem.



Home Depot carries bait stations that are effective, disposable, kid and pet resistant and refillable.

The Association will set traps for rodents in the common areas. Please call the office and fill out a work request to have **Bug Stop** come out.

Next Recycling Event
12/13/2025

FREE E-WASTE RECYCLING & PAPER SHREDDING

Proof of Torrance Residency Required

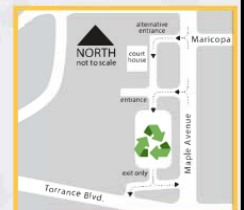
8 a.m. - 12 p.m.

2025 Event Dates
March 29 September 27
June 28 December 13

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

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

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



City of **TORRANCE**
California

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



NEIGHBORHOOD WATCH GROUP

The Neighborhood Watch Group is a cohesive way for everyone in the community to feel protected by being alert. Any resident who

wishes to be pro-active is welcome to become a Building Coordinator. It's easy – just stay alert to the area around your own building and report any suspicious activity to the police and/or your Area Captain.

The NWG Area Captains and Building Coordinators are continuing to deliver logo window stickers to all residents during the month of November. Peel the thin backing off the sticker and it will adhere to clean glass and it's also easy to remove.

There will be no NWG Meeting in December as there are too many social events going on – the next NWG Meeting is:

Wednesday, January 14, 2026
at 4:00^{pm} in the Lounge.

CONGRATULATIONS TO SANDY SPANN FOR BECOMING AREA CAPTAIN FOR AREA #1!!

Safety Tips:

- Plug small heaters DIRECTLY into the wall outlet. Do not use extension cords, they heat up & can cause a fire.
- Check the batteries in your smoke detector to make sure they are working.
- Make sure you have extra entry keys hidden someplace and your emergency contact knows where these keys are in the event of an emergency.

Get to know your neighbors – Neighbors helping neighbors, especially in an emergency.

Joanie Jones

AREA CAPTAINS

Area	Captain	Phone #
Area 1	Sandy Spann	847-710-7020
Area 2	Barbara Ramsey-Duke	310-251-6830
	Linda Kelly	646-734-3372
Area 3	Cathy Smith	310-415-7977
	Richard Smith	310-415-7977
Area 4	Lisa Duarte	310-951-9350
	Linda Fisk	310-780-9515
Area 5	Esther Audrey	310-753-6058
Area 6	Joanie Jones	310-517-9350
	Barbara Christian Marriott	310-387-9650

Book Club

December 15th

11:00^{am} to Noon

Happy Second Anniversary to the New Horizons Book Club!

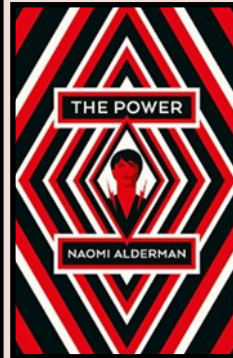
The New Horizons Book club had its first organizational meeting in December 2023. It has been a big success. Right now, there are about ten members, but the Book Club is still looking for new members.

The point is to make friends with your neighbors. It's okay if you haven't read the book; just come to chat. The Club serves snacks!

The Club votes on books to read each month and often gets books from the library. The club has read fiction and non-fiction, memoirs, mysteries, historical novels, best sellers, and literary prize winners.

The Power

by Naomi Alderman



On the third Monday of the month, December 15, 11:00^{am} to noon in the Lounge, the Book Club will discuss **The Power** by Naomi Alderman.

The Power is a book within a book: a manuscript of an imagined history of the tumultuous 21st century period – now 5,000 years in the past – during which woman-kind became the **dominant**

gender after developing and sharing the power to emit electricity from their hands. This best seller has been described as “our era’s *Handmaid’s Tale*”

“Captivating, fierce, and unsettling. I was riveted by every page. Alderman’s prose is immersive and, well, electric.” - New York Times Book Review

Reading ahead? The January book *The Baker’s Secret* by Steen Kierman.

For **free library** copies of these books contact Teresa Turner at:



Teresa Turner
(310)918-3169

Your Ad Here

Redondo Beach King Harbor Christmas Boat Parade December 13, 2025, 5:30^{pm}

Light Up the Harbor is the 2025 theme
Christmas Boat Parade is sponsored by
King Harbor Yacht Club

khyc.org

Santa and his elf will be visiting the Redondo Beach Marina, and the Redondo Beach Pier throughout the day and at 5 pm the Annual Christmas Boat Parade begins. The whole harbor area along Harbor Drive lights up with many of the boats in the Marina lighting their boats as well throughout the holiday season. Viewing for the actual boat parade can be seen from many of the restaurants, on the piers or along the break wall.



