

New Horizons Newsletter

22727 Maple Avenue
Torrance, California 90505

Phone — (310) 325-3080
Email — nhnewsletter@yahoo.com
website — www.nhsb.org

Issue: June 2026
Editor - Sandy Spann
Volume 63, No. 6

President's Notes

As our thoughts turn to summer and outdoor activities, we are reminded of the many wonderful amenities our community offers. In that spirit, the Board researched the history, along with the advantages and disadvantages, of converting the Sports Center pool to a salt water system.

In other areas, we continue to make progress on electrical panel upgrades and garage roof replacement projects. Additionally, two lower large glass panels in the Clubhouse lobby area have cracked. Due to safety concerns and cost considerations, the Board elected to replace the remaining lower panels as well.

As always, the Board appreciates the community's input through email or verbal communication. We will continue to do our best to address and respond to your questions and concerns.

In closing, let us continue working together to make our community the very best it can be while also taking time to enjoy the summer season.

Happy Father's Day.

Ron Berry, Board President

Green Bins are only for the following:

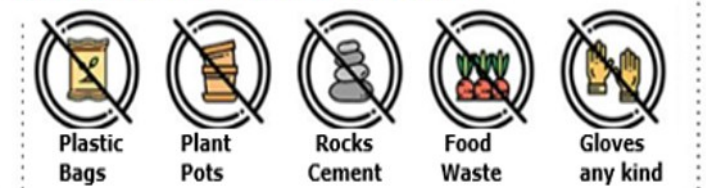
What is Yard Waste?



We are asking you to refrain from placing **food waste - dairy—produce - food and soiled paper.**

These items produce odors and attract and feed vermin and other pests.

What is NOT Yard Waste?



2026 HOA Dues - \$560.00

WELCOME NEW RESIDENTS

Unit	Resident Name	Bldg.	Status
040	Macias, Lydia	127	Owner
186	Opted Out	411	Owner
045	Teves, Carlos & Sofia	127	Owner
499	Naumann, Michael & Cordelia	602	Owner
518	Trujillo, Alie	600	Renter

By: Gail Standley, Orientations

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



Attention New Residents

If you are a new resident whose escrow closed within the last 90 days and you have not yet attended an orientation meeting, we invite you to schedule your session as soon as possible. Orientation is an important step in helping you get acquainted with our community, policies, and resources.

Monthly Orientation Meetings are held:
Every 2nd Thursday at 2:00^{pm} - Clubhouse Lounge.

Please note:

The next meeting will take place on:
Thursday, June 11th at 2:00^{pm}.

To reserve your spot, please contact the office or reach out directly to **Gail Standley, Resident Orientation Director**. A reservation is required so we can prepare the necessary documents and provide you with a list of items to bring.

If you have any questions or concerns, please do not hesitate to call or email.

Gail Standley, Orientations

Phone: 310-539-8717
Email: mal1@nhsb.org

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.



General Manager's Notes



Below are a few updates.

- ♦ New floaters were placed to help deter the ducks. If you swim and remove the floaters, please return them to the pool.
- ♦ The roof replacement for **Garage UU** was completed. **DD Garages** will start June 1.
- ♦ Painters are working in **Building 604**. Please remove all items from the balcony so we can complete the repairs.
- ♦ The deck entrance in **Building 209** was repaired. The private balcony of **Building 122 22631 B Maple**, is scheduled next.
- ♦ We had two glass panels crack in the last month. Under an abundance of safety, the remaining lower **Clubhouse** entry glass panels were replaced.
- ♦ The Electrical Panel Replacement Project is on-going. I am happy to share that six more panels were replaced. **Buildings 603, 606, 608, 611, 612, and 624.**
- ♦ The **Clubhouse Entry Lobby** carpet was shampooed.
- ♦ The Board of Directors completed its annual legal board training.
- ♦ Landscapers are replacing sprinkler heads and valves, as needed.
- ♦ If you see rodents, please let the office know so that **Bug Stop**, the Association pest control vendor, can add rodent baits.

The Association Insurance agent, Patrick Prendiville, joined us for our **Coffee and Chat** on **Tuesday, May 26th at 10:00^{am}**. He answered all questions regarding condo insurance. Join me for **Coffee and Chat** the **last Tuesday of each month** to discuss HOA topics.

