



NEW HORIZONS

WEEKLY NEWSLETTER

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

WEBSITE: WWW.NEWHORIZONSSOUTHBAY.ORG

July 5, 2013

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CLUBHOUSE SWIMMING POOL RULES

This pool is open daily from 6:00AM to 10:00PM for use by adult residents and their guests with the following exceptions:

- Persons under the age of 18 may use the pool only from 9:00AM to 6:00PM and must be accompanied by an adult resident or an adult guest with an approved identification badge.
- All children still in the diaper stage are prohibited from using the pool at any time unless they are using an approved swimmer diaper.
- All entries to the pool area must be closed and latched at all times
- Pets are NOT permitted in the pool area at any time.
- Persons with LONG HAIR must wear bathing caps or the hair must be restrained in a pony tail or braid. Hair-pins and curlers are not permitted.
- Glass containers in the pool area are not allowed.
- Diving, running, horseplay and throwing foreign objects are prohibited.

There is no lifeguard on duty at either pool.

SPORTS CENTER SWIMMING POOL RULES

The same as above, with the following exceptions:

- Persons under the age of 18 may use the pool only from 10:00AM to Noon and 3:00PM to 5:00PM daily during the winter months of **November through April.**
- Persons under the age of 18 may use the pool only from 11:00AM to Noon and 4:00PM to 5:00PM during the summer months of **May through October.**

There is no lifeguard on duty at either pool

Please note that the July Calendar in the Newsletter erroneously printed the time of the Water Aerobics Class at 10 am. **The correct time is 11 am.**

FIRE DEPARTMENT INSPECTION

Residents may be wondering why so many painted red curbs have been showing up all around New Horizons. The Torrance fire department has been conducting their annual inspection of our area. We have been directed to make changes to comply with fire truck access specifications. The road width must be at least 28 feet to permit parking on access roads. The enforcement of the fire lane regulations will have a severe impact on parking in Areas 2 and 4 where curb side parking will be eliminated. The fire department representative stated that "live" curb side parking could be used for loading and unloading only.

The location of fire extinguishers was also discussed. The regulations state that there must be a fire extinguisher not more than 75 feet from your front door. It may be located at a "six pack" or a garage, since extinguishers are not located at bungalows. If you are not certain that your unit is covered please submit a work request to the NH office.

Thank you

The Board of Directors.

CONDO CODE INSPECTION

Arlo Diane Creamer, Chairman

The Condo Code Enforcement Committee will be inspecting ALL garage spaces, parking areas, patios & balconies in Area 6 during the month of July. If you reside in this area, please take a few minutes to review the New Horizons Rules & Regulations booklet, pages 6 through 9.

Be advised, we will issue violation notices where necessary and possibly have illegally parked vehicles removed from the complex. All vehicles owned by residents **MUST** display an identification decal in the rear window. Any garage being used as a "storage area" is in violation if a vehicle cannot be contained within the space.

Thank you for your consideration.

TRAVEL CLUB UPDATE. 7/5/13 by: Ed Reilly,
Club New Horizons Chairman Phone: 326-4710

July isn't faring too well. On July 18, we had a trip scheduled that will take us to the Pechanga Resort and Casino for some gaming fun combined with a wine tasting event at Temecula's Wilson Creek Winery. Unfortunately, due to insufficient signups, we have had to cancel this trip. Consequently, we will not have a trip in July.

Not only will we not have a trip, we will not have a meeting either since the meeting date occurs on Thursday, July 4. Please mark your calendars. No meeting at all in July. The next Travel Club meeting will be on Thursday, August 1.

Our August trip is faring a little better, but we still need your support. On Saturday, August 10, we will be attending an outdoor concert of the California Philharmonic. This concert, called "Festival on the Green," will take place at the beautiful Santa Anita Race Track, (and no, it has nothing to do with horses). I wouldn't be surprised if it doesn't turn out to be a highlight of the warm summer music season. We will have reserved table seating in the infield to enjoy the 7:30 pm performance of the "Rodgers, Hammerstein and Gershwin" concert. We understand from others who have done this trip last year that it is a lot of fun and certainly unique. This outdoor experience will be similar to going to the Hollywood Bowl. Just prior to the concert we will enjoy a boxed dinner from Boudin's Catering. (We ask that you select what sandwich entree you desire when you sign up. There are three entrée selections – a Turkey Avocado sandwich, a Fra'Mani artisan Ham and Brie sandwich, or a Roast Beef sandwich. You will find these offerings on the board beneath the trip signup sheet). The cost for this unusual picnic style concert trip, assuming we have at least 38 passengers, is \$94.00. This money is due now. You will find the signup sheet for this trip posted on the Clubhouse bulletin board.

