



June 10, 2020
NEW HORIZONS NEWSLETTER
 The Official Publication
 For the Board of Directors,
 Residents and Owners.

22727 Maple Ave. Torrance, CA 90505 Phone (310) 325-3080

Website www.nhsb.org Email: nhnewsletter@yahoo.com

Co-Editors: Judy Patten & Sandy Spann (310) 325-3080

WEEKS AT A GLANCE

Wed. June 10 Newsletter	8:30 am 3:00 pm	Men's Golf Board Workshop Via Teleconference
Thurs. June 11		No Events
Fri. June 12		No Events
Sat. June 13		No Events
Sun. June 14		No Events
Mon. June 15		No Events
Tues. June 16		No Events
Wed. June 17	8:30 am 3:00 pm	Men's Golf Board Meeting Via Teleconference
Thurs. June 18		No Events
Fri. June 19		No Events
Sat. June 20		No Events
Sun. June 21		No Events
Mon. June 22		No Events
Tues. June 23		No Events
Wed. June 24	8:30 am	Men's Golf
Thurs. June 25		No Events



4th of JULY PICNIC

Since COVID19 continues to be a threat, The Picnic Fun Club Committee has decided to cancel the **4th of July Picnic**. We all do look forward to being together again.

By: Barbara Kerr, Picnic Fun Club Chairperson

FRIDAY NIGHT RUCKUS

Our Elsie Wu was able to capture the Friday Night Festivities honoring the FRONT LINE HEROS in a YouTube video. <https://youtu.be/7mFwa6Y2H-E> She submitted this poem commemorating the event.

Friday Night Ruckus

*Each Friday evening at 7 pm, there came such a clatter
 Did you look out your door to see what was the matter?
 Our friends and neighbors so normally quiet
 Became so lively, had they changed their diets?
 Check for yourself the entire strange scene
 Go to this link-should we cringe or beam?*

Thank you, Elsie Wu, for commemorating our community's events.

By: Newsletter Staff

P.O.W. FLAG DONATION



The wind, rain and sun are not kind to our American and P.O.W. flags flying in front of the Clubhouse.

Since they remain flying day and night, they need to be replaced approximately once a year.

When Gerry Johnson got word that the POW flag was tattered and worn, she did not hesitate to act. Within a short time, a brand-new flag was donated to us.

THANK YOU, GERRY JOHNSON!

By: NH Office



NH - POOL OPENING

The New Horizons pool at the Sports Center re-opened on May 28th, 2020.

Hours of Operation: 11:30 am and 3:00 pm,
 Mon. - Fri. No Guests Allowed

Rules:

- Only 12 people can be at the pool area at one time. Pools must only be at 25% capacity.
- Time limit - 45-minute intervals.
- On Pool Deck - Everyone must wear a mask & maintain 6 ft. of social distancing.

Please note:

- You must shower before coming to the pool!
- No bathroom or shower facilities will be available at this time.



ADELE RYAN

The family of Adele Ryan is saddened to announce Adele's passing on May 8, 2020 at the age of 93. Adele was a long-time resident of New Horizons. In 2017, she moved to Indiana to be near family.

By: Maureen Morton, Daughter

TORRANCE PUBLIC LIBRARY LAUNCHES CURBSIDE SERVICE

The City of Torrance is glad to report that the Public Library has opened for curbside service.

As part of the City of Torrance recovery effort, in alignment with the May 26, Los Angeles County, Safer at Work and in the Community for Control of COVID-19, Health Office order, the Torrance Public Library is pleased to have begun offering curbside service on Monday, June 1, 2020. Curbside service will be available Monday through Friday from 10:00 am to 5:00 pm at all Torrance Public Library locations.

Patrons can reserve materials online by logging on to their Torrance Library account at www.Library.TorranceCA.Gov by calling their local Torrance Public Library location. Patrons will be contacted when the materials are available and to arrange a time for pick up. Library patrons can walk up to the service point and show their library card or photo ID to retrieve their items. Patrons are required to wear at least a cloth face covering and adhere to the posted social distancing signs and markers at the pickup location. Please note, there will be no fines charged at this time for late items.

For more information, visit www.Library.TorranceCA.Gov or call the reference desk at 310-781-7599.

By: Shelly Zirkes

BE ON THE LOOK OUT ROCK ART IN OUR COMMUNITY



A group of artists have scattered rock art to make us smile.

As you enjoy walking around New Horizons, find a colored stone here and there and smile.

