

# New Horizons Newsletter

22727 Maple Avenue  
Torrance, California 90505

Phone — (310) 325-3080  
Email — [nhnewsletter@yahoo.com](mailto:nhnewsletter@yahoo.com)  
website — [www.nhsb.org](http://www.nhsb.org)

Issue: May 2026  
Editor - Sandy Spann  
Volume 63, No. 5

## President's Notes

I am honored to serve as President of our community and to work alongside our newly elected board. We appreciate the trust you have placed in us and are committed to serving the best interests of all residents.

I would like to thank the previous board members for their time, effort, and service to our community. In particular, we recognize Gail Standley, former President, now a Member at Large; Gary Smith, Vice President; and Mary Lee Lombardi, Treasurer, for their dedication and contributions over the years.

As a new board, our immediate focus is to listen, learn, and gain a clear understanding of the community's needs, priorities, and concerns. We recognize that there have been questions regarding communication, responsiveness, and financial transparency, and we want you to know these areas will be carefully reviewed.

Our goal is to foster a community built on respect, accountability, and open communication. We will be working closely with our management company to evaluate current processes and identify opportunities for improvement. As we move forward, we are committed to providing clear communication and keeping residents informed.

We encourage all residents to participate by attending board meetings and sharing feedback through the appropriate channels. Your input is valuable as we work together to strengthen and improve our community.

Thank you for your support and patience as we begin this process.

*Ron Berry*, Board President

## WELCOME NEW RESIDENTS

Unit	Resident Name	Bldg.	Status
031	Smith, Jeanne & Orebaugh, Kathy	122	Owner
137	Forman, Janye & Marshall, Danien	503	Owner
156	Opted out	500	Owner
426	Eskandari, Parvin & Babak	411	Owner
461	Slovinsky, Nicole	401	Owner
525	Olson, Sandra & Jeffrey	604	Owner
581	Barnett, Geri	621	Renter
311	Fabio, Denise	224	Caregiver

By: Maggie Pagan, Orientations

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

## 2026 HOA Dues - \$560.00

## Election Update

The Elections were held at our Annual Meeting.  
Election Results:

Received Ballot Count	
Total Ballots	320
Valid Ballots	1,277
Invalid Ballots	3

## Election Day Results April 14, 2026

Candidate	Votes Received	Rank
Ron Berry	314	2
Chris Enson	323	1
Tom Kasterko	187	4
Mary Lee Lombardi	170	5
Gary Smith	77	6
Sandy Spann	206	3

THANK you all for voting! The Board voted each of the members into the following positions:

Position	Director Name
President	Ron Berry
Vice President	Maggie Pagan
Secretary	Sandy Spann
Treasurer/Insurance	Tom Kasterko
Architectural	Chris Enson
Member-at-Large - Orientations	Gail Standley
Member-at-Large	George Bunce

## nhsb.org website is on your Phone!

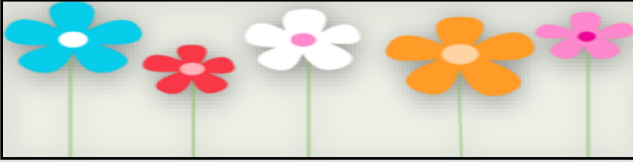
Scan our QR with your smart phone

- Open camera,
- Hold phone over QR code,
- Tap QR in yellow box.

Your phone will open website.



## General Manager's Notes



*Spring is a great time to complete a home preparedness check list, below are a few tips:*

- ◆ Update emergency kits
- ◆ Check window and sliding door seals, screens, wood, etc.
- ◆ Clean out your dryer vent
- ◆ Reverse ceiling fans
- ◆ Check smoke detectors
- ◆ Clean out your attic, closets, and patios.

### *Below are a few updates:*

The ducks are back!!! Floaters were placed to help deter the ducks. If you swim and remove the floaters, please put them back in the pool.

- ◆ The roof replacement for Garage HH was completed.
- ◆ Year-end financials were sent out to all homeowners.
- ◆ Elevator inspection to renew permit is in progress. There is an inspector shortage.
- ◆ The golf course was aerated.
- ◆ Tripping hazard repairs were completed.
- ◆ Clubhouse broken front entry glass was replaced.
- ◆ If you need a homeowner insurance letter, please contact the office for a copy.

Join me for "Coffee and Chat". The last Tuesday of each month to discuss HOA topics.



*Janet Garcia* - CMCA, AMS,

PMP General Manager

## CULTURE CORNER



Mother's Day is around the corner! Soon we will reach the end of the 2025-26 Season so take advantage of all that is offered.

"Master Harold" and the Boys is being presented at the Geffen Playhouse through May 10<sup>th</sup>. It takes place in a 1950's South African tea shop. It is written by Athol Fugard and co-directed by Emily Mann and Tarell McCraney, artistic director of the theatre himself, and is a deeply personal drama that examines race, power, and betrayal.

Dylanfest will celebrate its 36<sup>th</sup> Anniversary at the Torrance Cultural Arts Center, on Sunday, May 24<sup>th</sup>. The show is at 12:00 noon – 8:00<sup>pm</sup>. \$35 tickets can be purchased at the door for \$40. or in advance from [www.andyandrenee.com](http://www.andyandrenee.com).

South Coast Botanical Gardens has rolled out its spring/summer music schedule. Music is free with your membership! City of Torrance's park schedule has also been released. More about this in our June Newsletter. Free Redondo Beach summer concerts on the pier should be available soon.

"Because You're Mine" features the music of Johnny Cash and June Carter at the Armstrong Theatre at 8:00<sup>pm</sup>, May 8. "Stunt Dog Experience" is on May 9. Shows are at 2:00<sup>pm</sup> and 6:00<sup>pm</sup>.

At La Mirada Theatre there are many events to enjoy in May, including Classic Album Live Performs the Beatles White Album on May 8<sup>th</sup> and Hotel California on May 9<sup>th</sup>. Both concerts are at 8:00<sup>pm</sup> and tickets are available from \$21. Treat yourself.

Enjoy Game Days at Waleria Senior Center, 3855 West 242<sup>nd</sup> Street, every Monday, from 12:00 Noon to 3:00<sup>pm</sup>. Cards and board games, Mahjong, Dominoes, Bingo and more. Support the arts!