DISASTER MANAGEMENT TEAM MEETING

On Thursday, July 18th at 1:30 pm in the Clubhouse Lounge. Please be sure to bring your Walkie-talkie phones to this meeting. We will be working on specific roles for the Area Directors and Search and Rescue members of our team. We will also discuss a possible Board or Workshop presentation in September.

Sumie Imada

ARCHITECTURAL COMMITTEE MEETING

Minutes June 18, 2013

Chairman Gary Smith called the meeting to order at 9:30am. Present were; C. Aleccia, K. Lindbergh, S. Munro, B. Parker, and E. Rivet. Guests were Deon Munro and Paul Cohen.

The minutes from the May meeting were approved as written.

MONTHLY REPORTS

There are currently 10 work requests pending. They will be taken care of once the work on Bldg. 411 is completed, on or about June 19 Work should begin on Bldg 412 by Wednesday, June 19, 2013 There are no projects being scheduled. Mr. Smith is trying to keep the scheduled painting on track and allows time for the individual touch-up work between buildings.

Bill Parker stated that he cannot get any information for our water report since we installed the new sprinkler system because we are not getting all the bills. The water company that the City of Torrance has appointed to this area only puts out bills a few times a year so we have nothing for comparison. The City of Torrance refused to get involved with the problem.

OPEN DISCUSSIONS

Mr. Smith talked about the amount of extra time required to prepare for spray painting. The results are quite good and worth the time. Our men have to use painting time to move pots and patio furniture because some of the residents are not able to do this for themselves. Nobody seems to pay much attention to the rules regarding the number of pots per balcony and he has asked for suggestions regarding the problem.

There being no further business, the meeting was adjourned at 9:50 am.

The next meeting will be held on Tuesday July, 2013 at 9:30 am in the lounge.

Respectfully submitted,

Eileen Rivet



RECYCLABLES PICKUP - July 12TH

new collection site – access #1

Friday, July 12th will be the next recyclables pickup date due to the 4th of July holiday. Please have your recyclables out for pickup by 9:00 AM. Thank you for your cooperation.

Julie Dojiri, Conservation Club

Smart Coverage What Could Go Wrong?

Renters insurance can help ease your worries

BY Robin Jones (from Westways Magazine.)

You come home late from the movies to see firefighters shooting streams of water into your apartment as dense black smoke pours out. Once you finally get inside, you discover severe fire damage and realize that most of your possessions have been destroyed. You'll have to replace just about everything you own.

But when you ask your landlord about covering your costs, you learn the scary truth: If you rent your home, your landlord's insurance policy generally covers only the structure of the building. Damage to your personal property is usually your responsibility.

You could have avoided this nightmare, though, if you had renters insurance, which generally provides coverage for your personal possessions. Here are three more reasons to consider a policy.

1. While you're away, a burglar steals all your valuables from your home.

If you don't have renters insurance: You'll have to pay to replace everything on your own. Many people who don't purchase renters insurance think their belongings aren't valuable enough to justify the premium's cost. But the price to replace the average renter's possessions is about \$30,000.

If you do: Many renters insurance policies offer optional full replacement value coverage, which means your insurer will reimburse you after you purchase new items that are comparable to those that were stolen. So, for example, if your 10-year-old TV was stolen, your insurer may reimburse you for the replacement of a new TV of similar style and size—instead of paying you the amount the old TV would have fetched on the open market.

2 The pizza delivery guy trips on your son's skateboard and breaks his ankle on the walkway leading to your rented home. His employer sues

If you don't have renters insurance: You may have to hire a lawyer or defend the suit yourself. If you're found liable, you'll pay the damages from your own bank account.