KING HARBOR
LIGHT UP THE HARBOR

HOLIDAY BOAT PARADE

Concert on the Pier – 2:00^{pm} – 4:00^{pm}

Paddle Craft Parade – 3:30^{pm} – 5:00^{pm}

Holiday Boat Parade - 5:30^{pm} – 7:00^{pm}



CULTURE CORNER

The holiday season is revving up. Didn't we just celebrate the holidays?

Handel's "Messiah" can be heard at St. Cross Church in Hermosa Beach. This year will be on Sunday, December 7 at 4:00^{pm} in the Sanctuary. A reception and charity fare to follow in the adjoining social hall. "Nutcracker! Magical Christmas Ballet" at La Mirada has an international cast and puppets. It has two shows on Sunday, Dec. 21: 1:30^{pm} and 6:30^{pm}. The kids will be entranced.

Also, at La Mirada is "Sixpence None the Richer O'Night Divine," a family Christmas show performed by an International band on Friday, Dec. 12 at 8:00^{pm}. "Navidad en Mexico" is being performed on Dec. 14 at 2:00^{pm} and 7:00^{pm}. "A Flock of Seagulls" and Stacy Q are doubling up on Sat. Dec. 13 to perform nostalgic hits of the '80's. The Wallis (Annenberg) Theatre in Beverly Hills always has outstanding performances. "DakhaBrakha" is a Ukrainian quartet that fuses folk melodies of the past with pulsing contemporary rhythms. Buy tickets now for this Dec. 5 show at 7:30^{pm}. Parking is convenient and the theatre is close to many restaurants.

Chanukah, the Festival of lights, starts this year on Dec. 14. It commemorates the miracle of a small jar of oil in the First Holy Temple in Jerusalem that lasted not just one night but eight. It is a joyful holiday. Locally it is celebrated in many places, including the Del Amo Mall date to be given, with a giant menorah filled with candy, bagels, or similar goodies, and dancing, donuts, hot chocolate, and a great band playing holiday songs. Check out Mom's LA for Chanukah activities and recipes!

Royce Hall at UCLA is hosting Angel City Chorale's Blockbuster Holiday Concert December 6 at 7:30 pm and December 7 at 3:00^{pm}. L. A. Ballet will be performing there the following weekend December 12, 13 and 14. Showtimes are 2:00^{pm} and 7:00^{pm}. Limited tickets are available. Email info@roycehall.com.

Debbie Allen's Chocolate Nutcracker is performed at their dance school in Manhattan Beach, from December 6 through Dec.14.

Redondo Beach will have a free holiday show at Fisherman's Pier from 2:00^{pm} – 4:00^{pm}. Santa may even arrive on his surfboard!

There are many other celebrations at the Segerstrom in Costa Mesa, the Soraya at UC Northridge, and the Music Center at Dorothy Chandler Hall.

Have a wonderful Thanksgiving, Christmas and Chanukah and enjoy the arts!

Shelly Zirkes



Tony Mancuso
New Horizons Resident

Anthony 'Tony' Mancuso, a long time New Horizons resident passed August 21st, 2025, exactly one month from his 96th birthday!

Tony moved into New Horizons in 1988; born and raised in Sicily. Tony owned and operated Ideal Interior, on Hawthorne Blvd, for 60 years. He brought the beautiful flowering bushes, fruit & olive trees to our community, and named it Villa del Norte.

His kindness, generosity and friendship will be missed by his neighbors and friends.

Need
PHYSICAL
OCCUPATIONAL
Therapy?

In Home Therapy

To qualify You only need a valid:

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

David

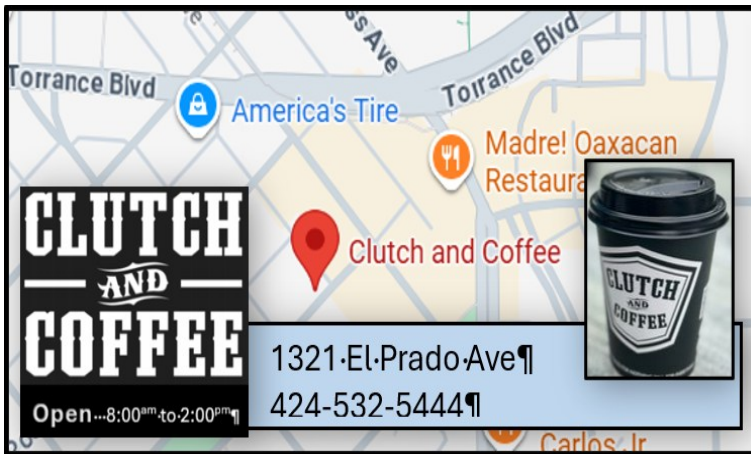
Just takes minutes to see if you're approved at **NO COST** to you.