Lastly, I would like to introduce the newest staff member, Dakota Conway, joining the maintenance staff. Please welcome him when you see him around the community.



Janet Garcia - CMCA, AMS,
PMP General Manager

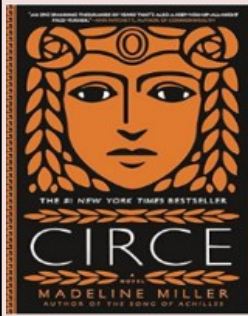


After-Hours Help Line

Call: **310-694-0600**

Choose **Option 1**

Then press the **(*)**
for a live operator



Book Club
June 15
11:00^{am} until Noon

Circe
by **Madeline Miller**

On the third Monday of the month, **June 15th 11:00^{am} until Noon** in the **Lounge**, the Book Club will discuss: **CIRCE** by **Madeline Miller**.

This book was named #1 on the New York Times Bestseller list; one of the Best Books of the Year by: NPR, the Washington Post, People, Time, Amazon, Entertainment Weekly, Bustle, Newsweek, the A.V. Club, Christian Science Monitor, Refinery 29, BuzzFeed, Paste, Audible, Kirkus, Publishers Weekly, Thrillist, NYPL, Self, Real Simple, Goodreads, Boston Globe, Electric Literature, BookPage, the Guardian, Book Riot, Seattle Times, and Business Insider.

This bestseller is a *"bold and subversive retelling of the goddess's story"* that brilliantly reimagines the life of Circe, formidable sorceress of The Odyssey" (excerpt from Alexandra Alter, The New York Times).

Reading ahead? The July book is:

Cannery Row by John Steinbeck

For more information contact me



Teresa Turner
(310)918-3169



Coffee-N-Chat Hour
with **PMP**

Last Tuesday of the Month

The Next Coffee-N-Chat

will be 10:00^{am}
Tuesday June 30th, 2026



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

GOLF

4/22/2026		
A-Flight		
	Low Gross	Low Net
Julius Park	57	
Larry Neville		47
B-Flight		
	Low Gross	Low Net
Ray Tomanaga	55	
Dan Bahen		46
05/06/26		
A-Flight		
MENS	Low Gross	Low Net
Julius Park	52	
Rich Stoffer		48
B-Flight		
	Low Gross	Low Net
Dan Bahen	61	
Tony Gianberdino		50

4/29/26		
A-Flight		
	Low Gross	Low Net
Julius Park	49	X
Mike Lawery		
B-Flight		
	Low Gross	Low Net
Ray Tomanaga	55	
Dan Bahen		48
05/12/26		
A-Flight		
	Low Gross	Low Net
Rich Stoffer	48	
Larry Neville		44
B-Flight		
	Low Gross	Low Net
Tom Kasterko	56	
Tony Gianberdino		45

Memorial Day Golf Tournament

Tournament tee off at **8:30^{am}**
- **Shotgun start.** Sign up in
the Golf Room. The clubs wel-
come new and future members.



Men's and Ladies' Golf Clubs

****Golf Club Planning Meeting
On June 6th at 6:00^{pm} - Lounge**



Family Portrait

Monthly Clubs & Activities

Art Club - (Sports Center)

12:30^{pm} to 2:30^{pm} **Sundays**

Bingo - (Town Hall)

2:00^{pm} **2nd Thursday**

Board Meeting - (Town Hall and via Zoom)

2:00^{pm} **3rd Wednesday**

Birthday Club - (Lounge)

6:00^{pm} **3rd Tuesday**

Bridge Club - (Town Hall)

Noon to 4:00^{pm} **Mondays**

Book Club - (Lounge)

11:00^{am} until Noon **3rd Monday**

Bunco - (Lounge)

6:00^{pm} to 8:00^{pm} **2nd Tuesday**

6:00^{pm} to 8:00^{pm} **4th Thursday**

CIC (Condo Improvement Club) - (Lounge)

6:00^{pm} 7:00^{pm} **4th Wednesday**

Ceramics - (Sports Center)

9:00^{am} to 1:00^{pm} **Wednesdays**

Civic Affairs Committee - (Lounge)

2:00^{pm} **1st Thursday**

Coffee-N-Chat - (Lounge)

10:00^{am} **Last Tuesday**

Conservation Club - (Lounge)

11:00^{am} until Noon **3rd Thurs. (every other month)**

Golf Club- (Lounge) 6:00^{pm} 1st Wednesday

Ladies' Golf - (Golf Course)