*Shelly Zirkes*



### After-Hours Help Line

Call: **310-694-0600**

Choose **Option 1**

Then press the (\*)  
for a live operator

### Online Resident Portal



With PMP GATEWAY you can:

- Pay Your Assessments
  - Open Maintenance Requests
  - Access Documents & Forms
  - And much more!
1. Log in at [connect.pmpmanage.com](http://connect.pmpmanage.com)
  2. Click "PAYMENTS."
  3. Select your payment options.
  4. Explore additional features:
    - Communication Preferences
    - Community Updates
    - HOA Documents
      - Submit & View Requests
      - Communicate with Management



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

The Next Coffee-N-Chat  
will be 10:00<sup>am</sup>  
Tuesday May 26<sup>th</sup>, 2026



# Annual Homeowners Association Meeting April 8, 2025



## NEW HORIZONS SOUTH BAY ASSOCIATION ANNUAL MEETING MINUTES Tuesday, April 08, 2025

### **CALL TO ORDER**

The annual meeting was called to order at 6:00 p.m. by President Gail Standley. The meeting was held in person and via Zoom.

### **QUORUM**

Sheila Kelly- The Inspectors of Election announced that there was a total of 302 ballots submitted. The required quorum of 301 ballots was met. Therefore, the polls were closed for ballot tabulation.

### **INTRODUCTION OF CURRENT BOARD MEMBERS**

The following Board Members were introduced: Gail Standley, President; Gary Smith, Vice President; George Bunce, Secretary; Mary Lee Lombardi, Treasurer; Tom Kasterko, Architectural; Sandra Spann, Member at Large; and Joanie Jones, Member at Large.

### **INTRODUCTION OF CANDIDATES**

The following candidates for the Board election were introduced: Gail Standley, George Bunce, Joanie Jones, and Maggie Pagan.

### **APPROVAL OF 2024 ANNUAL MEETING MINUTES**

**MOTION (Gail Standley/Mary Lee Lombardi)** to approve the 2024 Annual Meeting Minutes as submitted. All in favor. Motion carried.

### **OFFICER ANNUAL REPORTS**

The following officer reports were provided:

- President – Gail Standley
- Vice President – Gary Smith
- Treasurer – Mary Lee Lombardi
- Secretary – George Bunce
- Architectural – Tom Kasterko
- Member at Large – Joanie Jones
- Member at Large- Sandra Spann

### **ELECTION RESULTS**

There were 302 tabulated, and 4 ballots were invalid with too many votes. The results are as follows:

- Maggie Pagan - 337
- George Bunce – 208
- Gail Standley – 190
- Joanie Jones– 154

George Bunce, Maggie Pagan, and Gail Standley will serve 2-year terms.

**ADJOURNMENT.** The Annual Meeting adjourned at 6:54 p.m. for the organizational meeting.

Submitted by Janet Garcia of PMP Management

**Next Board Meeting:  
Wednesday, May 20<sup>th</sup>, at 2:00<sup>PM</sup>**

# Picnic Fun Club

Picnic Fun Club is off to a great start!



- A special thanks to outgoing Chairperson, **Jeannie Rennhack**, for her service and continued support.

- **Memorial Day Picnic:**  
**Monday, May 25<sup>th</sup>, 11:00<sup>am</sup> – 2:00<sup>pm</sup>.**
- **Table reservations** and the **all-important volunteer sign-ups** will be posted in the Clubhouse on **April 25<sup>th</sup>**. Please consider volunteering 1-2 hrs. towards the success of the picnic. Individually wrapped baked goods are always appreciated for our **Bakery Table**. Please drop off on morning of the picnic.
- Live music by **Nick Blaney & his band**, a **DJ, 50/50 raffle** (bring extra funds), **corn hole games**, and classic **picnic food**.

Our next meeting is Thursday, May 14<sup>th</sup> at 10:00<sup>am</sup> (2nd Thursday of the month). Everyone is welcome to attend both picnic and meeting, owners, or renters.

The picnics are a great way to see old friends & make new friends.

**Marina Taffe**, Chairperson



New Horizons South Bay Residents Group

## Join the New Horizons South Bay Residents Facebook Group!

Hello neighbors!

We want to invite all residents—both **owners and renters**—to join our private Facebook group! This is a space dedicated to connecting with each other, sharing neighborhood updates, and building a stronger community.



To keep our group secure and private for actual residents, please note:

- **Verification Required:** You must answer **3 simple questions** when you click "Join."
- **Privacy:** Only verified residents will be approved.
- **Community Focus:** This is a space for positive interaction and local info.

**We look forward to seeing you there!**

### What's on the Menu

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

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

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

**We hope to see you there!!!**

*Marina Taffe*, President

### Table Reservations

will be held till **11:30<sup>am</sup>**

Picnic Fun Club  
**Memorial Day Picnic**  
May 25, 2026  
11:00<sup>am</sup> to 2:00<sup>pm</sup>



## GOLF

April Tournament		
A-Flight		
Men's April Golf Tournament	Low Gross	Low Net
Rich Stoffer	IX	
Larry Neville		X
B-Flight		
Men's April Golf Tournament	Low Gross	Low Net
Marty Gilligan		X
Tony Giambardino	X	
04/08/26		
A-Flight		
MENS	Low Gross	Low Net
Julius Park	48	
Rich Stoffer		43
B-Flight		
	Low Gross	Low Net
Ray Tominaga	67	
John Huhn		50

April Tournament		
A-Flight		
Ladies April Golf Tournament	Low Gross	Low Net
Carolynn Collett		X
Diane Fraley	X	
B-Flight		
	Low Gross	Low Net
04/01/26		
A-Flight		
	Low Gross	Low Net
Julius Park	51	
Rich Stoffer		47
B-Flight		
	Low Gross	Low Net
Ray Tominaga	59	
John Huhn		50
Steve Spolidoro		50