By: Matilda Lax

TORRANCE ALERTS



Torrance Alerts is a free service provided by the City to help make sure you have the information you need

when you need it in the event of an emergency.

Registering for the system should be part of your personal emergency preparedness plan. Go to www.torranceca.gov/government/city-manager/torrancealerts, or call (310) 618-5641

to sign up for the alerts.

By: Newsletter Staff

MEN'S SCORES

5/27	LOW GROSS	LOW NET
A FLIGHT		
<i>Rich Stoffer</i>	49	
<i>Simon Jun</i>		47
B FLIGHT		
<i>RYO</i>	56	
<i>Steve Spolidoro</i>		39
Hole in one: None		
<i>By: Fred & Steve</i>		

6/3	LOW GROSS	LOW NET
<i>Rich Stoffer</i>	49	
<i>Ray Tominaga</i>		46
B FLIGHT		
<i>Bruce Kenney</i>	53	
<i>RYO</i>		45
Hole in one: None		
<i>By: Steve Spolidoro</i>		

DUMPSTERS AND RODENTS



There was a report on KTLA news regarding the dining habits of rats and other rodents. Since restaurant garbage dumpsters are not full of trash, the rats are looking elsewhere for their food supply. The report concluded: Make sure the trash bin lids are closed to protect against an infestation.

Which brings us to our New Horizons dumpsters. One example is in Access 2, where we have three available trash bin enclosures. One dumpster is most widely used and is frequently overflowing with the lids left open. This offers easy access to rodents. Currently, kind neighbors have been moving the overflow bags to one of the other dumpsters which are usually not full. All residents should be more responsible. They must flatten all boxes so that there is room for others to deposit their trash. When the dumpster is full, residents should go to the next available dumpster and deposit their trash into one that can accommodate it with the lid closed. In addition, it is important to remember to flatten all boxes they take up a lot of space and fills up the dumpster so the lids can't close. Instead of calling the New Horizons office, a resident called the Health Department. We were already addressing the problem.

We have placed rat traps at every dumpster. Traps will be monitored and replaced on an as-need basis. But, remember leaving dumpster lids propped open in any trash enclosure is attracting and feeding rats.

Homeowners here are reporting rats to the office. As a community, we must all work together. Mr. Evans, a pest-control expert said "Rodents, are opportunists, they're going to adapt, so they're moving into residential homes, apartment complexes and buildings. All a rat needs is a circumference the size of a quarter to get into a building. If they can get their face through there, they're coming in. If you don't want your home to be the new home for hungry rats, make sure everything is properly sealed, including gaps under doors, electrical lines, sewer caps, and pipes.

By: George Bunce, Grounds Maintenance

“WHAT SHOULD MY CONDO INSURANCE POLICY COVER?”

The CC&R's require that all owners carry liability insurance on their condo, whether they live in the condo or rent it out. Here is what a typical condo policy covers:

LIABILITY:	\$100,000 - \$200,000 +	This covers any issue for which the owner may have liability.
PERSONAL:	\$50,000 - \$100,000 +	Covers every single thing on the inside of the condo.
LIVING OUT:	\$50,000 +	Covers living out expenses if you have to leave your condo.
ASSESSMENTS:	\$5,000 +	Covers special assessments that may be issued by Board.

LIABILITY COVERAGE is critical. A fire can cost the owner \$200,000 + to rebuild the inside of a condo and maybe even a neighbor's condo, depending on the source of liability. Your PERSONAL COVERAGE will cover every single thing you own: appliances, clothing, furniture, windows, etc. LIVING OUT COVERAGE is critical; in the event you have to live in a hotel/motel for many months during a rebuild. ASSESSMENT COVERAGE comes into play in the event the Board of Directors has to assess owners for special projects not planned in the budget (remember the special assessment for the termite tenting?)

When thinking of insurance, a question comes up: “What do Owners really own inside their condo?” The CC&R's call out what is owned by the owner and what is owned by the Association. This list is only a summary. If anything is left out, please refer to the CC&R's.

