

SPECIAL EDITION

ELECTION NOMINATION INFORMATION

The 2022 Board of Directors Election is Underway

There is nothing more important than having bright, active, interested residents step forward and commit their time, energy, and ideas to the successful management of our Association. We encourage all our residents to do some serious soul-searching and decide if they can contribute to the continued effectiveness of this great place where we all enjoy living. We are unique in having such outstanding residents to serve on our Volunteer Board of Directors. This year will be no different. So, give this careful consideration for yourself, or recommend someone who you feel could serve on the Board of Directors.

(Paraphrased from Irma Maggio)

Maggie Pagan, Board Chairman

ELECTION RULES (Section 3)

3. Qualifications and Nominations of Candidates

3.1 Notwithstanding anything to the contrary set forth in the Association's Bylaws, the only qualifications to be a candidate for election to the Board are as follows:

3.1.1 A candidate shall be a "Member" of the Association. If title to a unit is held by a legal entity that is not a natural person, the governing authority of that legal entity shall have the power to appoint a natural person to be a "Member" for purposes of election to the Board.

3.1.2 Each candidate must not be delinquent (as defined in the Association's collection policy) in the payment of any regular or special assessment levied by the Association (but not for nonpayment of monetary penalties, monetary penalties renamed as assessments, collection charges, late charges, or costs levied by a third party). For purposes hereof, a Member shall not be disqualified for failure to be current in payment of regular and special assessments if either of the following circumstances is true: (1) the Member has paid the regular or special assessment under protest pursuant to Civil Code 5658; or (2) the Member has entered a payment plan pursuant to Civil Code Section 5665.

3.1.3 A person may not be a candidate if the candidate discloses, or if the Association is aware of, or becomes aware of, a past criminal conviction that would either prevent the Association from purchasing the fidelity bond coverage required by Civil Code Section 5806 should the person, be elected or terminate the Association's existing fidelity bond coverage as to that person, should the person be elected;

3.1.4 A person may not be a candidate if such person, if elected, would be serving on the Board at the same time as another person who holds a joint ownership interest in the same unit as the person and the other person is either properly nominated for the current election or an incumbent director.

3.2 The Association shall not disqualify a person from nomination if the person has not been provided the opportunity to engage in internal dispute resolution pursuant to Civil Code Section 5900 et. seq.

3.3 Owners may nominate themselves or another person. Any candidate nominated by another person will be contacted to confirm that such candidate consents to having his or her name placed in nomination for election to the Board and meets the foregoing qualifications for candidacy.

3.4 All candidates who wish to serve on the Board of Directors and, if appropriate, have confirmed their willingness to run for election to the Board of Directors, shall be listed on the secret ballot if their Petition of Nomination form is received by the date stated on the form.

3.5 Write-in candidates and nominations from the floor of the meeting are prohibited.

3.6 The Petition of Nomination form must be returned to the Association at the address provided on, and by the deadline stated on, such form, which deadline must be at least forty-five (45) days before the date the ballots for the election of directors are scheduled to be counted.

You can SEE your (SPECIAL ELECTION EDITION) online and in COLOR! www.nhsb.org

TREASURER'S REPORT

We have been working hard with Johannes Koerm from the Association Reserve to prepare the 2022 Reserve Funding Plan. This Special Assessment and Reserve Study Funding Disclosure Report will be included in the 2022 Annual Budget Report. On November 5th with the help of Sue from Horizon Management. We finalized the 2022 Annual Budget about one and one-half months ahead of schedule. The increase in the monthly HOA fees will be \$27 which is \$3 less than last year's increase for a total monthly payment of \$457. As with everything else this year the cost of living has increased on everything from gas to food and we are experiencing this too. This year our Budget increase 6.28% just slightly higher than the 5.9% 2022 increase in Social Security benefit payments.

In addition, we are gathering the Annual Insurance Verification Certificates from every owner's insurance company. If you have noticed, Annette Leroux has been running from building to building with letters to owners about the need for updated insurance certificates and she is doing a wonderful job along with Solange Koblizek, Sandy Spann, and Lynette Hazly. Please give your insurance certificate to Lynette as soon as possible.

I wish everyone a very thankful and Happy Thanksgiving.
Mary Lee Lombardi, Treasurer



SECOND AMENDMENT TO THE BYLAWS

Enacted May 13, 2021

SECOND AMENDMENT TO THE BYLAWS

This Second Amendment to the Restated Bylaws of New Horizons South Bay Association ("Second Amendment") is attached to and made a part of the Restated Bylaws. This Second Amendment to the Restated Bylaws shall supersede all conflicting provisions in the Restated Bylaws and in the Amendment to the Restated Bylaws.

Section 5. of the Restated Bylaws and Sections 5.1 and 5.1 (A) of the Amendment to the Restated Bylaws is deleted in its entirety and replaced with the following:

5.1 (B) Number and Term. The Board shall consist of seven (7) **Directors**. Each Director shall serve for a term of two (2) years or until a qualified successor is elected to fill his/her seat. Except as set forth below in section 5.1 (C), four (4) Directors shall be elected in even-numbered years and three (3) Directors shall be elected in odd-numbered years.

Number and Term for 2022 Election. The election for the 2022 Board will have seven (7) Director positions. The four (4) Directors with the highest number of votes received will serve a two (2) year term. The remaining three (3) Directors will serve for a one (1) year term. Thereafter, three (3) Directors shall be elected in odd-numbered years, starting in 2023, and four (4) Directors shall be elected in even-numbered years, starting in 2024, and so forth.

