



New Horizons Newsletter

22727 Maple Avenue
Torrance, California 90505

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

Issue: January 2026
Editor - Sandy Spann
Volume 63, No. 1

President's Notes

As we welcome a new year, I want to extend my warmest wishes to all our residents for a happy, healthy, peaceful, and safe 2026. May the year ahead bring good things to each of you and to our community.

As a reminder, our new monthly HOA fee is **\$560**, effective January 1. We understand that the added **\$3,000 Special Assessment per unit** is a significant and unexpected burden, especially on such a short timeline. Please know that the Board truly appreciates the effort each of you is making to meet this requirement. The sooner we receive everyone's payment the sooner we can complete the Zinsco electrical panel replacement project; a vital safety improvement for all residents. Timely completion of this work will also place us in a stronger position as we continue working to improve our insurance situation.

Thank you for your cooperation, your patience, and your ongoing commitment to the wellbeing of our community. Here's to a brighter and safer year ahead for all of us.

Gail Standley, Board President

2026 HOA Dues - \$560.00

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

WELCOME NEW RESIDENTS

Unit	Resident Name	Bldg.	Status
238	Marshall, Linda	113	Owner
019	Porter, Judith	120	Owner
300	Saremi, Lynne	206	Owner
337	Pratt, Nicole	215	Renter

By: **Maggie Pagan**, Orientations

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

Picnic Fun Club

2026 Picnic Fun Club Agenda

Current and new members are welcome to the 2026 **Picnic Fun Club** meeting on **January 8, 2026**. There is no membership fee to join. The Club will be kicking off the year with Club Board nominations (*Chairman, Vice Chair, Secretary and Treasurer*). The meeting will be held in the **Clubhouse Lounge** at 10:00^{am}.

Join us. We need your knowledge, thoughts and suggestions to create the best Board and elevate the Picnics to be the best every year. Our Picnics are so much fun patriotic. We are so fortunate to live here and enjoy our community.

Let's make the **2026 picnic season** a success!
See you on January 8th at 10:00^{am}. Happy New Year

Jeannie Rennback, President

310-704-7071



Volunteers Removing Holiday Decorations



Thank you to all the volunteers who decorated the Clubhouse, making it merry and bright.

Volunteers are needed to assist taking down the holiday decorations.

Please join us in the Clubhouse on:

Saturday, January 3, 2026, at Noon.

A big task becomes small with many hands helping.

Heather Lamont

NEW HORIZONS SOUTH BAY ASSOCIATION
Board of Directors General Meeting Minutes

November 19, 2025, at 2:00 PM

CALL TO ORDER:

A quorum of the Board being present, President Gail Standley called the General Meeting to order at 2:03 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,

SPECIAL ASSESSMENT: Gail Standley clarified the definition of "electrical doghouse" and provided additional information about the electrical panels funded by the special assessment.

SECRETARY'S REPORT

The Board reviewed the October 15, 2025, General Meeting Minutes.

- **Motion:** George Bunce made a motion to approve the October 15, 2025, General Meeting Minutes, as presented. Gary Smith 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 October 31, 2025, financials.

- **Motion:** Mary Lee Lombardi made a motion to accept the October 31, 2025, 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 stated that the Veterans' Day program was a success and encouraged all residents to attend future Veterans Day programs to show support.
- **Elections:** George Bunce reminded the members that if you are interested in running for the board, please submit your candidacy forms no later than January 15th by 5:00 pm.
- **Orientation:** Maggie Pagan reported that she conducted (4) homeowner orientations. As of year-to-date, she has had a total of 38 orientations. Currently, the rental cap is at 22.83%.
- **Roofs and Gutters:** Gary Smith reported that the roof in Building 505 was completed; this was the last building. The roof for garage M is scheduled for Wednesday, December 3rd. All vehicles must be moved out of the garage. The last few gutters will be scheduled within the next few weeks if the weather permits.
- **Golf Enhancement Project:** Tom Kasterko reported that the golf course looks good. The water has been shut off for the next two weeks during the rain.
- **Newsletter:** Sandy Spann reported that the newsletter office is doing very well. Advertising is increasing.