Following owned by Owner:

- All cabinetry in kitchen/bathrooms
- All counters in kitchen/bathrooms
- All sinks and toilets
- All pipes that stick out of the wall into the condo
- All electrical outlets, wiring in the wall, electric box and circuit breakers
- All pipes under kitchen sink/garbage disposal/pipes under bathroom sinks.
- Flooring and under flooring (Association owns the concrete or stud structure)
- Ceilings: the finish and the electrical grid in the ceiling (Association is responsible for the underlying stud structure).
- All baseboard heating and in the wall heaters
- Bathroom ceiling heaters
- All lighting fixtures
- All windows, window casings, sliding doors and casings and screens
- Fireplace hearth, fronting and chimney (Association owns bricks/stones on the outside)
- Dryer vents (owner needs to maintain and have cleaned every so often)
- Shower Pan – this is important and the cause of many leaks into downstairs units.
- Drywall finishing (paint, paper, texture)
- Monitoring of Exclusive Use Common Area maintenance – patios and stairs. If someone slips and falls in this area, the owner's insurance is responsible. (broken bricks, large cracks, vines on patio floor, water intrusion etc. - notify Association immediately so hazards can be repaired).
- Attic space is Exclusive Use Common Area and is NOT owned by the condo owner.
- Inside of the front door – the Association owns the outside of the front door.
- Smoke detectors and carbon monoxide detectors.
- Flower beds surrounding the condo are exclusive use areas but owned by the Association.
- Garage Overhead Bins – and the parking space designated for your condo. The parking structure and maintenance thereof belongs to the Association.
- Work Requests must be submitted for any change in architecture or Work Request even for minor alterations – the Association is legally required to keep a record of ALL requests. Initiating architectural work/plumbing work without an approved Work Request on file can result in fines.

If you have any questions please call **Joanie Jones, Insurance Coordinator at 310-517-9350**

**NEW HORIZONS ASSOCIATION SOUTH BAY
BOARD OF DIRECTORS
2020-2021**

Chairman	Maggie Pagan	914-469-3257	maggiepagan@gmail.com
Vice Chair	Kathy Lindbergh-Cohen	310-529-1407	klindbergh@socal.rr.com
Secretary	Julie Dojiri	310-544-3434	admin@nhsb.org
Treasurer/Insurance	Tom Kasterko	530-520-2250	buttelock@gmail.com
Architectural	Gerry Johnson	310-326-5278	gjohnson006@socal.rr.com
Buildings & Pools	Bob Lombardi	310-750-3836	Robert71961@gmail.com
Clubhouse	Linda Crickmore	424-263-7311	crickmorelinda@yahoo.com
Grounds Maintenance	George Bunce	424-347-7054	geobunce@aol.com
Resident & Orientation/ Condo Compliance	Peter Wu	424-328-0401	wunhstuff@gmail.com

BOARD AND COMMITTEE MEETINGS
Until Further Notice, Board Workshops & Board Meetings are
via Teleconference Only Due to the COVID-19 Pandemic

BOARD WORKSHOP	2nd Wednesday of month at 3:00 pm
BOARD MEETING	3rd Wednesday of month at 3:00 pm
Architectural Committee	1 st Wednesday of month at 10:00 am
Buildings & Pools Committee	1 st Tuesday of month at 1:00 pm
Condo Compliance	1 st Friday of month at 11:00 am
Exec. & Rules	1 st Tuesday of month at 10:00 am
Personnel	1 st Tuesday of month at 10:30 am
Clubhouse Committee	1 st Friday of month at 10:00 am
Grounds Maintenance Committee	2 nd Tuesday of month at 10:00 am
Resident & Orientation Committee	1 st Friday of month at 11:00 am
Treasure/Insurance	As Needed

Revised 6/20

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22645 B Nadine Circle - 2 Bd 2 Ba, 1,117 sq. ft. Major upgrades-**\$475,000.**

FOR LEASE:

22705 B Nadine Circle - 3 Bd 2 Ba 1,117 sq. ft. Up graded kitchen and baths, view of golf course. \$2400 mo. Available May 15 or sooner.

22909 A Maple A - 2 Bd 1.5 BA 950 sq. ft. New windows & doors. Avail. May 15, \$2200 mo.

22947 B Nadine Cir - 2 Bd 2 Ba 1,117sq ft. June 1

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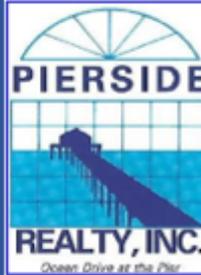
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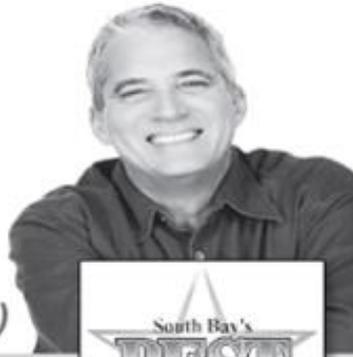
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