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

Monthly Clubs & Activities	
<b>Art Club - (Sports Center)</b>	
12:30 <sup>pm</sup> to 2:30 <sup>pm</sup>	Sundays
<b>Bingo - (Town Hall)</b>	
2:00 <sup>pm</sup>	2 <sup>nd</sup> Thurs. of the month
<b>Board Meeting - (Town Hall and via Zoom)</b>	
2:00 <sup>pm</sup>	3 <sup>rd</sup> Wed. of the month
<b>Birthday Club - (Lounge)</b>	
6:00 <sup>pm</sup>	3 <sup>rd</sup> Tuesday of the month
<b>Bridge Club - (Town Hall)</b>	
Noon to 4:00 <sup>pm</sup>	Mondays
<b>Book Club - (Lounge)</b>	
11:00 <sup>am</sup>	3 <sup>rd</sup> Mon. of the month
<b>Bunco - (Lounge)</b>	
6:00 <sup>pm</sup> to 8:00 <sup>pm</sup>	1 <sup>st</sup> Tues. of the month
6:00 <sup>pm</sup> to 8:00 <sup>pm</sup>	4 <sup>th</sup> Thurs. of the month
<b>CIC (Condo Improvement Club) - (Lounge)</b>	
6:00 <sup>pm</sup>	4 <sup>th</sup> Wed. of the month
<b>Ceramics - (Sports Center)</b>	
9:00 <sup>am</sup> to 1:00 <sup>pm</sup>	Wednesdays
<b>Civic Affairs Committee - (Lounge)</b>	
2:00 <sup>pm</sup>	3 <sup>rd</sup> Thurs. of the month
<b>Coffee-N-Chat - (Lounge)</b>	
10:00 <sup>am</sup>	Last Tues. of the month
<b>Conservation Club - (Lounge)</b>	
11:00 <sup>am</sup>	3 <sup>rd</sup> Thurs. (every other month)
<b>Ladies' Golf - (Golf Course)</b>	
9:00 <sup>am</sup>	Thursdays
<b>Men's Golf - (Golf Course)</b>	
8:30 <sup>am</sup>	Wednesdays
<b>Needle Arts Club - (Lounge)</b>	
10:00 <sup>am</sup> to 2:00 <sup>pm</sup>	2 <sup>nd</sup> & 4 <sup>th</sup> Mon. of the month
<b>Neighborhood Watch Group - (Lounge)</b>	
4:00 <sup>pm</sup>	2 <sup>nd</sup> Wed. of the month
<b>Newsletter</b>	
Articles/Ads Deadline	2 <sup>nd</sup> Wed. of the month
Publication Date	Last Wed. of the month
<b>Picnic Fun Club - (Lounge)</b>	
10:00 <sup>am</sup>	2 <sup>nd</sup> Thurs. of the month
<b>Scrabble - (Golf Room)</b>	
2:00 <sup>pm</sup> to 4:00 <sup>pm</sup>	2 <sup>nd</sup> & 4 <sup>th</sup> Fri. of the month
<b>Social Dancers - (Town Hall)</b>	
1:00 <sup>pm</sup> - 3:00 <sup>pm</sup>	2 <sup>nd</sup> & 4 <sup>th</sup> Fri. of the month

**Memorial Day - May 25<sup>th</sup>**  
**Golf Tournament**





Tournament tee off at **8:30<sup>am</sup>** - **Shotgun start.** Sign up in the *Golf Room*. The clubs welcome new and future members.



*Men's and Ladies' Golf Clubs*

**\*\*Golf Club Planning Meeting on May 6<sup>th</sup> at 6:00<sup>pm</sup> - Lounge\*\***

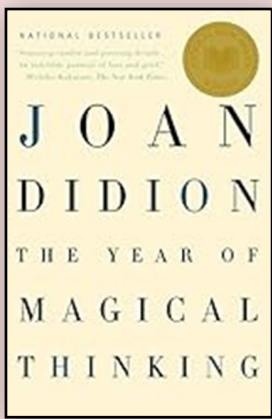
What is Yard Waste?

 WEEDS  
 GRASS  
 BRANCHES/STICKS  
 LEAVES  
 SHRUBBERY

**What NOT to Put in Yard Waste Containers**

- Plastic: Plastic bags, pots, or planters.
- Pet Waste & Diapers: Pet waste, litter, and diapers.
- Rocks & Dirt: Rocks, soil, dirt, and heavy logs.
- Treated Wood: Lumber, treated wood, or sawdust.
- Non-Paper Waste: Metal, glass, or plastic items

**Food waste, dairy, produce, food soiled paper** produces odor, creates flies and attracts pests!!!



## Book Club

May 18<sup>th</sup>

11:00<sup>am</sup> to Noon

*The Year of  
Magical Thinking*

by *Joan Didion*

On the third Monday of the month, May 18 11:00<sup>am</sup> to Noon in the Lounge, the Book Club will discuss *The Year of Magical Thinking* by Joan Didion.

**BESTSELLER • NATIONAL BOOK AWARD WINNER • One of The New York Times's 100 Best Books of the 21st Century**

In this memoir of widowhood Didion delivers a searing portrait of a marriage and a life – in good times and bad – that will speak to anyone who has ever loved and lost a husband or wife  
*Everyone is welcome*

Reading ahead? The June book is:  
*Circe* by Madeline Miller

For more information contact:



*Teresa Turner*

(310)918-3169



## New Horizons Social Dancers

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

1:00<sup>pm</sup> – 3:00<sup>pm</sup>

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



## Needle Arts

*(embroidery, needlepoint,*

**Everyone is having a wonderful time getting tother and sharing their projects. We have fine talented residents and are all learning from our meetings**

### Clubhouse Lounge

2nd & 4th Monday's

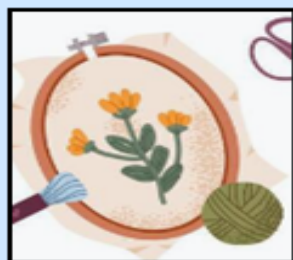
May 11th

10:00<sup>am</sup> to 2:00<sup>pm</sup>

**Stop by - bring a friend, share 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



May 19<sup>th</sup>, 2026

6:00<sup>pm</sup>

Clubhouse Lounge

**Join the Birthday Club every  
3<sup>rd</sup> Tuesday of the Month**

Thank you to all attendees at the **April Birthday** celebration. Fun was had by all. Birthday Lottery and Birthday of the month Winners share generous **Birthday Club Booty \$\$**. Special thanks to **Michele Iannace** who generously donated the Birthday cake.

Winners for April:

- ◆ **Barbara & Joseph Frazone &**
- ◆ **Peggy Calicchia**

When is your birthday? The **Birthday Club** will have 12 Birthday Celebrations every year. Yours can be the May Birthday of the month.

Happy Birthday to all born in May. New and seasoned residents are welcome to be part of **the Birthday Celebration**.

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

Everyone has a birthday. Help us make this a Happy Birthday evening where neighbors come together and celebrate with each other. Indulge in the Birthday Lottery for a chance to win **\$\$**.

*January Blandford*

310-529-2517



## NEIGHBORHOOD WATCH GROUP

The NWG is starting a campaign called "Hello, what is your name? Are you a resident, if so welcome!" We residents need to know who strangers are at the pool and in the gym. They may be new residents, and it is nice to reach out to them and welcome them. And it is a way to be neighborly. We need to know our neighbors for many reasons so do not hesitate to speak to someone you do not know.