9:00^{am} **Thursdays**

Men's Golf - (Golf Course)

8:30^{am} **Wednesdays**

Needle Arts Club - (Lounge)

10:00^{am} to 2:00^{pm} **2nd & 4th Monday**

Neighborhood Watch Group - (Lounge)

4:00^{pm} **2nd Wednesday**

Newsletter

Articles/Ads Deadline **2nd Wednesday**

Publication Date **Last Wednesday**

Picnic Fun Club - (Lounge)

10:00^{am} **2nd Thursday**

Orientations - (Clubhouse Lounge)

2:00^{pm} **2nd Thursday**

Scrabble - (Golf Room)

2:00^{pm} to 4:00^{pm} **2nd & 4th Friday**

Social Dancers - (Town Hall)

1:00^{pm} to 3:00^{pm} **2nd & 4th Friday**



Condo Improvement Club

The CIC is embracing innovative concepts as planned!

During April's meeting, the committee presented a *fully restructured* Club Charter to all attendees. The document analysis proved to support the innovations of the New Horizon Community as hoped. The Charter was confirmed with a unanimous vote of approval! A big, THANK YOU to all members for your participation and trust. A special thank you to the committee members for their time and collaboration in the process.

As the CIC continues momentum, Suggestion Cards were reviewed and voted on. Two suggestions were approved and being developed. The first is a community improvement and other is a social event. Details to come!

Save the Date - **CIC Bingo Night**
8/15/26



Join us at the monthly CIC meetings and become actively involved in supporting future improvements within your New Horizons community.

- Meeting Days- 4th Wednesday of each month in the Clubhouse Lounge.
- Meeting Times - 6:00^{pm}-7:00^{pm}
- Light Refreshments
- Bring your suggestions for community improvements and fundraising ideas.

With a smile,
Etawnya Clifford, Chair



New Horizons Social Dancers

2nd & 4th Fri. of the month
1:00^{pm} — 3:00^{pm}

Clubhouse - Town Hall

Calling all Dancers!!!

Come join us for fun, exercise and fellowship!!!

Barbie, the instructor **will teach us:**
Rumba, Swing or Cha-Cha steps

Then the class will enjoy the music and take a spin around the dance floor.

For information call:

Ray Moy & Rose Kolas
760-686-9238 / 310-781-0636



June 16th, 2026
6:00^{pm}

Clubhouse Lounge

Join the Birthday Club every
3rd Tuesday of the Month

Thank you to all attendees at the **May Birthday Celebration**. Birthday Lottery and Birthday of the Month Winners share generous **Birthday Club Booty \$\$**. Thank you to **Michele** for the delicious birthday cake, and **Leon** for leading us in song.

Winners for the **May Birthday Celebration** were:

♦ **Sandy Spann, Esther Audrey, Renda Lee, Kim Edwards & Leigh Ann Watt**

The **Birthday Club** will celebrate each month – that is 12 Birthday Celebrations every year. Yours can be the June Birthday of the month.

Happy Birthday to all born in June. All residents are welcome to be part of the **Birthday Celebration**.

- ♦ *Birthday cake and coffee will be provided,*
- ♦ *Bring your own (BYO) refreshments to share (Wine, beer, soda, etc.)*

Everyone has a birthday!!! Help us make this a festive Happy Birthday evening where neighbors come together and celebrate with each other

January Blandford
310-529-2517



Needle Arts

Embroidery / Needlepoint
Knitting / Crochet

The group is having a wonderful time meeting and exchanging ideas as they work on their individual craft. Want to join us? Do you have a craft you are working on that you want to share with other craft enthusiasts? We have fine talented residents and are all learning from our meetings.

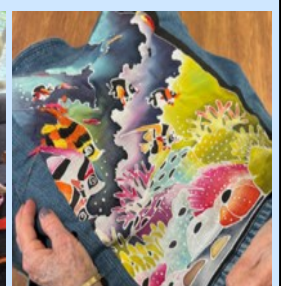
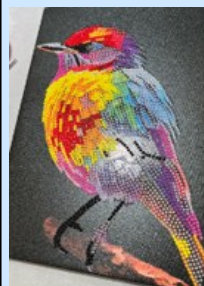
Clubhouse Lounge

2nd & 4th Monday's

10:00^{am} to 2:00^{pm}

Stop by - bring a friend, have a coffee and share any projects with the community. All are welcome - we would love to see all types of creative arts.