If you do: Renters policies typically include general liability coverage, which may protect you if someone gets hurt on the rented property. Your insurance company will investigate the claim and, if the claim is covered, provide legal counsel if the case goes to court; if you are found liable, your insurer may also pay the award. This coverage may even protect you away from your rented home: Say you're playing baseball with your son,

and the ball accidentally breaks a car's windshield. Your renters insurance may cover you for the resulting claim

3 A major gas line in your neighborhood has a leak and the fire department orders an evacuation. You are not allowed to return for two weeks while repairs are made.

If you don't have renters insurance: You hope friends can take you in for the repair period, or you move temporarily into a hotel or short-term rental and cover the costs out of your own pocket.

If you do: Some renters insurance policies will pay for certain expenses above your normal living costs if you have to move out due to a mandatory evacuation order. That coverage often includes lodging and meals, if you must eat in restaurants

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If you don't have renters insurance: You hope friends can take you in for the repair period, or you move temporarily into a hotel or short-term rental and cover the costs out of your own pocket.

If you do: Some renters insurance policies will pay for certain expenses above your normal living costs if you have to move out due to a mandatory evacuation order. That coverage often includes lodging and meals, if you must eat in restaurants during your temporary relocation. Each policy is different, so ask your agent about time limits and the amount of coverage available.

Your *insurance agent* can provide more information about multipolicy discounts, which can include auto and renters insurance.

ASK AN AGENT By Lori Chung

Q. How can I keep track of the value of my personal belongings?

A. Maintain an itemized log of your personal property, from electronics and furniture down to clothing and kitchenware. Take pictures of your valuables and keep receipts. For items

whose value you don't know, assign a ballpark price of what it'd take to replace

them if you were to repurchase them today.

Keep the log and photos in a safe place, such as a fire-proof safe or in storage outside of your home or apartment. Individuals who make the time to take these precautionary steps find that the claims process goes much smoother if there ever is an incident.

For Sale

23023 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.

Sale Pending

22932 A Nadine Circle: 2 Bedrooms, 2 Ba., 1117 sq. ft. Lower unit. Located in the inner circle. Priced at \$365,000.

Closed Sales Since Jan 1

23005 B, 22631 Maple, 22724 A, 22823B, 22926, 22618
22843, 22679A, 23063A, 22943A Nadine Circle

Market Analysis – Sales 1/1/12 to 5/13/12

950 sq ft – 3 sales average \$297000 (\$220000 - \$305000)
1117 sq ft – 10 sales average \$304000 (\$275000 - \$340000)

Sales from 1/1/13 to 5/31/13

950 sq ft – 7 sales average \$307000 (\$275000 - \$330000)
1117 sq ft -10 sales average \$319000 (\$288000 – \$365000)

For Rent

22909 Nadine Circle, #B: Upper unit with remodeled kitchen, 2bd with 1.5 bath. Sunset views. For Lease at \$1,700 mo.

Condo's Wanted

2+Den Bungalow – DESPERATE-All Cash
Richard St. Amant
DRE#01123646 #00918377 email:r.StAmant@hotmail.com
Web site: liveatNewHorizons.com
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BUNGALOW FOR RENT:
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CLOSED SALES 2013:

22711 B Maple Ave., 22827 B Nadine Cir.
23048 B Nadine Cir. 23037 Nadine Cir.
22919 B Maple Ave., 22953 A Maple Ave.

Call Gerry Johnson 310-387-4474
DRE #00524342 N.H. Resident Owner

Nick Blaney
New Horizon's Resident Realtor



**New Listing Deluxe "B" Unit 1117 Sqft
\$325,000**

Recently Sold :
22711 Maple Ave B
23053 Nadine Cir A
22483 Nadine Cir A
Ogawa Realty DRE #
01377354

Tel: 310.386-5415
Email:nickblaney@yahoo.com



LINDA FALZONE

DRE # 01409533

New Horizons Resident/Owner

Amber Realty
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Email: Lina.Falzone@C21.com



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WOMEN'S GOLF RESULT, 6-20-13

Renee Chang & Barbara Bowman

Sea-Aires Ladies Golf hosted NEW Horizons Ladies Golf on Thursday, June 20. Eighteen New Horizons Ladies were guests of twenty-three Sea-Aires Ladies on a sunny day.