- ◆ **Website Committee:** Sandy Spann reported that the website went live on January 1st. A website administrator was hired to assist with IT. They are adding more features and enhancements.
- ◆ **Civic Affairs Committee:** Julie Dojiri announced important updates and events happening within the City of Torrance. Cookies and Carols will be upstairs this year on Sunday, December 7th.
- ◆ **Picnic Fun Club:** Jeannie Rennhack announced that 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. The next meeting will be in January.
- ◆ **CIC:** Mary Lee Lombardi invited all residents to the December potluck on Wednesday, December 10th in the Town Hall; everyone is welcome.
- ◆ **Neighborhood Watch:** Maggie read a report from Joanie Jones. All area captain positions have been filled.

HOMEOWNER FORUM

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

UNFINISHED BUSINESS

- ◆ **Exterior Building Electrical Panel Update:** Five buildings have been completed, Buildings 510, 511, 513, 514, and 515. Additional panels have been ordered and will be stored onsite.
- ◆ **Charging Stations Update:** Southern California Edison began trenching in access 7 to install the wiring for the terminal. The next step is to obtain the final permit to begin the installation of the charging stations.

NEW BUSINESS

- ◆ **Tree Trimming:** Finley's will be on the property to inspect seasonal trees. A proposal will be submitted for the Board's review.
- ◆ **Tripping Hazards:** It is time for tripping hazard inspection. Precision Concrete will conduct an inspection and submit a report and proposal for the Board's review.

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 3:15 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



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.

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.

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





General Manager's Notes

- ◆ The year 2025 presented significant challenges, but through determination, hard work, and collaboration among The Board of Directors, Management, all our volunteers and committees, we are heading in a better direction. We are focused on improving work orders, communication, and response times.
- ◆ The New Horizons Staff would like to thank everyone who contributed to the **Holiday Bonus Fund** and for their support.
- ◆ Thank you to all who donated and have donated holiday decorations, throughout the years, for the Clubhouse and office.
- ◆ The 2026 budget was finalized and approved. The new assessment of **\$560.00** will automatically be adjusted if you are set up with the **PMP ACH program**. If you have your payments set up for automatic deduction through your bank or on your credit card, please be sure to advise the appropriate banking institution of the rate increase that will take place effective **January 1, 2026**.
- ◆ The Clubhouse pool heater will remain shut off until Spring.
- ◆ We are pleased to announce that the roofs of all 121 Buildings, including the Sports Center and Clubhouse, have been completed.
- ◆ The office is closed **December 24th, 25th, 31st**, and **January 1st**. Please contact the PMP emergency line for all emergencies. Be sure to ask to speak to me. Call **(310) 694-0600**, press 1 for a live operator.
- ◆ Be kind to your plumbing by not flushing wipes and bulk amounts of toilet paper.



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

Important Dates & Times: Cut out and Save this on your wall/refrigerator

Monthly Clubs & Activities	
Art Club (Ceramic Room)	
12:30 ^{pm} to 2:30 ^{pm}	Sundays
Bingo (Town Hall)	
2:00 ^{pm}	2 nd Thursday of the month
Board Meeting (Town Hall and via Zoom)	
2:00 ^{pm}	3 rd Thursday of the month
Bridge Club (Town Hall)	
Noon to 4:00 ^{pm}	Mondays
Book Club (Lounge)	
11:00 ^{am}	3 rd Monday of the month
Bunco (Lounge)	
6:00 ^{pm} to 8:00 ^{pm}	2 nd Tuesday of the month
6:00 ^{pm} to 8:00 ^{pm}	4 th Thursday of the month
CIC (Condo Improvement Club) (Lounge)	
6:00 ^{pm}	4 th Wednesday of the month
Ceramics (Sports Center)	
9:00 ^{am} to 1:00 ^{pm}	Wednesdays
Civic Affairs Committee (Lounge)	
2:00 ^{pm}	3 rd Tuesday of the month
Coffee N Chat (Lounge)	
10:00 ^{am}	Last Tuesday of the month
Conservation Club (Lounge)	
11:00 ^{am}	3 rd Thursday every other month
Ladies' Golf (Golf Course)	
9:00 ^{am}	Thursdays
Men's Golf (Golf Course)	
8:30 ^{am}	Wednesdays
Neighborhood Watch Meeting (Lounge)	
4:00 ^{pm}	2 nd Wed. of the month
Newsletter	
Articles/Ads Deadline	2 nd Wed. of the month
Publication Date	Last Wednesday of the month
Picnic Fun Club (Lounge)	
10:00 ^{am}	2 nd Thursday of the month
Recyclables (by Clubhouse)	
9:00 ^{am}	1 st Friday of the month
Scrabble (Golf Room)	
2:00 ^{pm} to 4:00 ^{pm}	2 nd & 4 th Friday of the month

