



# NEW HORIZONS WEEKLY NEWSLETTER

*The Official Publication  
for the Board of Directors,  
Residents and Owners*

WEBSITE: [www.nhsb.org](http://www.nhsb.org)

October 4, 2013

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## **BUILDINGS AND POOLS Mtg.Minutes**

Tuesday, September 24, 2013

Meeting called to order by Chairman, Carl Aleccia at 9:35am.

Roll Call: Carl Aleccia, Kathy Lindbergh, Paul Cohen, Pete Fraley

Minutes of July 23, 2013 approved as written. No minutes for August 27, 2013 meeting as canceled.

### New Business:

1. Ant situation in clubhouse: Eversafe called to spray inside office, and possible downstairs bathrooms and kitchen. Carl trying to set up at resident's expense \$35 each visit to have Eversafe spray for ants inside units that is affected by ants. Resident will have to be out of the unit for 4 hours. See Carl for information. Discussion at this meeting about ants, some residents are able to control on their own.
2. Building 523 resident backed into stair causing damage, this persons Insurance has been contacted. Carl mentioned, Tom Kasterko, NH Insurance Chairman is in touch with that Insurance Company. No work done on it as yet.
3. More major plumbing problems. Carl has tried to obtain 3 bids on these emergency problems, he has called McKeeve, Gary, and Randy plumbing. At that time only Randy's plumbing came out on a timely call, problem needed to be taken care, Randy's Plumbing doing work. Golden State Plumbing comes out timely, but McKeeve most of the time not available on week ends.
4. Vinyl Concept gave estimate on recycle trash enclosure south side of Clubhouse, access 1, this project tabled.
5. Work is being done on some front and back balconies.
6. Resident in building 500 asked that a so called plumbing issue be checked. This was checked and at this time nothing was located.

### Old Business:

1. Still working on solving the problem of a person bathing and using soap in the Jacuzzi. Tony has had to buy a product to eliminate the soap suds. This is not permissible or healthy for other residents using our Jacuzzi. Whoever is doing this please stop.
2. Tony and our employees have done a good job on cleaning up the graffiti in area 6 back block wall and approximately replacing (8) light fixtures that were broken at that time. . The Torrance prosecutor's office has the claim and they will keep in touch with us on retrieving this money that was spent on this repair.

3. Carl mentioned again, that a resident wants a hose to be connected by the Sports Center Pool to hose down before going swimming. This is not going to happen; one has to use the showers in the men's or ladies locker room.

### Discussion:

1. Discussion was brought up about Electric Vehicles; they should not be plugged into resident's garage. The discussion was brought up about this should be put in NH Policy and Procedure pamphlet. Kathy mentioned that Jan, our office accountant is keeping a watch on this bill and no significant change has occurred.
2. Sewer lines to be cleaned out as needed, and with work requests.
3. It there is an emergency on week end, call Carl, then call a plumber if Carl is not available. If it is a water leak, always shut off water first, then call a plumber.

Meeting adjourned 10:05am

Respectfully submitted by Kathy Lindbergh, Vice Chairman  
September 24, 2013

\*\*\*\*\*

## **C.I.C Meeting alert ! Wednesday, Oct. 23 at 7 pm.**

November meeting cancelled

**2014 Directory Volunteers Needed ! Contact:**

MaryLee Lombardi; 310-750-7472

Paul Cohen; 310-200-2575

## **BINGO\*\*\*\*\*BINGO**

Barbara Helm & Arlene Cofield Sept. 25, 2013

Bingo has a new date: Thursday, October 10, 2013. Time and place to remain the same : 2 pm in the New Horizons Town Hall. It seemed that we were constantly interfering with other meetings and events, so we changed to the second Thursday of the month instead of the third. Hope this works.