They were a fun group, with good sports and great cooks. We began with home made french toasts, sticky buns, fruits and beverages. The appetizers, entrees, and desserts were best ever, as were the decorations, flowers and favors all with a patriotic red, white and blue theme. We thank them for all their hard work.

That is the good news. Not so good news was that they won the tournament; we have to part with the TROPHY we had for many years.

WINNERS from New Horizons Ladies Golf were:
 TOURNAMENT CHAMPION: Renee Chang
 C FLIGHT LOW GROSS: Marian Seguin
 C FLIGHT LOW NET: Virginia VanHoute

MEN'S GOLF TOURNAMENT, WED.,
6-26-13 Gene Aurand

A great warm morning for golf. We had 20 players, but no one scored very well. We can't blame the conditions of the course. Greens are getting better and the overall grooming of the golf course is great.

WINNERS

A FLIGHT	LOW GROSS	LOW NET
Gene Aurand	53	
Al York		48
Ping Hsu		48

B FLIGHT

Jim Kenny	58	
Milo Blagojevich		49

Hole in One; None

The golf committee is planning a Mid Summer's Night cocktail party and nine hole tournament. It will be on a weekend, sometime in July. Stay tuned!!

LADIES THURSDAY GOLF RESULTS
6/27'13

HOT • HOT • DAY

Great turnout, Ladies. Lots of sun.

A FLIGHT	LOW GROSS	LOW NET
Renee Chang	52	
Kay Mori		50

B FLIGHT

Barbara Helm	65	
Jackie Abell		52

C FLIGHT

Joanie Johnson	68	
Anne Owen		49

Hole in One: None

Free Player: Barbara Bowman



NEW HORIZONS SOUTH BAY ASSOCIATION
BOARD OF DIRECTORS MEETING

Wednesday, June 19, 2013

Chairman, W. Scott Munro called the meeting to order at 3:03pm.

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, Carl Aleccia, Gail Standley, Gerry Johnson, Arlo Creamer, Joyce Harrington, Jacob Aslay, Jeanne Rennhack, Jim Kenny.

Board Members Absent: Dorothy Adland, Tom Kasterko

I. The minutes of the Board Meeting of May 15, 2013 were approved as written.

II. Motion read for approval and vote:

Motion #1 presented by Carl Aleccia, Buildings and Pools Chairman

Move that the New Horizons-South Bay Association Board of Directors approve the amount of \$10,060.40 for emergency services on building 516 at 22943 A Maple Ave., Torrance, CA 90505. These services were performed on March 22 and April 20, 2013. Invoice received May 20, 2013. The vendor was Belfor Property Restoration. Source of the funding to come from Buildings and Pools Maintenance Fund.

This work is a follow up to the sewer backup which occurred on March 12, 2013. Randy's Plumbing did the original emergency services.

Question was asked for discussion, there was none. 2nd by Jeanne Rennhack, vote called, all Board Members present approved.

III. BOARD OF DIRECTORS' REPORTS

Architectural- Gary Smith: Building 411 completing work. Starting work on Building 412 in a few days. Have 11 work requests from owners to get caught up on in between the finishing and starting of building 412. 1 week notice is given before starting on a new building so that residents hopefully will remove plants and furniture from their balconies so that the men can start their work on time. There was a complaint that a paint spill around trees and shrubs, not our men, there are many outside contractors who come into New Horizons, may be one of them. This has been cleaned up.

Business Information System-Bud Brown: BIS meeting changed to 1st Tuesday after the E & R meeting at 10:45am. The reason for change is to get more time to review contracts by the committee. The Record Retention committee is sorting the records that are stored and checking how to advance with this project.

Buildings and Pools - Carl Aleccia: Time again to check our Fire Extinguishers; bids are in. Randy's Plumbing will be at the next Buildings and Pools meeting, June 25, 9:30am to discuss scoping and cleaning our sewer lines. Another leak in building 507. All welcome to attend this meeting.