(818) 402-2699




"Wishing you a warm and happy Thanksgiving with family and friends."


Thank you to the Board of Directors who tirelessly volunteer for the community. Thank you for taking on the challenge - working towards a solution.



CLUTCH AND COFFEE

Open --8:00am to 2:00pm

1321 El Prado Ave
424-532-5444



Classic Cleaners & Laundry

FREE Pick-Up & Delivery for New Horizons Residents

- Dry Cleaning - Hand Pressed Shirts - Wash, Dry, Fold Laundry
- Comforters, Blankets, & Sheets - Area Rugs - Draperies

New Client Special: 20% Off 1st Order for Pick-Up & Delivery!!

Call or visit online to enroll today!

1886 S Pacific Coast Hwy
Redondo Beach, CA 90277
310-540-0922 | www.wedryclean.com



Mr. Kent & Carlos Handyman Service

Painting - Plumbing - Dryer Vent Cleaning - Carpentry - Repair/Assembling

Let us add a little color to your life.

Call - 424-355-3045 Thank you!

State Lic. # PR5687

BUG STOP SERVICES INC.

310.324.2847
info@bugstopservices.com

CESAR LARA
FIELD REPRESENTATIVE



FIRST CLASS AUTO BODY

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Old Fashioned Craftmanship
State of the Art Technology

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F - 310.326.1418

MARIO CARUSO
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mario@1stclassab.com

OSCAR CARUSO
Body Shop Manager
oscar@1stclassab.com

DANIEL CARUSO
Paint & Detail Manager
danielcaruso@1stclassab.com


Laura Serafin
Insurance Claim Specialist
laura@1stclassab.com



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SRS Reset - Check Engine
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COOKIES, CAROLS & HOLIDAY CHEER

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Sunday, December 7
2pm - 4pm |
Town Hall



HOLIDAY ENTERTAINMENT BY

**NICK BLANEY
& THE BAND, PROMINENT**



Bring your
favorite cookies
to share

Homemade or Store-Bought



CIC

HOLIDAYCHEER

Wednesday,
December 10th
6:00^{pm}



'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.

Date:	December 10, 2025
Time:	6:00^{pm}
Location:	Town Hall

Mary Lee Lombardi CIC Chairman



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- * Sporting Events
- * Cruises

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- You can hire us for packing and furniture moving, too.
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- 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
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Offering Cleaning Service for all areas

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CLEAN YOUR DRYER VENT – PREVENT FIRES FROM LINT BUILD UP

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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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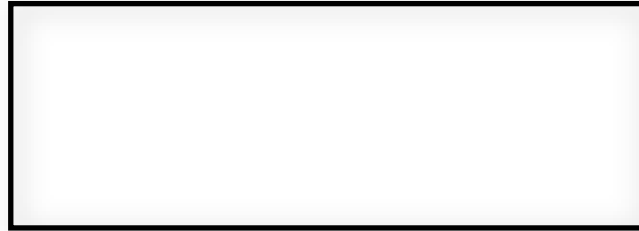
Recycle Blue Bins

Please break down all
Boxes and place in
the Recycling bins!
Our bins are always
overflowing!!!





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



NOVEMBER 2025 ISSUE

Leases:

FOR
Lease

- **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

Listings:

just
Listed

- **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.

SOLD

CALL ME DIRECT: 310-989-7700



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

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NEW HORIZONS SOUTH BAY ASSOCIATION

October 17, 2025

CANDIDACY NOTICE

The annual meeting is scheduled for April 14, 2026. There will be four board seats up for election for a two-year term. Please fill out this form if you are interested in running for the board. *Candidate Nominations must be submitted on or before **January 15, 2026, by 5:00^{pm}**, after which time nominations will not be included in the mailed ballot packet. Anyone may self-nominate.*

Qualifications for Candidates and Directors (see Election Rules for more details): **You must be a Member of the Association at the time of nomination, for a period of at least one year. You must be current in the payment of regular and special assessments. You may not serve at the same time as another person who holds joint ownership to your unit. You may not serve if you have a past criminal conviction that would prevent or terminate the Association's fidelity bond coverage. He/she must not be in any legal proceeding against the association or its Officers and Directors. If you are disqualified from nomination, you have the opportunity to engage in Internal Dispute Resolution pursuant to California Civil Code.**

Section 5.7. Uncontested Elections. When, at the close of nominations, the number of qualified candidates nominated does not exceed the number of vacancies, the candidates may be declared elected without need for balloting and shall take their seats on the date set for the membership meeting.