Each month we have a few more players and we do have a good time. We play approximately 10 games so lots of winners. Come out and join our group! We welcome new players! **See you there!**

# NEW HORIZONS SOUTH BAY ASSOCIATION BOARD OF DIRECTORS - MINUTES OF BOARD MEETING

Wednesday, September 18, 2013

Chairman, W. Scott Munro called the meeting to order at 3:00pm. Following the flag salute and welcome, roll call showed the following Board Members present: W. Scott Munro, Kathy Lindbergh, Bob Lombardi, Gary Smith, Bud Brown, Gail Standley, Gerry Johnson, Joyce Harrington, Tom Kasterko, Jeanne Rennhack, and Jim Kenny

Board Members Absent: Carl Aleccia, Jacob Aslay, Arlo Creamer

The minutes of the Board Meeting of August 21, 2013 were approved as written. Motion read for approval and vote:

#1 Motion presented by Gary Smith, Architectural Chairman

Move that the New Horizons-South Bay Association Board of Directors approve the expenditure of \$250,000.00 for replacement of the roofs and repair of the roof structure as necessary on buildings 315, 401, 424, 501, 520, 622, and 625. Three (3) bids have been received. The selected vendor will be Western Roofing Systems. Funding to come from the Roof Reserve Fund.

Discussion: It was pointed out that the roofs don't seem to have any problems and should have another 10 years in them, so why are we jumping the gun on repairing them now. Answer: These 7 buildings are straight line designed and are in need of structural repair and because we need to get started with the roofing project anyway, it seemed prudent to take care of both problems at the same time. It was also pointed out that because we are earning so little on our investments and we really don't know the exact cost of reroofing it seems to be financially to our advantage to get started now. It was also pointed out that some of the roofs are having to be repaired because of missing shingles and are in general in bad shape. Another reason to get started with the project now is because of insurance coverage it is getting more and more expensive to get coverage. When 50% of our buildings have been re-roofed we will begin to see a break on our insurance rates.

It was moved, seconded that we approve the motion. Vote taken: 11 Yes 1 No, Motion passed.

#2 Emergency Motion presented by Carl Aleccia, Buildings and Pools Chairman

Move that the New Horizons-South Bay Association Board of Directors approve the expenditure of \$2,544.24 for the labor, diagnostic, repair and pick-up and delivery of the Club Car, Gas Engine. Vendor was Karior Electric Vehicles, Inc. Source of funding to come from Buildings and Pools Maintenance Fund. (\*) This motion was not presented at E&R Meeting because the invoice was received after the meeting on September 3rd and needs to be paid before the end of this month. A 2/3 vote is required for passage. Invoice received September 5, 2013

It was pointed out that the motion did not contain the reason this is an emergency motion. Discussion ensued about needing to pay the bill on time. It was further pointed out that our own practice and procedures state that the reason for the emergency MUST be contained in the motion itself. The question was asked why we are doing this now when we haven't had to do it for the last 10 years.

Explanation: We have rules in place and we are running a business and need to be following our practice and procedures. (\*) Because Carl isn't here to explain the situation a statement has been inserted in the motion explaining the reason for the emergency.

Where is Karior Electric Vehicles, Inc. located? Answer: Gardena It was moved and seconded that we approve the motion as amended. Vote called. Roll Call, all Board Members present approved.

#3 Emergency Motion presented by Bob Lombardi, Treasurer

Move that the New Horizons-South Bay Association Board of Directors approve the transfer of \$65,000.00 from the General Reserve Fund to the Insurance Fund

This will be necessary to cover some of the major unexpected rate increases for this year and 2014. (\*) Emergency because the General Reserve has become overfunded and it is illegal for us to leave the funds in the account so they must be transferred in order to be in compliance. The IRS and our own governing documents do not permit having reserve funds overfunded.

Again, it was pointed out that the motion doesn't include a reason for the emergency.

Treasurer's statement: The budget committee has been working for 3 months and presented a preliminary budget of 20 pages. During the process they noted that the General fund was overfunded as a result of passing the CC&Rs, they also noted that the Capital Fund was overfunded and that the Insurance and Maintenance funds were underfunded. We therefore determined to transfer the overages from the General and Capital Reserve Funds to the Insurance and Maintenance fund to compensate for the short fall and to prevent a major increase in the 2014 assessment. This situation was not discovered until we had completed the budget process on Friday, September 13th and so couldn't bring it to the E&R Committee meeting or to the Board workshop. In conclusion, we are transferring money between funds and not spending any money.