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

Coffee-N-Chat Hour with PMP

Last Tuesdays of the Month

The Next Coffee-N-Chat will be Tuesday, January 27, 2026

After-Hours Help Line

Call: **310-694-0600**

Choose **Option 1**

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

MEN'S GOLF

11/19/2025		
A-Flight		
	Low Gross	Low Net
Ray Tominaga	53	
Larry Neville		52
B-Flight		
	Low Gross	Low Net
12/03/2025		
A-Flight		
	Low Gross	Low Net
Julius Park	49	
Sam Williams		45
B-Flight		
	Low Gross	Low Net
Ryoji Matsukuma	60	
John Huhn		53

11/26/2025		
A-Flight		
	Low Gross	Low Net
Steve Spolidor0	60	
Tony Giarberdino		51
B-Flight		
	Low Gross	Low Net
A-Flight		
	Low Gross	Low Net
B-Flight		
	Low Gross	Low Net

Golf Club Holiday Party



Golf Club

Golf Club had fun at the November Miniature Putting event. **Rob McOwen, Renee Chen and Julius Park** were the winners. We are always looking for new Golf participants. Kick off the New Year 2026 and join the Men's Golf every Wednesday (Tee off at 8:30^{am}) and Ladies Golf every Thursday (Tee off at 9:00^{am}).





NEIGHBORHOOD WATCH GROUP

There is no meeting for the Neighborhood Watch Group in December. Next meeting is **Wednesday January 14**, at **4:00^{PM}** in the Lounge. Everyone is invited.

Calling All Dog Walkers

In February, the NWG will be hosting an **"All Dog Walkers' Meeting"** – the date and time will be published in the January Newsletter.

AREA CAPTAINS are available to help you with any questions or concerns you might have about safety matters or suspicious activity or when to call the Police. So please, feel free to call them – they are your resources, and they contribute to the support and safety of the Community

Window Sticker:

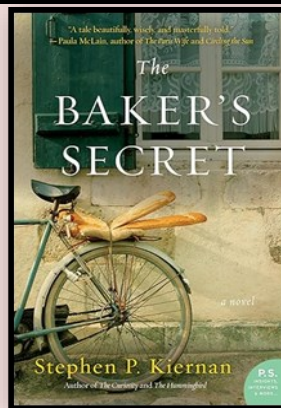
Make sure to stick the window sticker on your sliding door or kitchen window (*whichever is more prominent*) – it will help with safety in the community.

Safety tips: PREVENT FIRES

- ◆ Before lighting a fire in your fireplace, it is recommended that a chimney sweep clean out the creosote buildup and any animal nests trapped in the chimney.
- ◆ Plug small heaters directly into the wall – no extension cords. The cords heat up and can cause fires.
- ◆ Make sure your smoke alarms are working.
- ◆ Cooking fires – use your fire blanket to smother the fire. (No water on cooking fires).
- ◆ Microwaves – do not put anything other than food on microwavable dishes in a microwave for heating. Microwaves have been known to blow up and/or cause fires if items containing metal are put into them.