If you encounter anyone who appears suspicious in any way, contact the PMP Office and/or call the non-emergency police number – they will send a car by our premises. You can also contact your NWG - Area Captain in a timely manner before the person leaves the premises. Area Captains are listed on this page.

### Upcoming Events:

All guests using the facilities **MUST BE ACCOMPANIED BY A RESIDENT!** Guests & visitors are not allowed to go on their own to use the facilities including the golf course, gym and pools.

### SCAMS, FRAUD, AND IDENTITY THEFT:

The latest update for Seniors. Torrance Police Dept. will visit New Horizons on **Wednesday 5/13, 4:00pm**, **Town Hall** to update residents on the very latest scams etc.... and how to protect ourselves. Flyers will be posted on the trash bins. All residents are invited. How to get the latest information – attend Board Meetings and read the Newsletter.

### Safety Tips:

- ◆ **Pin-hole leaks:** Consider installing sensors on the floor near toilets, washer and dishwasher. They will beep when water hits them alerting you to an inside leak. Another effective device that will actually shut off the water if there is a leak in any pipe in your condo. See Maggie Pagan's article on **Smart Water Monitor and Shutoff System** for more details.
- ◆ **Consider installing a Security Door:** It is lockable with a dead bolt, so you can open your inside door to someone, with allowing them the opportunity to push you aside and enter your condo.

*Joanie Jones*



## Dj's Tech Help 4 Seniors

Help with smartphones, smart TVs, computers, Wi-Fi, email, printers, password assistance & Apps, 1 on 1 - in-home assistance  
**Patient, Reliable, Affordable**  
Dj4techhelp@gmail.com  
310-596-2342



## Smart Water Monitor and Shutoff Systems

Pin-Hole leaks here at New Horizons have caused several units to have water damage. By the time your walls and flooring show dampness, it will cost thousands of dollars to repair. Water easily travels within the walls undetected. The water pipes in the attic can spring a pin leak and may continually leak down into your and your neighbor's units.

Insurance companies are now requiring many owners to add an automatic shutoff valve to their plumbing to safeguard against leaks. Moen and other manufacturers have automatic water shutoff valve which they detect a water leak and shut off the water to your unit. These smart devices will alert your phone if a shut off occurs.

The prices for the devices are:

- 3/4" (inch) pipe diameter >\$500.00
- 1" (inch) pipe diameter >\$550.00
- 1.25" (inch) pipe diameter >\$940.00

The price is based on your condo's water pipe diameter which varies on the setup near your hot water heater and installing an electrical outlet.

We included the prices so you can better determine the total costs of the project (additional labor and installation). It must be installed by a licensed plumber. It is not a DIY (Do-It-Yourself) project

The Board and Management are inquiring about a group rate.

*Maggie Pagan*  
Board Vice President

## 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

## PLEASE RECYCLE YOUR GLASS BEVERAGE CONTAINERS

(Glass Bottles: Water, Wine, Beer & Liquor)

All money is given to the Conservation Club for our community. You can drop them off at the bottom of the steps of Building 300 (parking lot side) or call me to plan a pickup.

*Maggie Pagan*

914-469-3257





## Condo Improvement Club

The March meeting marked the launch of the new C.I.C. committee, setting an enthusiastic and collaborative tone for the journey ahead.

During the meeting, key procedural items were addressed, including updating the language within the charter and continuing of membership dues. Members were invited to share their ideas for community improvements by submitting suggestions on index cards.

These are a few of the past improvements

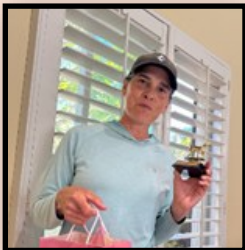
- ◆ 2014 - Clubhouse HVAC,
- ◆ 2015 - Clubhouse Men's Room Update,
- ◆ 2016 - Elevator Repair,
- ◆ 2017 - Painter's Cart,
- ◆ 2018 - Bingo Machine & cards.

The meeting concluded with a St. Patrick's Day-themed potluck featuring a variety of Irish dishes. Thank you to everyone who contributed.

All residents - owners and renters alike are encouraged to attend the monthly meetings.

- \* **CIC Meeting Days- 4<sup>th</sup> Wednesday of each month in the Clubhouse Lounge.**
- \* **CIC Meeting Times- 6:00<sup>pm</sup>-7:00<sup>pm</sup>**
- \* **Light Refreshments**
- \* **Bring your suggestions for community improvements!**
- \* **Bring your ideas for creative and innovative strategies for fund raising.**

*With a smile,*  
**Etaunya Clifford**, Chair



### Thank You Lisa Duarte

Janet Garcia presented Lisa a trophy and a gift on behalf of our Board and PMP, acknowledging all the extra things she has done for our community.

Lisa is indispensable. Her dog walking takes her through the community and she keeps notes of things in disrepair (i.e. pathway lighting replacement, tripping hazards and just general notes on corrective measures needed). She supplies the doggie bag holders and bags throughout our campus making sure they are always replenished and available. She has called 911 several times to alert them about our residents in need.

Thank you Lisa, for your community service.

Janet Garcia, PMP Management

CITY OF TORRANCE COMMUNITY SERVICES DEPARTMENT

PRESENTING SPONSOR



JUNE 6 - SEPTEMBER 12

**FREE ENTERTAINMENT  
ALL SUMMER LONG!**

TORRANCE

WILSON PARK AMPHITHEATRE


<b>JUNE 6 5:00 PM</b>	<b>BRITAIN'S FINEST Beatles Tribute Band</b>
<b>JUNE 13 7:45 PM</b>	<b>FAMILY MOVIE NIGHT Goat - El Prado Park</b>
<b>JUNE 20 5:00 PM</b>	<b>LOCKED OUT OF HEAVEN Bruno Mars Tribute Band</b>
<b>JUNE 25 6:00 PM</b>	<b>KONTRAPUNKTUS Reimagined Baroque Music - Torino Plaza</b>
<b>JUNE 27 5:00 PM</b>	<b>CLASSIC JOURNEY Journey Tribute Band</b>
<b>JULY 4 7:00 PM</b>	<b>SATIN DOLLZ TRIBUTE to AMERICA*-LA Galaxy Sports Complex</b>
<b>JULY 11 7:45 PM</b>	<b>FAMILY MOVIE NIGHT* Hoppers - Hickory Park</b>
<b>JULY 18 5:00 PM</b>	<b>STACEY &amp; THE MASTER PLAN Today's top country hits</b>
<b>JULY 25 5:00 PM</b>	<b>ANDY &amp; RENEE W/ HARD RAIN Woodstock Retrospective</b>
<b>AUG 1 5:00 PM</b>	<b>ABBA LA ABBA Tribute Band</b>
<b>AUG 7-9 12-6 PM</b>	<b>TRYST INT'L ART FAIR &amp; NO- MAD* Del Amo Crossing - Hawthorne Blvd</b>
<b>AUG 8 7:00 PM</b>	<b>FROZEN OPENING NIGHT* Ticketed event - Armstrong Theatre</b>
<b>AUG 15 7:45 PM</b>	<b>FAMILY MOVIE NIGHT The Super Mario Galaxy Movie - Wilson Park</b>
<b>AUG 22 7:00 PM</b>	<b>FROZEN* Ticketed event - Armstrong Theatre</b>
<b>AUG 29 5:00 PM</b>	<b>COLDPLAY USA Coldplay Tribute Band</b>
<b>SEPT 5 5:00 PM</b>	<b>PETTY THEFT Tom Petty Tribute Band</b>
<b>SEPT 12 5:00 PM</b>	<b>512: THE SELENA EXPERIENCE Hispanic Heritage Festival - Columbia</b>