For information, please call.
Linda Fisk 310-780-9515



Sit & Spell

Calling new **Scrabble** players!!

Can you spell onomatopoeia?
How about mischievous?

Well, whether your answer is "yes" or "no," you're invited to join the **New Horizons South Bay Scrabble Club!** It consists of about 10 members now and are welcoming new players, "We like getting together with other people," says club leader, Mary Larson.

And while competition is welcome, the group is truly about being supportive of one another. "If you've never played, we'll teach you," says Larson. "We play for fun. We also have a table for those learning and another table for the high scorers."

Bottom line for Larson is that this is an opportunity to make friends and "use your brain."

"Sometimes we find words we didn't know existed and must double check it in our official Scrabble Dictionary. We also give each other time to think. There's no sand in the hourglass at our games."

You're invited for fellowship and fun in the Golf Room every 2nd and 4th Friday at 2:00pm.

The only word you need to know is how to spell

F₄ U₁ N₁ !

Kimberly Edwards



NEIGHBORHOOD

WATCH GROUP

COYOTES & OTHER CRITTERS HOW TO LIVE WITH THEM!

On **Wednesday, June 10th, 4:00pm**, in the **Clubhouse Lounge** – the Neighborhood Watch Group will present "**COYOTE CROSSING**", a PBS special presentation on how to live with the critters we encounter every day including all you ever wanted to know about Coyotes!

**Popcorn/water/coffee
will be available.**



Safety Tips:

- ◆ Consider a security entry door. It is good protection.
- ◆ Consider the water leak detection device the HOA is investigating.
- ◆ If approached for directions etc., keep moving and hold purse tight; it is probably a scam.
- ◆ Consider carrying a good quality pepper spray.
- ◆ Don't wear your good gold jewelry or valuables visibly in public.
- ◆ Call non-emergency Torrance PD phone number for any suspicious activity—**310-328-2456**.

Joanie Jones



CULTURE CORNER

Summer is fast approaching. Take advantage of outdoor, free activities wherever and whenever possible.

TOCApalooza, South Bay Festival of the Arts will have many vendors of all stripes, music and food at and around the Torrance Civic Center Plaza on June 27 from 11:00am to 5:00pm; there will be a juried art show, as in past years.

This summer **Shakespeare by the Sea** is presenting "**Macbeth**" during a four week at twelve locations. Check your computer for dates and locations around L.A. and Orange Counties for details.

Torrance Theatre Company is premiere-ing "**First Gentleman**", a musical, from June 6-27. **Kentwood Playhouse** is currently producing "**Next to Normal**", running through June 8. Following will be "**Significant Other**", a lighter look at "**Finding Mr. Right**".

Riviera Village Summer Festival on June 26-28 consists of many vendors, carnival rides, food, and music throughout. Go to rvsummerfestival.com for exact times of concerts and other events. There are shuttles to get from place to place and avoid the headache of finding limited parking.

Palos Verdes Performing Arts will feature **Stephanie Rick** and **Paolo Algerighi** on June 7 for a cabaret jazz night. On June 13 at 7:00pm, there will be a classic rock double header: **Don Jovi**, a Bon Jovi tribute band, and **Heart to Heart** under the stars.

At **San Pedro's Grand Annex Music Hall** on June 6 is a murder mystery musical, "**Shag with a Twist**", sure to be a lot of fun.

The Pantages Theatre: "**Hell's Kitchen**", written by jazz singer and pianist Alicia Keyes, May 26-June 21 and "**Phantom of the Opera**." runs June 18-July 3.

The Beach Cities Symphony has its last concert of the 2025-26 season Sunday, May 31. **Peninsula Symphony** will have its last concert featuring the winner of the Knox Competition on June 28.

The **Space Park Chorale** will hold its June concert on **Thursday & Friday, June 25 and 26**, respectively, at 6:00pm. The concert is free and located at 1201 9th Street, Manhattan Beach 90266.

If you have any questions, please contact **Jeannie Rennhack** at **310/704-7071**.

Enjoy the Arts and happy summer!

Shelly Zirkes

Neighborhood Watch Contact Information

AREA CAPTAINS

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

Save the Date!!