Continued next page

B. of D. Meeting minutes - continued

Civic Affairs-Gail Standley: City of Torrance accepting applications for an interim to complete the term for City Council Member, Susan Rhilinger. Reported broken curb to public works department at 22700 Nadine Circle

Working with the right department of Edison and AT & T to get the pedestals repaired or replaced on our property. New plaza with an anchor store, CVS will be at the corner of Normandie Blvd. & Sepulveda. Next Civic Affairs Meeting, July 12 10am, everyone is welcome and bring ideas.

Clubhouse-Gerry Johnson: Used Document Camera is being looked into to be purchased by the Clubhouse. The committee is deciding if worthwhile to purchase this used camera. Price is to be determined. Bulletin Board in Clubhouse is being re-organized by Gail Standley and her committee. American Flag was suggested to be moved to upstairs balcony during the picnics so it is easily visible.

Condo Code Enforcement- Arlo Creamer: Working on getting the car situation in area 6 taken care of due to a resident with excess number of vehicles. This situation is making it very difficult for handicap residents, caregivers, guests and emergency vehicles to park in that area.

Grounds Maintenance-Joyce Harrington: Weather Base Systems are all in place. The 21" Mower is in operation. Maintenance schedule has been created for this mower. Recycling program has been a work in progress. Recycle bins are in access 1, 7 & 9, removing bins in access 11 & 21, which are not working correctly in these areas. Getting bids for the trimming of our 96 palm trees in NH for July trimming. Grounds Maintenance meeting 1st Monday of the month, at 11:00am. All welcome.

Insurance- Tom Kasterko: Absent

Newsletter-Jacob Aslay: Jacob stated Newsletter Office needs volunteers to help with the website. Need proof readers, this is a 1 hour job once a week. Need labelers, ½ hour job every Wednesday morning at least for the next 2 months. Also, need more articles from the Committees and Homeowners.

Recreation Council- Jeanne Rennhack: Volunteers are needed for the 4th of July picnic. Sign up sheet is on the Clubhouse bulletin board as well as the sign up sheet for the table assignments. Family and Friends of New Horizons residents are Welcome. Rec Council Meeting is 1st Monday of the month, at 3:00pm. All Welcome.

Resident & Orientation- Jim Kenny: There were 6 new residents in May; 3 owners and 3 tenants. So far this month, there has been 2 new owners, 1 tenant, 1 caregiver, and 5 open escrows. Discussion at meeting was to update Resident & Guest Regulations. This is part of the R & O Charter. One of the concerns is the parking issue. R & O meetings are 1st Wednesday of the month at 10:15am. All Welcome.

Treasurer-Bob Lombardi: Roofing is being looked into, a committee is being formed to do this. To start, it will be the buildings that most need to start including garages, and possibly bungalows along with the (6) pack. Also starting to investigate video equipment to view our sewer lines, seeing if it is cost effective and seeing if our men can do this work after proper training. Working with collections and our collection agency. Some departments this month are over Budget. Grounds Maintenance is under budget, water bills are being sourced out by the City to a vendor in Arizona, and Water Bills are not coming in consistently, so we do not have an accurate assessment of this department. Have spoken to our CPA about the roof project and other concerns. Our CPA says we are doing very well. (Condensed for minutes and Newsletter, this report attached to minutes

Vice Chairman-Kathy Lindbergh: Our Employees are doing a great job, letters are coming in from residents on jobs well done.

Mentioned that we are having leaks. Please try and control the amount of damage by shutting off the water to units when gone for any length of time. The amount of damage can be stopped if these leaks are detected early. Please check your insurance policy to update your homeowner coverage, and also good to look into displacement insurance if one needs to be out of the unit for any length of time.

III. Residents'/Owners Question/Comments

Resident addressed comment made by a Board Member about Budget. It was said that we have a very healthy balance sheet, and our insurance has been pre-paid for a whole year. Comment was made that resident was glad we had the recycle program, but lids are heavy. Still confusion about what is trash, and what is recycle item.

IV. Adjournment 4:20pm.

V. **Next Board Meeting**, Wednesday, July 17, 2013, 3:00pm Town Hall

Respectfully submitted; Kathy Lindbergh, Vice Chairman 6/25/13

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