# Golf Course

Closed: Mondays until 2:00pm

# May 2026

2026 HOA FEE  
\$560

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 <p>Join Zoom Board Meeting  <a href="https://zoom.us/j/973130707272?pwd=dWZvSmduVUxkN2x2d1J0VEV41VNHQTO9">https://zoom.us/j/973130707272?pwd=dWZvSmduVUxkN2x2d1J0VEV41VNHQTO9</a></p>	<p>1</p>					
<p>2</p>						
<p>3</p>						
<p>4</p>						
<p>5</p>						
<p>6</p>						
<p>7</p>						
<p>8</p>						
<p>9</p>						
<p>10</p>						
<p>11</p>						
<p>12</p>						
<p>13</p>						
<p>14</p>						
<p>15</p>						
<p>16</p>						
<p>17</p>						
<p>18</p>						
<p>19</p>						
<p>20</p>						
<p>21</p>						
<p>22</p>						
<p>23</p>						
<p>24/31</p>						
<p>25</p>						
<p>26</p>						
<p>27</p>						
<p>28</p>						
<p>29</p>						
<p>30</p>						

# NEW HORIZONS SOUTH BAY ASSOCIATION

## BOARD OF DIRECTORS

President	Ronald Berry	310-290-3214	<a href="mailto:president@nhsb.org">president@nhsb.org</a>
Vice President	Maggie Pagan	914-469-3257	<a href="mailto:vp@nhsb.org">vp@nhsb.org</a>
Secretary	Sandra Spann	847-710-7020	<a href="mailto:secretary@nhsb.org">secretary@nhsb.org</a>
Treasurer/Insurance	Tom Kasterko	530-520-2250	<a href="mailto:treasurer@nhsb.org">treasurer@nhsb.org</a>
Architectural	Chris Enson	805-709-4683	<a href="mailto:architecture@nhsb.org">architecture@nhsb.org</a>
Resident Orientation - Member-at-Large	Gail Standley	310-539-8717	<a href="mailto:mal1@nhsb.org">mal1@nhsb.org</a>
Member-at-Large	George Bunce	424-347-7054	<a href="mailto:mal2@nhsb.org">mal2@nhsb.org</a>

### BOD MEETINGS

Board Meetings will be held via Zoom and In-Person

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



**ERIK'S HOME DRAIN  
& WATER FIXTURE REPAIR**  
**SERVING THE SOUTH BAY  
FOR 20 YEARS**

**RELIABLE • PROFESSIONAL • TRUSTED**

- LEAK REPAIRS
  - FIXTURE INSTALLATION
  - DRAIN SERVICES & MORE
- 
- FAST & RELIABLE
  - EXPERIENCED CRAFTSMANSHIP
  - HONEST & AFFORDABLE
- FROM SMALL LEAKS TO FULL FIXTURE  
INSTALLS, WE HANDLE IT ALL.  
QUALITY WORKSMANSHIP AND  
DEPENDABLE SERVICE YOU CAN TRUST.

**(310) 982-9436**

**Need** In Home Therapy  
**PHYSICAL** **OCCUPATIONAL**  
**Therapy?**

To qualify You only need a valid:



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

**Y & Home Health, Inc**  
500 N. Central Ave., Unit 225  
Glendale, CA 91203  
747-278-0990

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

**(818) 402-2699**

**David**

**NEED A DEPENDABLE &  
COMPASSIONATE CAREGIVER?**

**Call Virginia (310) 413-4880**

**25 years experience - Certified**

Assist w/Personal care, Medication reminder,  
Companionship, Light housekeeping, Errands and more!

*Excellent References and kind hearted*



**Garage for Rent – Area 5**



**Call Mary**

**310-530-0911**

**A Deeper Clean for a Healthier Home!**

- ✓ Hot Carbonating Extraction process provides a deeper clean
- ✓ Our solutions tackle the deep-seated stains and traffic patterns in your carpets
- ✓ Cleaning solution is free from detergents, phosphates, and fragrances
- ✓ Carpets dry in hours, not days

Independently Owned and Operated. Serving your community for over 20 years



**Deeper Clean For  
A Healthier Home**



**Experts at Removing  
Pet Urine Odor**



**Stain Removal  
Specialists**



**CALL TO SCHEDULE YOUR HEALTHIER, DEEPER CLEANING TODAY!**

Ocean Chem-Dry

310.404.1292 | OceanChemDry.com

Proud partners of **Best Friends**  
Save Them All

**ChemDry®**  
*The Healthier, Deeper  
Carpet Cleaner®*

**Ocean Chem-Dry**  
**(310) 404-1292**

**25% OFF**  
**UPHOLSTERY CLEANING**

Minimum charge applies with this coupon.  
Call for details. Expires: 5/31/2026

**\$165** | **\$235**  
**3 AREAS** | **5 AREAS**

Additional areas standard rate \$80. Minimum charge  
applies with this coupon. Expires: 5/31/2026

**25% OFF**  
**Tile & Grout Cleaning**

Minimum charge applies with this coupon.  
Call for details. Expires: 5/31/2026

**25% OFF**  
**Leather Cleaning**

Minimum charge applies with this coupon.  
Call for details. Expires: 5/31/2026



# SOUTHLINE CONSTRUCTION

General & Electrical Contractor  
Lic #1042863 Bonded & Insured

**ELECTRICAL  
PANEL  
UPGRADE!**

Special Panel Upgrade  
Price!