Get ready for a sweet summer treat – the **Conservation Club's Ice Cream Social** is coming this July, and you won't want to miss it.



and.....

Stay tuned.....exciting details about our **New Year's Eve Celebration** are on the way.



Gail Standley, Orientations



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Maggie Pagan
914-469-3257

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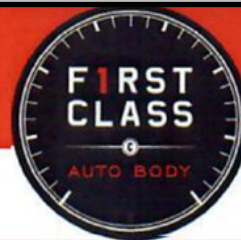


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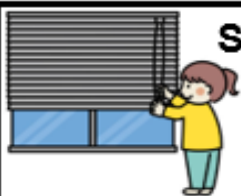
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Caregiver

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 - Newer windows and doors
 - One enclosed garage space.



SOLD • **22909 B Nadine Cir. \$475,000**
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SOLD • **22713 B Nadine Cir. \$490,000**
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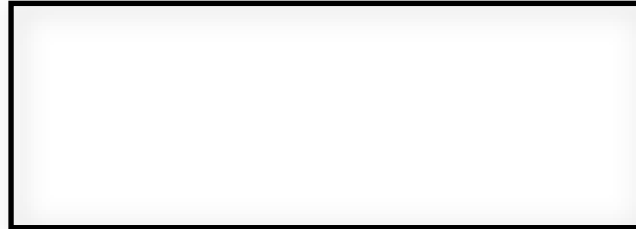
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Golf Course

is Closed Mondays until
12:00pm

June 2026

2026 HOA FEE
\$560

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Arts Club SportsCenter	1 Needle Arts Lounge 10:00am-2:00pm Town Hall	2 6:00pm (Lounge) BUNGO	3 6:00pm (Lounge) Golf Club	4 Ladies' Golf	5 	6 Private Party 3:00 pm - 8:00pm Town Hall
7 Flag DAY	8 Needle Arts Lounge 10:00am-2:00pm	9 6:00pm (Lounge) BUNGO	10 DEADLINE: Newsletter Articles 4:00pm - (Lounge) Neighborhood Watch Group	11 10:00am - (Lounge) Picnic Fun Club 2:00pm - (Lounge) New Resident Orientation 2:00pm - (Town Hall) BUNGO	12 1:00pm - 3:00pm (Town Hall) LUG DANCE 2:00pm - 4:00pm (Lounge) SCRABBLE	13 Private Party 1:00 pm - 4:00pm Town Hall
14 Flag DAY	15 11:00am - (Lounge) Book Club	16 6:00pm (Lounge) Birthday Club	17 2:00pm - (Town Hall) BOARD MEETING Via Zoom	18 2:00pm - (Lounge) Civic Affairs 11:00am - (Lounge) Conservation Club	19 Twentieth Anniversary Proclamation	20
21 SUMMER SOLSTICE HAPPY Father's Day	22 Needle Arts Lounge 10:00am-2:00pm	23 	24 Newsletter 6:00pm - C I C (Lounge) Condominium Improvement Club	25 6:00pm (Lounge) BUNGO	26 1:00pm - 3:00pm (Town Hall) LUG DANCE 2:00pm - 4:00pm (Lounge) SCRABBLE	27
28 	29 Needle Arts Lounge 10:00am-2:00pm	30 10:00am - (Lounge) PMP Coffee N Chat	8:30am - 9:00am Wednesdays Men's Golf 9:00am - 1:00pm Thursdays Ceramics	9:00am Thursdays Ladies' Golf		



Join Zoom Board Meeting

<https://zoom.us/j/9731307072?pwd=dWZvSmduVUxCN2d1JOVEV41VNHQTO9>

Meeting ID 973 1307 0727

Passcode: 618476

Picnic Fun Club

Q: Where is the best place to celebrate the 250th anniversary of America?

A: Right here at New Horizons!!

Picnic Event Details:

Date: Saturday, July 4, 2026.

Time: 11:00^{am} to 2:00^{pm}.

Location: New Horizons South Bay community common area.

What to Expect:

Food & Drink: Hot dogs, beer, wine, margaritas, ice creams and baked goods.

Entertainment: Live music, a live DJ, dancing.

Activities: A 50/50 raffle.

How to Participate

Who is invited: All New Horizons residents, including both owners and renters and their guests.

Reservations: Check the Clubhouse bulletin board for the table reservation layout.

Volunteering: Sign up in the clubhouse for a 1-to-2-hour shift to help.