Joanie Jones
310-517-9350

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

January 19th

11:00^{am} to Noon

The Power
by Naomi Alderman

On the third Monday of the month, January 19, 11 am to noon in the lounge, the Book Club will discuss **The Baker's Secret** by Stephen Kiernan.

The Baker's Secret is a dazzling novel of World War II—a shimmering tale of courage, optimism, determination, and the resilience of the human spirit, set in a small Normandy village on the eve of D-Day.

Reading ahead? The February book is **Sing Unburied Sing** by Jesmyn Ward

For free library copies of these books contact me.



Teresa Turner
(310)918-3169

New Horizons South Bay Residents



On Friday, **November 21st**, there was a break-in at **Garage RR**. A resident placed their garage remote in his vehicle, on the visor. The car was parked outside the garage. As a result, the remote was stolen, and the garage was broken into.

Please refrain from leaving your remotes in your vehicles and report any suspicious activity to the **Torrance Police Department, (310) 328-3456**.

Thank you,



Janet Garcia- CMAA < AMS
PMP General Manager



Thank you Newsletter Volunteers

Fond filled gratitude to all the volunteers who dedicate their time and efforts on behalf of the Newsletter.

We can only be successful with all your efforts. Happy Holidays to all

Newsletter Team



2026 HOA Election Notice



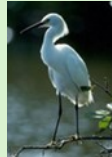
Annual Elections are coming up in April of 2026

- ◆ Becoming a member of the Board of Directors will provide you the opportunity to play a pivotal role in shaping the future of our organization. Your responsibilities will include:
 - ◆ Setting strategic goals and objectives to further our mission.
 - ◆ Providing oversight and governance to ensure fiscal responsibility and ethical conduct.
 - ◆ Contributing to the decision making processes on key initiatives and policies.
 - ◆ Serving as an ambassador and advocate in the community.

GET INVOLVED!!
Deadline for nominations
1/15/2025

Madrona Marsh Preserve and Nature Center

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Upcoming Events

Every Fri – Friday Fun 10^{am}

Every Sat – Guided Nature Walk 10^{am} to Noon

Thu 12/4 – Tyke Hike 10^{am} to Noon

Thu 12/11–Nature Storytime 10:30^{am} to Noon

Sat 12/20 –Henrietta Basin Walk 9^{am}

Sat 12/27 –Audubon Bird Hike 9am to 11^{am}

CULTURE CORNER



Here are some more opportunities to enjoy the holiday festivities.

- ◆ **"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}, and tickets start at \$35. The kids will love this show.
- ◆ **The Terrace Theatre** in Long Beach also is performing **"Nutcracker"** on Dec. 21.
- ◆ **Chanukah** ends on Dec. 22. Lomita's Chabad of the South Bay will light the last (eighth) candle at 5:00 pm at Lomita Town Hall on Narbonne Avenue, followed by sushi at Chabad next door at 24412 Narbonne Ave.
- ◆ The **66th Annual L.A. County Holiday Celebration** will be held LIVE at the **Music Centre's Dorothy Chandler Pavilion** Dec. 24 from 3:00^{pm}- 6:00^{pm}.
- ◆ Last but not least are some special holiday movies at **the OLD TOWN MUSIC HALL** in El Segundo: **"Christmas in Connecticut"** on Dec. 20, and **"It's a Wonderful Life"** on Dec. 21. Also, a New Year's Eve celebration from 9:00^{pm}-midnight, featuring hot jazz to swinging standards music from the 1920's to '60's and the debut of the Music Hall's band for dancing. Don vintage clothing to make it super fun and enjoy special desserts and a short silent comedy.

HAPPY NEW YEAR, EVERYONE, AND ENJOY THE ARTS!

Shelly Zirkes

Organic Green Waste Bins (Only composting material)

Acceptable waste

- ◆ Grass/leaves,
- ◆ plant & garden trimmings
- ◆ Landscaping material

Unacceptable waste

- ◆ Plastic bags
- ◆ Metal
- ◆ Hazardous material
- ◆ Animal Waste including pet poop bags
- ◆ Treated wood, or construction material
- ◆ Snow sprayed Christmas trees



Please place any food waste in a compostable bag so that it will reduce unsanitary conditions, flies and foul odors.