**CALL / TEXT  
For Details!**

## Our Local Services:

- \* Kitchen Remodeling
- \* Bathroom Remodeling
- \* Flooring
- \* Painting
- \* Electrical

CALL NOW FOR A FREE ESTIMATE!

**(650)281-8606**

CALL NOW FOR A FREE ESTIMATE!



**Scott Weller**  
Owner

1810 Artesia Blvd, Redondo Beach, CA 90278

Office: 424-408-0081

southbay@acehandyman.com

[www.AceHandymanServices.com](http://www.AceHandymanServices.com)

## OUR MOST POPULAR SERVICES



Fencing



Flooring



Drywall



Carpentry



Doors



Bathrooms



Painting

Independent Franchise Owner

1085330

©2024 Ace Handyman Services, Inc. All rights reserved. Locally owned and independently operated Franchise. \*Services listed may not be available at all locations due to local licensing.



# CLOUDS OF HOPE CAREGIVING SERVICES LLC

## OUR SERVICES

We offer flexible and dependable care services tailored to meet your individual needs.

- ✓ **Personal Care**  
Bathing, Dressing, Toileting, Mobility Assistance & Transfers
- ✓ **Companionship**
- ✓ **Meal Preparation & Feeding Assistance**
- ✓ **Medication Reminders**
- ✓ **Light Housekeeping & Laundry**
- ✓ **Transportation & Errands**
- ✓ **Respite Care For Family Caregivers**
- ✓ **Flexible Hours**

# HCO

CERTIFIED BY THE STATE

LICENSE NO.

**194701018**

# 24/7

HOME CARE  
SERVICES  
AVAILABLE



✉ [info@cohcaregiving.com](mailto:info@cohcaregiving.com) 📞 (310)292-8592 | (310)293-7002

**CONTACT US TODAY TO LEARN HOW WE CAN HELP**



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

**Phone - 310-320-4660**

**Walsh** is a full-service moving company. We are family-owned and operated, with over 55 years of experience in residential and commercial moving.

- Containerized Storage
- We are based in Torrance and Long Beach, CA. Official mover for the **City of Torrance**.
- From metro Los Angeles, we will move you anywhere in the lower **48 states**.
- We offer vault and trailer storage to customers who need time to get settled.
- You can hire us for packing and furniture moving, too.
- Every local quote is a flat hourly rate.
- Every long-distance quote is guaranteed based on a specific list of items.
- There are no taxes, no gas surcharges, no hidden fees.

**Walsh's #1 Goal - Customer Satisfaction**  
**New Horizons Residents - 10% discount**

**JIMMY'S ORIGINAL**  
Window Washing



Jimmy Mendoza  
**310-591-4454**

Member of  
National  
Notary  
Association

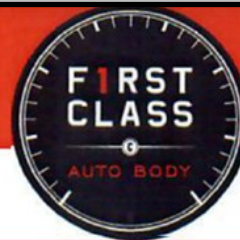


ELAINE M. TROVATO  
**(310) 339-4568**

\$15 per signature  
New Horizons Resident



**Horacio Caruso**  
**TEL: 310.626.6245**  
**FAX: 310.326.1418**  
SRS Reset - Check Engine  
ABS - Security Code, Air  
Bag & Seatbelt installation



[www.1stclassab.com](http://www.1stclassab.com)

Old Fashioned Craftmanship  
State of the Art Technology

**MARIO CARUSO**  
Collision Repair Specialist  
[mario@1stcassab.com](mailto:mario@1stcassab.com)  
**OSCAR CARUSO**  
Body Shop Manager  
[oscar@1stcassab.com](mailto:oscar@1stcassab.com)  
**DANIEL CARUSO**  
Paint & Detail Manager  
[danielcaruso@1stcassab.com](mailto:danielcaruso@1stcassab.com)

1233 W 257<sup>th</sup> St  
Harbor City, CA 90710  
**T - 310.325.1990**  
**F - 310.326.1418**

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

**Mr. Kent & Carlos Handyman Service**  
Painting - Plumbing - Dryer Vent Cleaning -  
Carpentry - Repair/Assembling

**Let us add a little color to your life**



**310-200-1702 Mr. Kent**  
**424-355-3045 Carlos**

for  
**Rent**

**CONDO FOR RENT**

This bright, 2-Bdrms, 1& 1/2-baths condo is beautifully maintained.

- ◆ Updated kitchen & baths, washer & dryer, AC, newer appliances, two patios and gas grill.
- ◆ Enjoy resort-style living in New Horizons' 55+ community. Furnished or unfurnished.
- ◆ Amenities include pools, golf course, clubhouse, gym, and much more. Conveniently located near shopping, restaurants, and the beach.

Rent: **\$3,200/month** **Furnished**  
**Available now!** Call **310-386-5415**



**Vogue Shoe Repair**  
2732 Sepulveda Blvd  
**Full-Service Shop - local owned**

- Service claims items for luggage warranty
- General repairs
- Orthopedic Correction,
- Shoe/Purse cleaning/repairs.
- Zipper replacement/repairs

**Mon. - Fri. 6:00<sup>am</sup> to 4:00<sup>pm</sup>**  
**310-370-9065**

**Please Support our Advertisers**



### Black Car Service

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



A Full Service  
Landscape  
Construction and  
Concrete Company

310-326-9818

### BRYAN SAMPSON IMPROVEMENTS

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

Free estimates. Lic. # 755674

Bonded & Insured.

Call 310-326-5066 or 310-408-7021 (cell)

### Plumbing & Rooter Services

Rob's 310.748.4516

#### Emergency Service

Water leaks - drain and Sewer issues,  
Water heaters, Disposals & Faucets

After hours & weekends

Five ★ service - All senior discount  
Lic. # 563643



### SON OF A BLIND LADY

Affordable Window Coverings

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

310-991-2857



### THE BAY KING

Dual-paned vinyl windows and doors

Small family-owned business. Quality product for a very  
reasonable price. For free estimate and referrals, please call

Lindy at 310-387-9730

310-944-4483

Mabel Caruso

27 Years Experience



Caregiver

References upon request

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



South Bay Hearing

### Better HEARING Means Better LIVING

Every day at South Bay Hearing, we transform lives through better hearing.

Come experience for yourself why your neighbors voted us the  
best audiologists and best hearing aid store 15 years in a row.



### It's Time to Hear Better

Call now for your  
complimentary evaluation.