What to bring: Cash for the 50/50 raffle tickets.

If you want to help plan this event or future community gatherings, the **Picnic Fun Club** meets on the **second Thursday of each month at 10:00^{am}** in the Clubhouse.

Marina Taffe, President



Picnic Fun Club
4th of July Picnic
Sat, July 4th, 2026
11:00^{am} to 2:00^{pm}



What's on the Menu

Hot Dogs	\$3.00
Margaritas/Beer/Wine/Soda	\$2.00
Ice Cream	\$2.00
Baked Goods	\$2.00

Table Reservations

will be held till 11:30^{am}



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

- **Ice Cream and baked goods** are inside the Golf Room.
- **Live Entertainment** - **Nick Blaney and the Band** provide the music. (*Tips Welcome - Let's support them*)
- **50/50 Raffle at 12:30^{pm}** - \$1/ticket
(Bring cash for a chance to win!)

We hope to see you there!!!

Marina Taffe, President

Come join us and enjoy the Community Fun, Dancing and Music!

Homeowners Association Meeting



NEW HORIZONS SOUTH BAY ASSOCIATION Board of Directors General Meeting Minutes

March 18, 2026, at 2:00 PM

CALL TO ORDER:

A quorum of the Board being present, President Gail Standley called the General Meeting to order at 2:02 PM.

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

PROPERTY MANAGEMENT PROFESSIONALS' REPRESENTATIVE: Janet Garcia - General Manager

SECRETARY'S REPORT

The Board reviewed the February 18, 2026, General Meeting Minutes.

- **Motion:** George Bunce made a motion to approve the February 18, 2026, General Meeting Minutes, as presented. Sandra Spann seconded the motion. (M/S/C: 7-0)

EXECUTIVE SESSION SUMMARY

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

TREASURERS REPORT

Mary Lee Lombardi gave a brief overview of the financials. As of today, March 15, 2026, 97.5% of homeowners have paid the Special Assessment.

Following the review of February 28, 2026, financials.

- **Motion:** Mary Lee Lombardi made a motion to accept February 28, 2026, financials, as presented. Gary Smith seconded the motion. (M/S/C: 7-0)

DELINQUENCY REPORT

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

MANAGEMENT REPORT

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

REPORTS

- **President's Report:** Gail Standley thanked Nick Blaney and his friend Jimmy for balancing and programming the wired and wireless microphones.
The pickleball court playing time will increase by one hour from April to September.
The city sent requirements to meet before we can move forward with the installation of the charging stations.
- **Elections:** George Bunce reminded the membership to return their ballot as soon as possible so we can obtain a quorum. He advised everyone who has not received their ballot to check their mail thoroughly to ensure they did not misplace it before contacting The Inspector of Elections.
- **Orientation:** Maggie Pagan reported that she conducted six orientations, which included two homeowners and four renters. New Horizons is still under the 25% renters cap.
- **Roofs and Gutters:** Gary Smith reported that the roof installation of garage MM and AA was completed. Garage HH is scheduled for Wednesday, April 1st, weather permitting.
- **Golf Enhancement Project:** Tom Kasterko reported that the golf course is closed due to aeration.
The Clubhouse pool heater will be turned on Monday, March 23rd.
- **Newsletter:** The newsletter is now in color. Advertising is great. The Birthday Club was a hit. Please join us each month. Needles and Crafts Club has begun this month, and the Social Dancing Club will begin soon.
- **Website Committee:** Sandy Spann reported that the website is meeting the status quo. They are working with Vinteam on downloading the residents' database.

- **Civic Affairs Committee:** Julie Dojiri announced that Civic Affairs will be meeting every third Thursday of the month at 2:00 pm. She also thanked Nick Blaney and Jimmy for helping with the microphones. They will be hosting a Meet-The-Candidates night for the City of Torrance Mayor and Treasurer candidates on Sunday, April 26th, here at the Clubhouse.
- **Conservation Club:** Gail Standley invited the membership to join the Conservation Club. They meet on the third Thursday of every other month at 11:00 am. The next meeting is on March 19th.
- **CIC:** Linda Kelly reported that CIC elected new officers. Please join CIC.
- **Picnic Fun Club:** Linda Kelly invited everyone to join the Picnic Fun Club or to volunteer.
- **Neighborhood Watch:** Joanie Jones thanked Janet Garcia and Gail Standley for taking the time to attend the meeting and answer questions from the Area Captains. The Torrance Police Department will be joining us with the Neighborhood Watch meeting in April. Everyone is welcome.

