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January 25, 2017
NEW HORIZONS NEWSLETTER
FOR THE BOARD OF
DIRECTORS, RESIDENTS AND
OWNERS

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

Newsletter Chairman and Managing Editor: Gerry Johnson, (310) 325-3080

Remember THE NEW HOA FEES ARE \$348.00

Daily	10:00 am	Water Aerobics
Wed. Jan. 25	8:00 am	Men's Golf
	7:00 pm	C.I.C 50/50
Thur. Jan. 26	9:00 am	Ladies' Golf
Fri. Jan. 27	7:00am	Employee Safety Mtg.
	9:30 am	Tai Chi
	1:00 pm	Sit 'n Knit
Sat. Jan. 28	11-4:30 pm	Private Party Town Hall
Sun. Jan. 29	1:00 pm	"Getting to Know You"
Mon. Jan. 30	10:30 am	Bridge club
Tues. Jan.31	9:00 am	Ceramics
	1:00 pm	Scrabble
Wed. Feb. 1	8:00 am	Men's Golf
	6:30 pm	Golf Committee
		No Newsletter
Thurs. Feb. 2	9:00 am	Ladies' Golf
Fri. Feb. 3	9:00 am	Recycle Pick-up
	9:30 am	Tai Chi
	1:00 pm	Sit 'n Knit
Sat. Feb. 4	1:00 pm	Meet the Mayor
Sun. Feb. 5	1:00 pm	"Getting to Know You"
Mon. Feb. 6	10:30 am	Bridge Club
	11:00 am	Grounds Maintenance
Tues. Feb. 7	9:00 am	Ceramics
	10:00 am	Exec. & Rules
	10:30 am	Personnel
	10:45 am	BIS
	1:00 pm	Scrabble
	1:00 pm	Clubhouse
	2:00 pm	Civic Affairs

Wed. Feb. 8	8:00 am	Men's Golf
	10:30 am	Residents & Orientation
	2:00 pm	Board Workshop
Thurs. Feb. 9	9:00 am	Ladies' Golf
	10:00 am	Picnic Fun Club
	2:00 pm	BINGO! Town Hall

MARK YOUR CALENDARS
2017 Board Election Is Coming

Friday, February 3: Ballots will be mailed out from **THE BALLOT BOX**, the company assisting us with the Election again this year. Follow instructions for mailing your Ballot back to The Ballot Box. You may also take your Ballot directly to the Clubhouse during office hours only (8:30am-12pm; 1-4pm). **Do not drop it in the night slot.**

Monday, February 27 - 7:30 PM Town Hall - **Meet the Candidates Night.** Cards will be available at the office for you to jot down a question to ask the Candidates. One question per person please. Please get your question in by Friday, Feb. 24.

Tuesday, March 7 - Lisa from The Ballot Box will set up in the Lounge at 5:30 PM to count the Ballots. Please do not disturb her. She will report the results at 8:00 PM, and assist in the selection of the new chair positions.

7:30 PM Annual Homeowners Meeting
 8:00 PM Election Results Announced -
 New Chair Positions Determined

Thursday, March 9: Board Transition Meeting
 10:00 am Lounge

Saturday, March 18: Board Appreciation Dinner @ DoubleTree by Hilton Hotel (see separate article for more information)

Submitted by Linda Falzone, Board Secretary

MEN'S GOLF

1/11

	LOW GROSS	LOW NET
A FLIGHT		
Rich Stoffer	47	
John Thomson		48
B FLIGHT		
Al York	54	
Jim White		48
Hole in One: None		

1/18

	LOW GROSS	LOW NET
A FLIGHT		
John Thomson	50	
Bruce Kenney		46
B FLIGHT		
X. Guo	52	
Al York		47
Hole in One: Bruce Kenney, #3		

No women's golf scores due to rain



A NEW YEAR, A NEW START

2016 was a productive year for the CIC! It showed the organization a Grande Fiesta and a Magical and Musical afternoon. These successful events earned enough to complete a thorough renovation of the Men's Room in the Clubhouse as well as replenishing, to a certain extent, the treasury. But, as we all recognize, there continues to be areas in our community that need improvement. So 2017 begs for a renewed effort.

The meeting in January is a good place to get started. January 25th at 7:00 pm in the clubhouse lounge. Come with ideas and enjoy the company, the 50/50 drawing and a little refreshment. It'll be good to see old friends, but residents who haven't yet become members but recognize the need of this group and want to help are urged to join us
By: Phyllis Mathis



Please Note

RECYCLE BIN IN ACCESS 1 HAS BEEN RELOCATED IN THE CORRAL TEMPORARILY

*******PLEASE BE SURE TO TURN OFF ALL HEATERS IN CLUBHOUSE BEFORE LEAVING**



THE MAYOR IS COMING!