310.375.6161



TORRANCE

3734 Sepulveda Blvd  
SouthBayHearing.com

### Experiencing slow drying times?



### Clean & Clear Dryer Vent Service

310-872-0219

## CARLA

310-800-7790

### I BUY:

- Collectibles
- Vintage Silver
- Costume Jewelry
- Scrap Gold/Silver



### CAREGIVER OR HOUSE CLEANING

Affordable Rates - Reliable European lady available for  
Caregiver or House Cleaning (Elder Care Certificate)

Assist personal care, meal prep, etc.

I Live Nearby - references upon request

Call Anne:

424-271-1664



**SERVICE YOU DESERVE  
AND CAN TRUST** *Laurie Baker*

FIND YOUR PLACE TO BELONG YOURSELF  
*Laurie Baker*

Your Senior Real Estate Specialist **SRES** 

- A personalized approach to your situation
- Expertise and patience throughout the process
- 20 years of Real Estate experience
- Here to help you every step of the way

Ready to make a move? Call Laurie today!

*Laurie Baker*  
**310.308.1446**  
REALTOR® SRES®  
DRE# 01407280  
CENTURY 21  
Union Realty Co.  
[www.sell-buysouthbayhomes.com](http://www.sell-buysouthbayhomes.com)

*New Horizons South Bay*  


**In-Home Technical Assistance & Training**  
Phones ■ Computers ■ TVs ■ Printers

**Generation US**  
Vicki Momary  
310-701-2059

**GR SERVICES INC.**  
**PLUMBING**  
COMMERCIAL & RESIDENTIAL

24 HR Emergency

(424) 536-6334 LICENSE # 1130162

State Lic. # PR5687 **BUG SERVICES INC.**  **CESAR LARA**  
FIELD REPRESENTATIVE

**310.324.2847**  
info@bugstopservices.com

**For Sale:**  
\* Bedroom Set      \* BBQ Grill Set






Call Shelly : **310-906-6275**

**SOLD ALL CASH**  
Fixer Upper Bungalow  
22721 Nadine Cir.  
2 Bedrooms + Den, 1.5 Bath, 1,133 sq. ft.

**\$544,000**

**Kay Mori**      **310-218-3855** DRE 0066827



**Handyman Services**  
Home Improvement and Repairs  
**GUERSON AVILA**  
Cell: 1(424)385-3097  
Drywall - Flooring - Installation - Painting  
Maintenance - Repairs

**PROFESSIONAL CLEANING**

Cleaning Services with Experience in Home Market

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

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



 **Garage Area 3**

**Garage Wanted  
To Rent or Purchase  
Call Debbie  
310-567-4517**

**Dr. Marianne M. Cuttic, Podiatrist**  
**South Bay Foot and Ankle**

Helping you put your best foot forward  
1970 S Prospect Ave, Suite 4, Redondo Beach  
**310-316-7020**





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



**ANDY + RENEE + HARD RAIN PRESENT**  
**DYLANFEST 36**



**BIRTHDAY BASH**

A DAY OF MUSIC CELEBRATING BOB DYLAN'S 85TH BIRTHDAY

**SUNDAY TORRANCE CULTURAL SHOW 12-8 PM**  
**May 24th ARTS CENTER \$35**  
[www.andyandrenee.com](http://www.andyandrenee.com) In Advance \$40 at the Door

**5 WAYS TO USE A HECM**  
 New Horizons is FHA approved



Call me today to see if you qualify  
 for a federally-insured Home Equity  
 Conversion Mortgage (HECM)



**Karen Pryor** NMLS: 167985  
*Certified Reverse Mortgage Professional*  
 Direct (310) 753-1924  
**Torrance resident since 1989**  
 6430 Oak Canyon, Ste 100, Irvine, CA 92618  
[kpryor@mutualmortgage.com](mailto:kpryor@mutualmortgage.com)  
[MutualReverse.com/lo/Karen-Pryor](http://MutualReverse.com/lo/Karen-Pryor)

**5 Ways to Use a HECM**

1. Refinance your existing mortgage to eliminate your monthly mortgage payments\*
2. Obtain a growing line of credit that cannot be cancelled, frozen, or reduced
3. Cover monthly expenses
4. Pay for in-home health care or a spouse's skilled nursing care
5. Purchase a new home

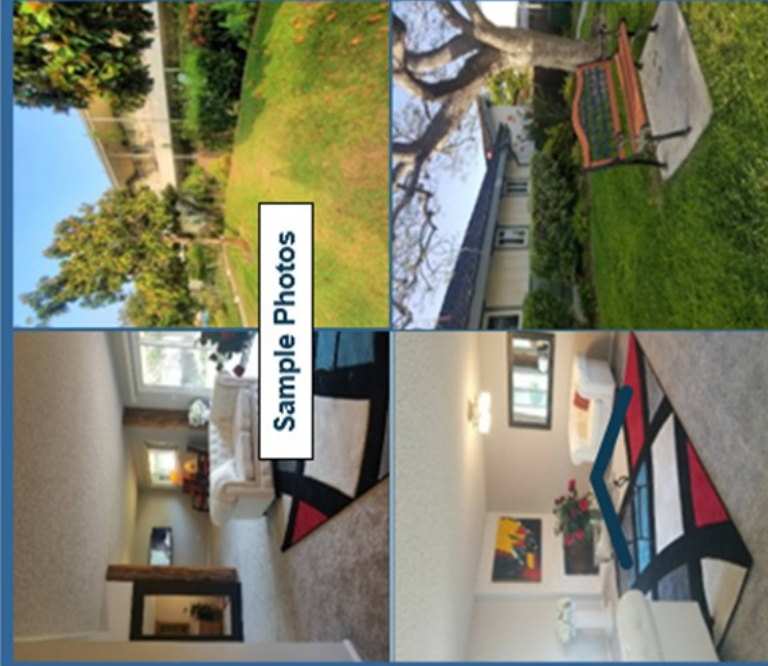
\*Borrower must occupy home as primary residence and remain current on property taxes, homeowner's insurance, the costs of home maintenance, and any HOA fees. Mutual of Omaha Mortgage, Inc. dba Mutual of Omaha Reverse Mortgage, NMLS ID 1025894, 3131 Camino Del Rio N 1100, San Diego, CA 92108. Licensed by the Department of Financial Protection & Innovation under the CA Residential Mortgage Lending Act, License 4131356. UT Mortgage Entity License 8928021. These materials are not from HUD or FHA and the document was not approved by HUD, FHA or any Government Agency. Subject to credit approval. For licensing information, go to: [www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org) #1586809376 Expires 02/2028 Equal Housing Lender



# 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."**



## Nick Blaney Realty

Nick Blaney, Broker

Your New Horizons  
Resident Realtor  
for over 20 Years

**310-386-5415**

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



NICK BLANEY REALTY DRE #01377354



## Floor plans (Sq. Ft.)



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

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

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

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



OUR WEBSITE  **LOS CANCIONEROS MASTER CHORALE**  TICKETS

ALLAN ROBERT PETKER • ARTISTIC DIRECTOR

presents

# Celebrating Hope


JUNE 14, 2026 • 5PM

Rosephanye Powell is one of the most celebrated African-American composers of choral music. We will be performing one of her extended works, "Cry of Jeremiah," a thrilling and emotional setting of a Biblical story that rocks the house.