I CERTIFY THAT I MEET THE QUALIFICATIONS FOR CANDIDATES AND DIRECTORS SET FORTH IN THE NEW HORIZONS SOUTH BAY ASSOCIATION ELECTION AND VOTING RULES.

Signature of Candidate

Print Name

Address within Association

Mailing Address if Different

Other Contact Information

Date

If title to your unit is held by a legal entity that is not a natural person (e.g., trust, LLC, corporation, etc.), please attach a resolution authorizing you to run for the Board on behalf of that entity.

After completion, please return to:
The New Horizons South Bay Office

Or Mail to:
**New Horizons South Bay Association
c/o PMP Management
22727 Maple Ave
Torrance CA 90505**

Or Email: jgarcia@pmpmanage.com

Please call to confirm receipt **(310) 325-3080**

NEW HORIZONS SOUTH BAY ASSOCIATION

CANDIDACY STATEMENT

The following is the candidate's statement to be included in the Association's election materials. This Candidacy Statement is to be reasonably related to the election and may include advocating a point of view. The Association is not responsible for the content of any candidate statement submitted. The Association will not edit the candidate statements.

Name	Date

(Continue on a separate page if necessary)

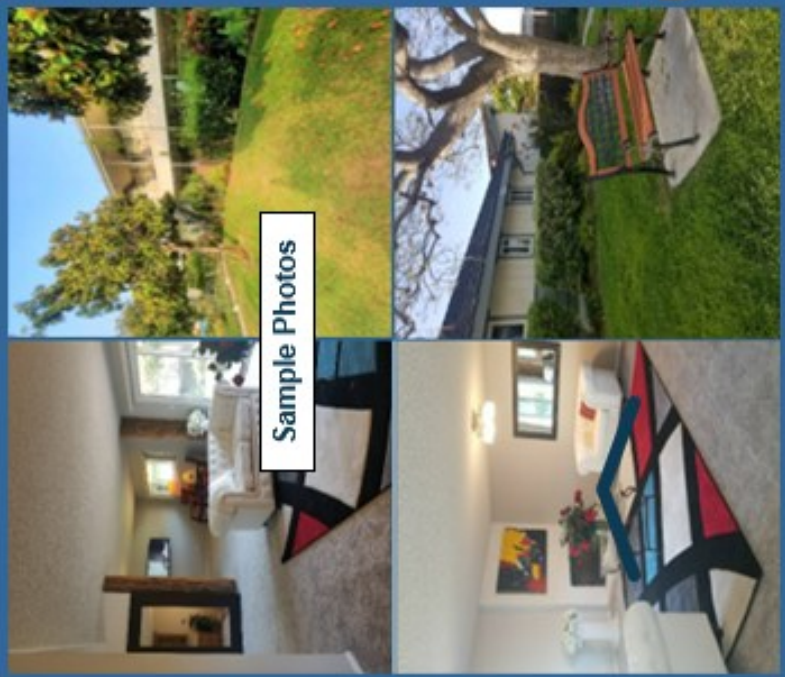
_____ Candidate declines to submit a statement.

--

My Commitment to New Horizons

I commit to meeting new clients, making new friends, and giving them all "Best in Class" service for which I have become known.

Real Estate Companies, Big and Small Count on me for their New Horizons clients. YOU can Count on Me Too! I'm Nick Blaney and I SELL New Horizons.



Sample Photos

So Many Updates! SOLD LISTINGS:

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

IN ESCROW

23009 Nadine Circle	\$599,000
---------------------	-----------

LATEST LEASE

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

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Upper "B" Units: 950, & 1,117 Sq. Ft.
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Sample Below: 2 Bedroom. 2 Bath 1,117 Sq. Ft.



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TO ALL MY NEW HORIZONS FAMILY

I would like to thank each of you for your support, kindness and help throughout this past year. Most of all, I want to thank you for your warmth & friendships. I truly am blessed to live in such a wonderful community. I cannot say enough about what a hidden gem we all live in. We can be as active as we want or enjoy the relaxing grounds that are all around us. You have made this community even better for me, with our old fashioned neighborly ways of watching out for each other and the friendly greetings as we pass each other in our community.

THANK YOU ALL & HAPPY HOLIDAYS

DEBBIE



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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!



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