R&O Chair: Since we have Prepaid Insurance of over \$90,000 and Insurance Cash of approx. \$145,000 what is the major unexpected Insurance increase? : It just makes me nervous when money is transferred from one place to another. Insurance Chair: Why is insurance involved and why \$65,000. Was insurance just an arbitrary choice?

Treasurer: We can't talk about the budget without this being transferred and we can't have the discussion about the budget next month without the money being transferred because without the money there we have to reassess the whole budget. Chairman to Insurance Chair: Weren't you involved in the budget process. I provided estimates from the various insurance agencies and gave an estimate. Chairman to Treasurer: You took the estimated provided you by the Insurance Chair and used them in your calculations, correct?

Treasurer: Yes, that's correct, but can I make a statement? We were going to be short last year \$65,000 and so we took whatever was in the Insurance Fund which makes us \$65,000 short this year Unless we increase the Insurance Fund we will be short by \$65,000.

Insurance Chair: Why weren't we (the Board) made aware of the \$65,000 shortage.

Treasurer: When we changed from Commonwealth to our new Insurance co (HUB) there was an increase of about \$70,000. We are short that amount from the assessment our members paid. You wouldn't have known about it.

Grounds Maintenance Chair: The assessment is supposed to go up by \$8.00; would it have gone up more without the transfer?

Secretary: What difference does it make if it's done next month simultaneously with the discussion of the budget? It appears to be a matter of semantics. What is the emergency?

R&O Chair: We have all the information we need. We need to call for the vote. Chairman: We will amend the motion to include the reason for the emergency. Call for the vote.

Explanation by Tom Schmidt: This \$65,000 must come out now because leaving it we are illegal. If you wait until next month you assume that the budget will pass and with the transfer the budget doesn't make any sense. And the same thing is true for the next motion.

It was moved and seconded that we approve the motion as (\*) amended. Vote called. All Board Members present approved.

#4 Emergency Motion presented by Bob Lombardi, Treasurer

Move that the New Horizons-South Bay Association Board of Directors approve the transfer of \$40,000.00 from the Capital Reserve Fund to the Maintenance Fund. This will be necessary to cover some of the major expenses for this year. Reason being is that the Capital Reserve has become overfunded as a result of spending less on Capital items and additional interest income. The IRS and our own governing documents do not permit having reserve funds overfunded. Discussion: How was the amount of \$40,000 determined?

Treasurer: ask Tom Schmidt to explain. That's how much over funded we are and the problem isn't so much with the IRS but with our own membership because we aren't allowed to take more money than we need and if we don't transfer the money that is what we have done. There's no money allocated in the Capital Fund for next year budget.

It was moved and seconded that we approve the motion. Vote called. Roll Call, all Board Members present approved.

### III. BOARD OF DIRECTORS' REPORTS

Architectural-Gary Smith: Completed Bldg. 414, Started 8/15 and completed 9/10. Started on Bldg. 415 9/16 estimated completions 10/11. Completed 7 work requests. Have 6 pending work requests. Couple are waiting for owner to complete their work.

Business Information System-Bud Brown: No meeting. No report Building and Pools- Carl Aleccia: absent

Civic Affairs-Pat Artman: After our two recent power outages, Senator Ted Lieu is reviving efforts to impose penalties on utilities that have frequent outages in the same area. He dropped legislation in 2008 proposing penalties after Edison promised it would address the issue. And Edison is going to raise our rates. He has since penned a public letter to SoCal Edison asking company officials to release data on infrastructure improvements made by their utility since 2008. Today's Breeze reported that State Assemblyman Al Muratsuski has sponsored a bill to require electric utilities to report frequency and length of power outages. The last will give ratepayers a more reliable electric grid.

Gail and I attended a meeting with the City Clerk and others about the election next June 3rd. It will be an important election. Four candidates are running for the office of Mayor. The Treasurer and city Clerk positions are also be open. Fourteen candidates as of now are running for four City Council Seats. We will be holding two Candidate Forums on Consecutive Sunday from 2:00 to 4:00pm, tentatively scheduled for April 27 and May 4th. Madrona Marsh is now open to the public.