Volunteers
 All volunteers who decorated the Clubhouse and made our holidays festive.

Heather Lamont

Thank you, Heather, for taking on the task and organizing!!!!



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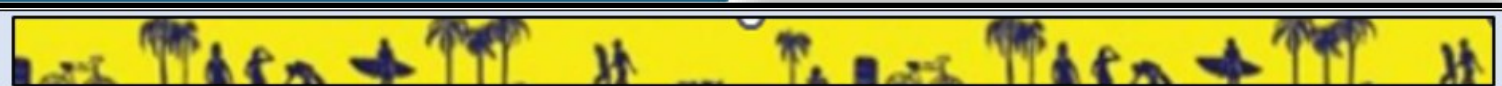
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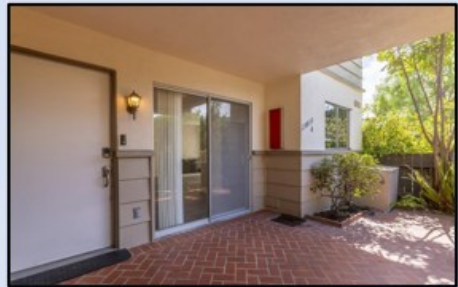
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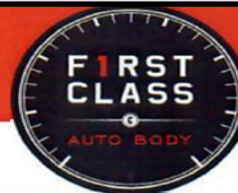
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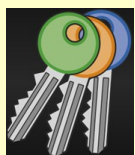
Access 2 -Garage 0

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Lost & Found

The Newsletter Office is the keeper or lost and found items....

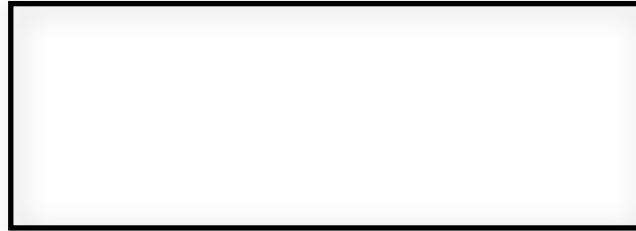
Please check with the office, if you lost it someone might of found it and turned it in.



- ◆ Currently we have a set of keys with a car fob and house keys, if you lost keys come and check out our inventory.
- ◆ Please turn in keys, access cards, misc. to the office



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



Listings:

just
Listed

- **22909 B Nadine Circle** \$475,000
 2 Beds, 1.5 Baths (950 s.f.)
 Priced for quick sale Upgraded kitchen.
- **22741B Nadine Circle sold** \$519,000
 2 Beds, 1.5 Baths (950 s.f.)
 Very sunny and bright upper unit.
 Modern upgrades, quiet location
- **22907B Nadine Circle** \$490,000
 2 Beds, 1.5 Baths (950 s.f.)
 Upper unit, modern upgrades.
- **22741B Nadine Circle sold** \$519,000
 2 Beds, 1.5 Baths (950 s.f.)

SOLD

SOLD

FOR
Lease

Leases:

- **22619 B Nadine Circle** \$2,500
 Upper 2 Beds, 1.5 Baths (950 s.f.)
- **RECENTLY LEASED**
- **Bungalow: 2 Beds, and Den** \$3,500.
 Recently upgraded.
- **22945 B Nadine Circle** \$3,000.
 Upper 2 Beds, 1.5 Baths (950 s.f.)
 Very sunny and bright upper unit.
 Modern upgrades, quiet location. Two garages
- **22851 A Nadine Circle** \$3,000
 2 Beds, and Den Available November 1st