Committee Volunteers Needed!



Volunteers Needed!
Election Committee

We are looking for a couple of volunteers to help us with the 2022-23 Election. Anyone interested please call the office at (310) 325-3080



Sandy Spann, Secretary

ELECTION TIMELINE

Timeline is established using California Condo Association Rules/Guidelines. Timelines will be updated in the Newsletter throughout the election process. We will continue to always keep you informed regarding Candidates and important upcoming dates.

Sandy Spann, Secretary

September 2021

RFP sent out to four (4) Election Vendors

October 27, 2021

October Board Meeting 10/27/21 - Motion to open the 2022 election passed unanimously

November 10, 2021

Petition of Nomination forms sent out in New Horizons Newsletter Special Election Edition. Petition of Nomination distributed via Newsletter hand delivery, email, and USPS mail to all owners.

To be determined

Ballot and election rule mailing date and finalize voter list.

March 8–13, 2022

Ballots mailed to all owners


April 12, 2022

Election Day – Vote tallied – Election results
7:00^{PM} Annual Meeting



It is the Holiday Season and as we have done over the years anyone who wishes to make a tax-free donation, please bring your cash gift to the Clubhouse office. You can also bring a check made out to N.H.S.B. Association. Donations will be evenly distributed among New Horizon Employees. Thank you.

Peter Wu, Vice Chairman



There will only be one Newsletter in December. It will be published on December 15th with a submission deadline of December 8th at 4:00^{PM}. No articles or ad changes will be made after this deadline. Thank you.

Your Newsletter Team



REMINDER: The holidays are upon us, and many boxes will be delivered. **PLEASE INCLUDE YOUR** Access # & Building # in the second line of your address on all your orders. This will help the delivery people find your unit. "Thank you" in advance for recycling the boxes and being good to the earth. **PLEASE** be kind to your neighbors by breaking down your boxes until they are flat!! If someone else takes out your trash, (family member, friend, caregiver), please remind them to flatten the boxes.

We all thank you!

Bonnie Barchichart's
SENIOR COMEDY AFTERNOONS

PRESENTS

THE SHOW MUST GO ON!

HOLIDAYS HAPPEN!

AT OUR COMEDY CABARET

We Put The "Hol" in The Holidays!

SUNDAY, DEC 12, 2021

Doors Open at Noon for Lunch
 Showtime 1:15

THE LOS VERDES GOLF COURSE

VISTA BALLROOM

7000 W. LOS VERDES DR.,
 RANCHO PALOS VERDES, CA 90275

\$85 INCLUDES A 3-COURSE SERVED LUNCH,
 SHOW, TAX & TIP, EARLY BIRD DISCOUNT
 OF \$10 OFF IF PURCHASED
 BY OCTOBER 12TH



★★★ STARRING ★★★



Music & Dancers
 Birthday Celebrations
 Surprises!
 Mini Senior-Expo
 Sponsorship Opportunities
 Free Parking
 Accessible

CALL OR BUY YOUR TICKETS ONLINE Group Discounts Available!
www.seniorcomedyafternoons.com 714.914.2565

We will follow all COVID venue protocols



**NEW HORIZONS IS
 FHA APPROVED!**

Karen Pryor, CRMP

Certified Reverse Mortgage Professional
 NMLS #167985 / CA DRE #01170541

karen@pryoritylending.com

833-779-6748 / Cell: 310-753-1924



NMLS # 1683030 / CA DRE # 02051453
 1635 Crenshaw Blvd. Torrance CA 90501

Your home equity is a powerful, and often-overlooked retirement asset. Designed specifically for older homeowners and homebuyers, a reverse mortgage can be used to establish a line of credit that cannot be canceled or reduced*, so it'll be there for unexpected expenses.

*Borrower must continue to meet requirements & pay all property charges.

New Horizons Election 2022

22727 Maple Avenue, Torrance, CA 90505 (310) 325-3080

The motion period will close Friday, December 10, 2021, by 2:00^{PM}

There will be **seven** seats open for the **2022 New Horizons Election on April 12, 2022**. This is a wonderful opportunity for each of our resident owners to consider how they can contribute. Since we are a self-managed complex with an all-volunteer Board of Directors, we encourage all owners to consider their talents, background and work experience which can be utilized to help manage New Horizons. We are looking for independent thinkers who might like to see some changes in the way we are now managed. We need people who are willing to listen to others' opinions but make their own decisions on what is best for all the residents. New Horizons is truly a wonderful place to live, and with strong, caring leaders we can continue to improve our unique Association and treat it like the important business it is.

You may cut this page out, print your own form and submit or pick one up from the New Horizons office.

PETITION OF NOMINATION

I hereby declare that I am willing to submit my name as a candidate for election by the owners to the New Horizons South Bay Association Board of Directors. I hereby consent to the appearance of my name, address, and present or previous occupation on all ballots to be used in connection with said election. If elected, I agree to serve as a member of the Board of Directors in the position that is assigned to me for the designated **one or two-year term** and to devote whatever time may be necessary to serve the best interests of New Horizons South Bay on its Board of Directors.

I, _____, do hereby certify that I am the resident owner, or one of the resident owners, or the resident spouse of a resident owner of New Horizons South Bay Unit # _____ Tract 28757, and that I presently reside at _____, Torrance, California, and that my usual occupation is/was _____.

Dated _____, 2021

Signature of Candidate