Reminder to go to the Flashing Yellow Signal presentation tomorrow. Please don't take down the flyers on the garages it's the best way to spread information to our residents. We will remove the flyers as soon as the event is over. Clubhouse-Gerry Johnson: The Items under discussion are: a new outdoor PA system as the present one is ineffective. Also, the feasibility of partnering with R&O & Civic Affairs to revive the Newcomers Welcome Party. The Clubhouse meetings are held on the first Tuesday at 2p.m. Please if you don't have time to get that Work request in just call me. Condo Code Enforcement - Arlo Creamer: Absent

Grounds Maintenance-Joyce Harrington: Monday, Gene Aurand, finally had an appointment with the public works and the Water district of Torrance. We shared our concerns about the meter readings and the problems with the water bill. We received an attentive response and commitments for solving some of these problems. We will be following up to make sure these commitments are met. It was a successful meeting. I was surprised to hear that the outside usage was only 50% of the water bill. The inside usage of water in the Condos supplied the other 50%. Long Showers, running toilets, faucets leakages and over use of water run up the water bill quickly.

I urge all residents to do what they can to conserve water because our water bill is getting higher which means our HOA fee will go up.

Our Waste Management readjustment contract has been signed. However, I gave the wrong figures last month when I said that next year it will go up 5% when it will go up only 4%.

Now for the Golf Course. We don't need any more pictures. Walking around and seeing it is much more dramatic. The weeds that had to be pulled by hand - we finally found a solution that would kill them.

The ducks even like the dead worms that we have sprayed to kill and we are still at war with the ducks.

When I was first on G.M. committee years ago, a golfing resident, Don Fisher was assigned by the Chairman to oversee the golf course. Later when I was Chairman of G.M. the first time, Don Fisher still was overseeing the golf course. Then he got ill and was not able to do it anymore. And eventually there was no one appointed. Now, I have appointed a golfing resident who is on my committee, to oversee the control of the Golf Course. I assure once this course gets straightened out - you will be happy playing on it again. I think I have taken enough time, so I end my report.

Insurance-Tom Kasterko: 5 requests for bids some have requested additional information, expect responses in November Newsletter-Jacob Aslay: absent

Recreation Council-Jeannie Rennhack: Picnic was a great success. Thank you to all volunteers. No meeting because of the picnic.

Resident and Orientation-Jim Kenny: 2 new owners/1 August - 2 owners/2 renters last month + 1 co-residents - 5 in escrow. Some people move in without new resident interview. Realtors give misinformation. Jim's committee tries to correct info. Handicap parking. Newsletter solicited individuals who want handicap parking. There are those who abuse handicap privileges.

Treasurer-Bob Lombardi: Budget committee have been working very hard I would like to thank Tom Schmidt, Mary-Lee Lombardi,

Paul Cohen. Board Secretary-Gail Standley:

Board Secretary Committee met Wednesday the 28th at 1pm. Judy is the new Deputy Secretary, Barbara Waugh is the committee secretary. We started on the Boardroom, so board members take a look at the upper cabinets and you'll be surprised to find there is room to actually be able to use them to store your binders in. We got rid of old brochures, catalogs and magazines. We are still working on Garage B a special thanks to the member working there, Marlene Krapf, Joyce Higginbotham, and Joanie Jones. It is coming along really well.

Vice Chairman - Kathy Lindbergh - I'd like to thank the Budget committee for all their hard work the long hours spent, Bob already thanked them you know who you are.

### Residents'/Owner's Questions, Comments:

Will the sag in the roof be fixed when they put on the new roof.

Answer: Yes, that's why we're doing it.

Will we have to move out when they are doing it?

Answer: We'll be meeting with contractor to go over all possible issues. If you have things you don't want to get dusty you may want to cover them. We will be advising of any additional precautions you may need to take at the next board workshop. The building that caught fire is that the type of roof we'll be getting and will it be the same company doing the work? Answer: yes

Why don't we contract with; the City of Torrance for our waste management instead of private contractors.

Answer: They don't do commercial buildings.

Since we are spraying outside the ants are moving inside. There is a product that costs \$6.50 called Terro which really gets rid of the ants.

Adjournment 4:30pm.

Next Board Meeting, Wednesday, Oct 16th. 2013, 3:00pm Town Hall  
Respectfully submitted, Gail Standley Board Secretary, Sept. 20, 2013



### New Listing

**22927 Maple Ave.** Bungalow 1 Bedroom plus convertible den, 1.5 Ba, 967 sq. ft. This unit is in a super location with lushly landscaped grounds and located adjacent to the main club house. Showings are by appointment only. \$380,000.