Duke Ellington surprised and stunned us all with his "Sacred Concert" which his band toured and performed in the U.S. and Europe in the 1960s and 70s. These are fantastic classic songs, and we will relive that experience together.

**General Admission \$40 • Students \$30**

**JAMES R. ARMSTRONG THEATRE**  
 TORRANCE CULTURAL ARTS CENTER  
 3330 Civic Center Drive  
 Torrance, CA 90503

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

## Who you work with matters!

Vista 

**Sotheby's**  
INTERNATIONAL REALTY


YOUR LOCAL REAL ESTATE EXPERT

“Antoinette was a genuine pleasure to work with. Throughout the process of selling my home, she was thorough, communicative, and highly knowledgeable. She readily answered all my questions in a timely manner and responded quickly to any concerns. Antoinette has a real gift for developing rapport with those around her, whether they are clients or not. I really appreciated the care and professionalism she exuded. She presented my home attractively and respectfully. The brochures and flyers describing my home were of very high quality and quite beautifully done. I consider myself lucky indeed to have had her by my side as my realtor. Even after the sale of my home, Antoinette has kept in touch to offer support and friendship. I cannot recommend her highly enough to anyone looking to sell or buy a home.

— Deanne Cooney, Torrance


**ANTOINETTE HOPPER**  
 Realtor®, DRE #01327876  
[antoinette.hopper@vistasir.com](mailto:antoinette.hopper@vistasir.com)  
**310.780.9667**  
[www.antoinettehopper.com](http://www.antoinettehopper.com)

Each office is independently owned and operated.



## Listings:

- **22843 B Nadine Circle \$519,000**
  - 2 Beds/1<sup>1/2</sup> Baths (950 s.f.)
  - Upper-level condo; sunset views from living room and two decks.
  - Kitchen upgraded.
  - Newer windows and doors
    - One enclosed garage space.
- **22909 B Nadine Cir. \$475,000**  
 2 Beds/1<sup>1/2</sup> Baths (950 s.f.)
- **22713 B Nadine Cir. \$490,000**



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



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

**BERKSHIRE HATHAWAY** | CALIFORNIA PROPERTIES  
 HOMESERVICES

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

©2025 B-H Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of B-H Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information not verified or guaranteed. If your property is currently listed with a Broker, this is not intended as a solicitation. Equal Housing Opportunity. CRM, SEP 2023 006379 98

# "THE REAL ESTATE COWGIRL"

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!



## LET'S MAKE THIS CONDO YOUR POT OF GOLD



**DEBBIE LANG**

New Horizons resident

424-355-3500



HELPFUL REAL ESTATE



WEST WIND REALTY

DRE # 01981410

**HELP ME CHOOSE YOUR  
NEIGHBORS**

**AVAILABLE NOW**

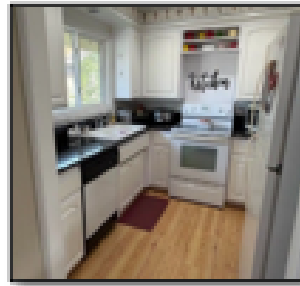
**Completely Remodeled**

**2 Bedroom 950 sq. ft.**

**area 4 \$649,950. move in ready**

**AVAILABLE** **SOLD** **ON: Completely Remodeled 1 Bedroom 2 Bath 1117 sq ft private corner A unit**

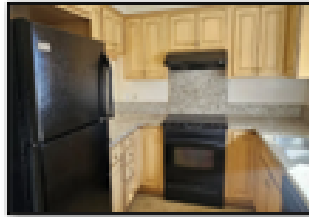
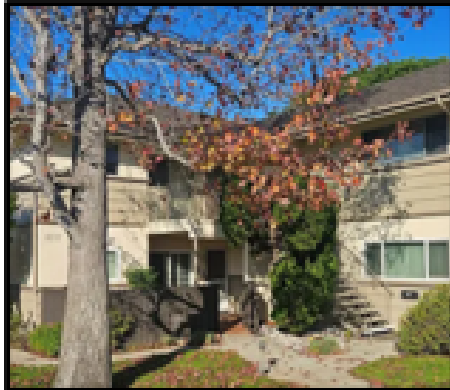
**More than a realtor - A Caring Guide for Life's Transitions**



**22843B Nadine Circle \$475,000**

**2 Beds / 1<sup>1/2</sup> Baths (950 s.f.)**

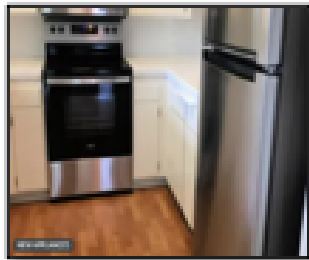
- Upper-level condo with sunset views from living room and two decks.
- Kitchen upgraded in the 1990s.
- One enclosed garage space.



**22909B Nadine Circle \$475,000**

**2 Beds / 1<sup>1/2</sup> Baths (950 s.f.)**

- Upper-level condo with sunset views from living room and two decks.
- Kitchen upgraded in the 1990s.
- One enclosed garage space.



**22713B Nadine Circle \$490,000**

**2 Beds / 1<sup>1/2</sup> Baths (950 s.f.)**

- Upper-level condo with sunset views from living room and two decks.
- Kitchen upgraded with quartz countertops and newer appliances.
- One enclosed garage space.



**Amenities**

- |                         |                             |
|-------------------------|-----------------------------|
| • 9 Hole Golf course    | • 2 Outdoor pools / Jacuzzi |
| • Clubhouse             | • Fitness Center            |
| • Gym / Sauna           | • Woodshop                  |
| • Ceramics / Craft Room | • Tennis / Pickleball       |
| • Table Tennis          | • Billiard Room             |



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

**Richard St. Amant**

REALTOR®

RichardStAmant@bhhsnp.com

DRE # 01123656

**BERKSHIRE HATHAWAY** | CALIFORNIA PROPERTIES  
HOMESERVICES

**Your Forever Agent®**