HOMEOWNER FORUM

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

UNFINISHED BUSINESS

- **Tripping Hazard Inspection:** Following review of the Precision Concrete Cutting proposal for repair of fifty-two tripping hazards for a total of \$6,044.15, the Board voted to ratify the proposal.
- **Motion:** Gail Standley made a motion to ratify the Precision Concrete Cutting proposal to repair fifty-two areas not to exceed \$6,100.00. Tom Kasterko seconded the motion. (M/S/C: 7-0)

NEW BUSINESS

- **Len’s Composition:** Following review of four proposals for deck repairs.
 - Front deck entrance for \$4,550.00 and private balcony for \$5,200.00, for 22955 NC, Unit B (Building 602).
 - Private balcony for 22631 Maple Ave, Unit B (Building 122) for a total of \$5,200.00.
 - Deck entrance for 22681 NC, Unit B (Building 209) for a total of \$5,200.00.The Board voted to approve all proposals.
Motion: Gail Standley made a motion to approve all proposals from Len’s Composition not to exceed \$21,000. Mary Lee Lombardi seconded the motion. (M/S/C: 7-0)

Concrete Wall: Following review of the proposal from Finley’s for the repair of the back wall, behind garage MM, for a total of \$2,950.00. The City of Torrance will reimburse the cost.

- **Motion:** Gail Standley made a motion to ratify the proposal from Finley’s to repair the back wall behind the MM garage for a total of \$2,950.00. The City of Torrance will reimburse the cost. Gary Smith seconded the motion. (M/S/C7-0)

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 2:49 pm.

SECRETARY’S CERTIFICATE I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Secretary Date

Next Board Meeting:
Wednesday, June 17th, at 2:00^{PM}



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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
23009A Nadine Circle	\$635,000

LATEST LEASE

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

LISTING

22694 Nadine Circle - (Bungalow) \$775,000

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



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- Possible 3rd Bedroom
- Parklike Setting
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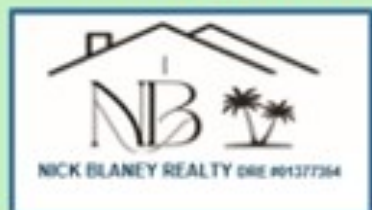
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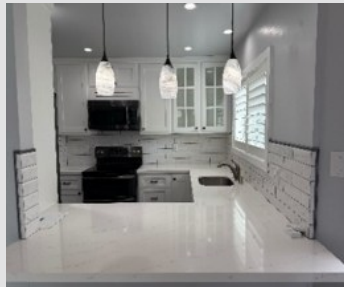


967 sq. ft.
2 Bedrooms
1.5 Bathrooms
Bungalow



Property Highlights

Discover the South Bay's best-kept secret: a beautifully re-imagined Bungalow in the highly desirable New Horizons 55+ community. This turnkey gem seamlessly blends resort-style amenities with urban convenience. Step inside to a bright, airy layout with exceptional flow that feels refreshingly modern. Natural light floods the space, creating a serene and welcoming vibe. Thoughtful upgrades shine throughout, from Carrara marble countertops and shaker-style cabinetry with soft-close drawers to recessed lighting, crown molding, smooth ceilings, upgraded baths, laminate wood flooring, custom plantation shutters, and a newer Mitsubishi AC system. A cozy fireplace, updated appliances, and sleek modern finishes complete the elevated design. Outside, two red brick patios and lush lawn areas invite gardening, entertaining, or relaxing in the refreshing South Bay breeze. Perfectly positioned near the community golf course and sports center—featuring a full gym, sauna, spa, heated pool, tennis and Pickle Ball courts, plus craft, ceramic, and wood-working studios—with a garage just steps away. Don't miss this rare opportunity to own one of New Horizons' most distinctive upgraded homes. Assessor says it's a one bedroom but a second bedroom/office has been added.



Key things to know:

Totally remodeled unit.
Open Floor Plan
Carrara marble Countertops and Shaker Cabinetry.
Recessed Lighting, Crown Molding, and Smooth ceilings.
Two red brick patios.
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A one-car garage is steps away and a second bedroom/office adds versatility.

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