**23025 A Maple Ave.** :2 Bedrooms, 1.5 Ba, 950 sq ft. This unit has upgraded kitchen with new counter tops and appliances. Freshly painted and new carpeting \$320,000.

### Closed Sales Since Jan 1

23005 B, 22631 Maple, 22724 A, 22823 B, 22926. 22618, 22843, 22679 A, 23063A, 22943A, 22932 A Nadine Cir.

### For Rent

**23033 Maple Ave #B:** Upper unit with remodeled kitchen, 2bd with 1.5 bath. New Vinyl windows and doors. Sunset views. For Lease at \$1,650 mo.

**22949 Nadine Cir #B:** Sunny upper unit with views of the PV hills. Nicely decorated, newer vinyl windows and doors. For lease at \$1650 per month

### Condo's Wanted

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**Richard St. Amant**

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**LINDA FALZONE**

DRE # 01409533

New Horizons Resident Owner

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Email: [Linda.Falzone@C21.com](mailto:Linda.Falzone@C21.com)

### Recently Sold

22815 B Nadine 1Bd + Den, 2Ba, 1117 sq ft \$357,000

22677 Nadine Bungalow 2 Bd, 2Ba + Den, 1117 sq ft \$350,000

22919 A Maple 2Bd 2Ba, 950 sq ft \$340,000

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**Wednesday Men's Golf Tournament-9/25**  
 Comments: Another great day on the golf course, a lit-  
 tle breezy and a little more challenging. Maybe that  
 contributed to the relatively low turnout – only eighteen  
 players this week, including two guests. The greens are  
 slowly improving; so let's be patient and support Gene  
 Aurand and the golf committee in their efforts to restore  
 the greens and our lovely golf course. It'll be well  
 worth it.

	<u>Winners</u>	
	Low Gross	Low Net
<u>A Flight</u>		
<u>Craig Conant</u>	<u>51</u>	
<u>Larry Neville</u>		<u>46</u>
<b>B Flight</b>		
<u>John Calhoun</u>	<u>58</u>	
<u>Jim Kenny</u>	<u>58</u>	
<u>Milo Blagojevich</u>		<u>47</u>
Hole in One: None		
	By: <u>Craig &amp; Steve</u>	



## Thursday Lady's Golf Tournament-9/26/13

Nice weather,  
Nice group,  
Come out and join us!!

### WINNERS

A FLIGHT	Low Gross	Low Net
Renee Chang	54	
Phyllis Mathis		48

### B FLIGHT

Barbara Bowman	66	
Ann Owen		52

### C FLIGHT

Joan Johnson	61	
Marge Frye		50

\*\*\*\*\*

## OCTOBER IS DISASTER PREPAREDNESS MONTH - NEW HORIZONS

Sumie Imada

Our Disaster Preparedness Plan for New Horizons has a Communication Center, Area Directors and Building Coordinators, Search and Rescue Teams, TARA volunteers, a First Aid Station and Grounds check ready in case of a major earthquake.

We will use the Clubhouse, if it safe, or the Sports Center, or the grass area on or near the Golf course as our headquarters for all emergency services and Disaster Team members will operate from there.

When a sudden emergency happens (earthquake), the following procedure will apply:

1. Take care of yourself first.
2. Get to your disaster materials and take out your flashlight (if it is night). Put on your tennis shoes, helmet, and turn off water and electrical panel, if necessary.
3. Place your "HELP" or "OK" SIGN on your door, wall, or window.
4. If you have a fire extinguisher, place it outside your unit.
5. Check with your Building Coordinator and Area Director for further directions and/or instructions.