CALL ME DIRECT: 310-989-7700



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

**BERKSHIRE
 HATHAWAY
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 PROPERTIES**

YOUR FOREVER AGENTSM

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Golf Course

Closed Mondays until 2:00pm

January 2026

2026 HOA FEE
\$560

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>4</p> <p>Sports Center</p>	<p>5</p> <p>Town Hall</p> <p>Arts Club</p> <p>12:30pm-2:30pm</p>	<p>6</p> <p>Zoom</p> <p>10:00am PMP Coffee N Chat (Lounge)</p>	<p>7</p> <p>Men's Golf</p> <p>8:30</p> <p>6pm - C I C Condominium Improvement Club (Lounge)</p> <p>Newsletter</p>	<p>1</p> <p>Happy New Year 2026</p> <p>OFFICE CLOSED</p> <p>10:00am (Lounge) Picnic Fun Club</p> <p>2:00pm (Town Hall) BINGO</p> <p>4:00pm (Lounge) Neighborhood Watch</p> <p>15</p> <p>11:00am (Lounge) Conservation Club</p> <p>22</p> <p>6:00 pm BINGO (Lounge)</p> <p>29</p>	<p>2</p> <p>9:00am Recyclables</p> <p>9</p> <p>2:00pm-4:00pm S.C.R.A.B.B.L.E (Lounge)</p> <p>16</p> <p>23</p> <p>2:00pm-4:00pm S.C.R.A.B.B.L.E (Lounge)</p> <p>30</p>	<p>3</p> <p>1:00am Clubhouse Decoration (Clean Up)</p> <p>10</p> <p>17</p> <p>4pm - 9pm Private Party Town Hall</p> <p>24</p> <p>31</p>

Join Zoom Board Meeting
<https://zoom.us/j/973130707272?pwd=dWZySmduVUxkN2x2d1JOVEV41VNHQT>



Arts Club

11:00am Book Club (Lounge)

MLK Day

11:00am

12:30pm-2:30pm

Bridge Club

12:30pm-4pm

Town Hall

DEADLINE: Newsletter Articles

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

6pm - C I C Condominium Improvement Club (Lounge)

Newsletter

9:00am

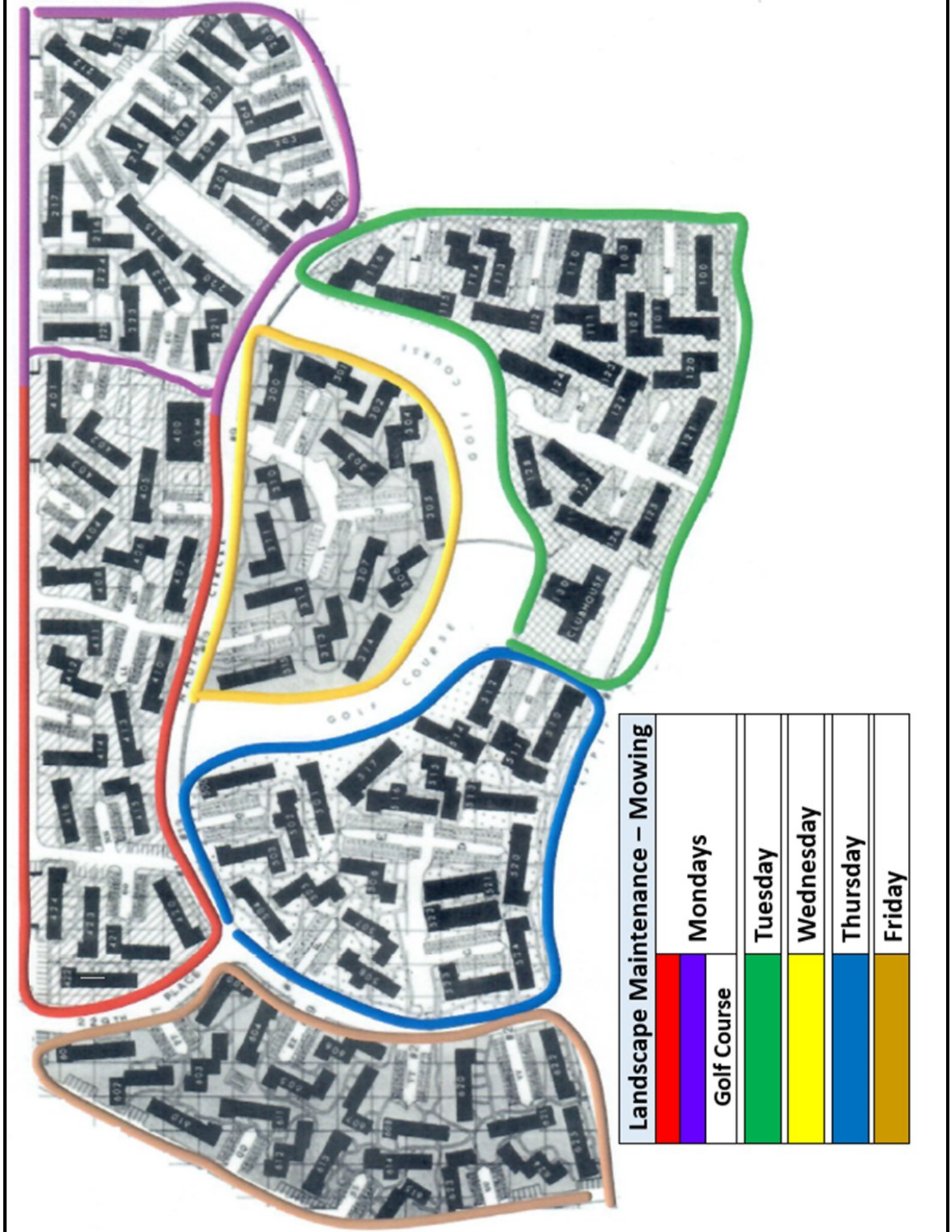
Thursdays

Ladies' Golf

9:00am-1:00pm

Ceramics

9:00am



Landscape Maintenance – Mowing

	Mondays
	Golf Course
	Tuesday
	Wednesday
	Thursday
	Friday



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
23009 A Nadine Circle	\$550,000

LATEST LEASE

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

**"Remember.....
Things Move Quick when you work
with Nick."**



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.



Nick Blaney Realty

Nick Blaney, Broker

Your New Horizons
Resident Realtor
for over 20 Years

310-386-5415

nickblaney1@gmail.com



NICK BLANEY REALTY DRE #01377354

Be The First to See This New Listing

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

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FHA and VA Financing Available

CONVENTIONAL FINANCING Offered Exclusively Thru

Nick Blaney - Call for Details

310-386-5415

Destination 55+ Retirement Community in Torrance...



Donna Sugimoto
Realtor DRE #01883265
310-962-1486
donnasugimoto@gmail.com

\$559,000
SB25269366



23026 Nadine Circle Unit #B | Torrance

One of the largest condo floor plans (approx 1,117 sq 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. 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!



600 Deep Valley Dr. Rolling Hills Estates, CA 90274

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PROPERTIES**

"THE REAL ESTATE COWGIRL"

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



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

**FROM LISTED TO SOLD WITHOUT THE HASSLE
NO OPEN HOUSES NO STRESS
ZERO COMMISSIONS**

Real Estate Agent

424-355-3500 **DEBBIE LANG**

DRE # 01981410

Your New Horizons
Neighbor AND Realtor



HELPFUL REAL ESTATE



WEST SHORES REALTY

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.

COMING SOON Completely renovated 2 bedroom B unit near the Sports Center
More than a realtor - A Caring Guide for Life's Transitions



Listing:

just
Listed

• **22909B Nadine Circle \$475,000**
2 Beds/1^{1/2} Baths (950 s.f.)

- Upper-level condo with sunset views from living room and two decks.
- Kitchen upgraded with quartz counters and newer appliances.
- Amenities include 9-hole golf course, 2 pools, gym, sauna, and tennis/pickleball courts.
- One enclosed garage space.



CALL ME DIRECT: 310-989-7700

Richard St. Amant

REALTOR®

RichardStAmant@bhhsccp.com

DRE#01123656

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