**The disaster management team will present a brief overview of the DMT plan on Wednesday, October 9<sup>th</sup>-1:30 pm at the board workshop. Plan to attend and find out more about your safety in the event of a major earthquake.**

**Also on Saturday, October 26<sup>th</sup> at 10 am. Torrance police and fire departments will be at New Horizons clubhouse to present "map your neighborhood" to prepare you when we are in a disaster.**

## TRAVEL CLUB UPDATE. 10/04/2013 by Ed Reilly, Club New Horizons Chairman Phone: 310 326-4710

The countdown to Oktoberfest has begun. Just a little over three weeks. This year we will be observing this German tradition among the pines at Big Bear Lake on Saturday, October 19. According to tradition, we are sure to have a full German luncheon with all the traditional favorites (beer of course, bratwurst, chicken and sauerkraut to name a few.) There will also be a band direct from Germany and a guided tour around Big Bear Lake with a costumed host. You will have to get up early for this trip. We leave at 7:30 AM and return at 6:00 PM. It will be a full day, but a good one. The cost for this wunderbar experience including deluxe round trip coach transportation, the trip around the lake and the festival with all the umpah fun (Chicken Dance anyone) will be \$70.00. We are limited on this trip to 49 folks (That's the largest bus able to make it up the hill). Right now we still have a few seats open, so if you have procrastinated, now is the time to act. Put your name on the signup sheet on the board and drop your check, made out to Club New Horizons, into the Travel Club mailbox in the clubhouse, we'll do the rest.

How about joining us for some gambling fun? From November 17 – 19, we are heading to Laughlin, Nevada where we will be staying at the completely refurbished Edgewater Hotel and Casino right on the river. The price of this trip which includes deluxe round trip motor coach transportation, the hotel stay for two nights and a voucher for a free breakfast buffet, is \$110 p.p. for 38 or more folks, \$134 for 28 to 37 and a \$20.00 surcharge for a single. When you are ready for a break, you can walk to other Casinos along the river or cross the street and do some shopping at the outlet center. Does this sound like a trip you can handle? The signup sheet is on the board. Won't you join us? Don't give us a check yet until we know how many are on the trip. We'll let you know.

We have found what I think is something different and special for our Christmas outing. We are thinking of experiencing a "Sinatra Christmas." What's a Sinatra Christmas? Here is the release statement: "Las Vegas star Henry Prego, of "The Rat Pack is Back" and London's West End hit "The Rat Pack Live from Las Vegas" where he performed in the role of Frank Sinatra, comes to the Encore Theater this holiday season with a new Holiday show "A Sinatra Christmas." Appearing with Henry will be Alonzo Saunders, a multi-talented singer and dancer who has starred on Broadway and also London's West End where he performed in the role of Sammy Davis Jr. In addition, the very funny comedienne Frances Dilorinzo will be there along with singers and dancers in a dazzling celebration of holiday cheer culminating into a Christmas special reminiscent of the glory days of our great American culture. The show is available Friday & Saturday evenings and Sunday Matinees throughout December. The cost will be \$99.00 per person w/ 38+, or \$106.00 p.p. with 29-37." I have just learned that these prices include a meal. I would like feedback on this show before I book it. Let me know how you feel. You can call me at 310-326-4710 or E-Mail me at [Edandthereilly@AOL.Com](mailto:Edandthereilly@AOL.Com). Thanks.

**Exploring our past:** New Horizons' mementoes, treasures in the attic.

"The only thing constant is change" states an oft-repeated quote. That goes not only for our individual 'get up and go' but collective activities as well. In the past, New Horizons resident players have staged, performed and attended many shows right here. "Dearie, Do You Remember" (4 performances) in 1965, "Hysterical Art Woiks" (6 shows) in '66, "Condominium Capers" in 1967.

There were **LOTS** of costumes and props. Piled up in our Clubhouse attic, they needed work, cleaning, sorting, keeping some and giving away others. More than half of the costumes have already been given to the Costume Closet in Palos Verdes, but as you can see here, there are still more here. Here Joyce Higginbotham and Joyce Paine take a minute from their work to model some pieces.



There are lots of Halloween and Christmas decorations, a box full of St. Patrick's day hats, another large box with tambourines. A couple of halberds, (for a play, I presume), tiki torches, etc. etc. Here is Joyce Paine (below, left) with just two of them.



There are also some programs left as well. Not only are they fascinating, with original songs about New Horizons, even many of the ads (like the one above, right) seem straight out of a time capsule. Silent movies, player pianos, live banjo and piano with community singing - are there pizza parlors like that still around?

How much difference (almost-) 50 years make !



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