Want to know more about our city? Do you have issues you are concerned about? Then attend the Town Hall Meeting featuring Torrance Mayor Patrick Furey.

**Saturday, February 4th
1:00 PM NH Town Hall
Refreshments will be served**

The Mayor has already presented several, well received, Town Hall Meetings throughout the city. This is a real honor, since the Mayor contacted me and requested this meeting.

A question and answer period will follow his address. To maximize the number of questions asked, the Committee has decided to accept only written questions. Writing materials will be provided at the meeting. There will also be a small box to deposit questions at the HOA office.

by Julie Dojiri, Civic Affairs Chairperson



CORRECTION

Meetings are held 1st and 3rd Mondays, 6:00 pm, at The Sizzler, 2880 Sepulveda Blvd, Torrance, NOT Hawthorne Blvd. All residents are invited to these meetings.

Visit their website; SafeTorranceRefinery.org and sign the petition to ban MHF.



FYI

Due to the Travel Club coming to an end, we wanted everyone to know that all remaining funds were generously donated to: CIC, the Conservation Club and the Picnic Fun Club.

Submitted by Jack Dorman, Treasurer

WELCOME NEW RESIDENTS

Unit	Building	Name	Note
310	211	Patricia Henges	New Owner
561	614	Rachel Granados	New Owner
175	307	Jeanne Paletta	New Owner
577	620	Nkechi Osei	New Renter
39	128	Constanza Johnson	Co-Resident

NEW HORIZONS INSURANCE

There are two parts in the New Horizons Insurance Program. Part I includes the insurances that New Horizons is required to carry. They are

- A. Property and Liability Insurance (includes Directors and Officers Liability Coverage)
- B. Automobile Insurance
- C. Umbrella Liability Insurance
- D. Fidelity Bond
- E. Workers' Compensation Insurance
- F. Earthquake and Flood Insurance

These insurances are in the insurance portion of the budget.

Part II is the Employee Health Insurance, which is included in the Maintenance portion of the budget.

In late **August** of each year, estimates of the following year's insurance premiums are provided to us by our insurance broker, based on the available data in the insurance industry. The following year's insurance budget is then prepared for the Board of Directors to approve in **October**. Next year insurance budget projection is then calculated by using the current year's total premium and next year's estimate. The projection then becomes the next year's insurance budget. That is part of the reason for fluctuation in the insurance budget.

The exact next year premiums are not available until late **November**. The difference between the adopted budget and the actual total premium, excess or deficit, will then affect the total premium two years later. In addition, there could be losses due to accidents in the following year. Hence, fluctuation in the insurance budget is not unexpected.

If you have any question on our insurance program, feel free to contact Peter Wu, Insurance Chairman.



Thank you Travel Club for your very generous donation. Your contribution will be used to enhance and improve this community we all love.

Submitted by Julie Dojiri, Conservation Club Chair

QUESTION FROM A FISCAL CONSERVATIVE

Every year in the 17 years I have lived here, the annual Insurance Budget increased,---typically by 10 to 12%.

Our newest budget decreased the amount we set aside for Insurance by \$19 a month – a **DECREASE** of 38%.

Because of this, your monthly HOA Insurance cost went from \$50 a month last year down to \$31 monthly in 2017. Did your own condo insurance go down drastically this year? Mine didn't.

Having worked on the 2016 Insurance Budget, I can guarantee you that there was not a surplus that would cover this short fall.

By the way, the Maintenance Budget was slashed, too. What will be the negatives of that?

Submitted by: Judy Foster, Former Insurance Chair



Thank you Travel Club!

The Condo Improvement Club (known as CIC) wants to thank the Travel Club members for their generous donation. The money will be used to help fund our next capital improvement project. Please stop by on Wednesday, January 25th at 7:00 pm for our next scheduled meeting. We welcome new members. Again, thank you! Mary Lee Lombardi, CIC Chair



A GREAT BIG THANK YOU!
to the Board for solving the unsightly mess issue in area 1 by relocating the recycle bin.

Even as my article was being published, the board had come up with the solution of relocating the bin to the maintenance corral at the entrance to area 1.

So, you see...it works, if you see something that is an eyesore, bugs you or in general is not as it should be either write a work request or write an article for the Newsletter. You *will* get results! Again, thank you for resolving the issue.

Heather Lamont, Resident/Owner

WHY YOU NEED TO PURCHASE PERSONAL INSURANCE ON YOUR CONDO

Recently, a New Horizons owner experienced a pin-hole leak from a pipe in the attic of his bungalow unit. It caused water damage to three walls surrounding the bath tub. The carpet in the next room also has water damage. The pinhole leak has been fixed, but the inside of the walls had to be dried out. Holes have to be cut in the walls in order for the hot air blower to dry out the walls in a couple days, so the owner may opt to go to a hotel for a few days. In a situation like this you might ask, "Who pays for what in this occurrence?"

Here is how it works: The pipes in the wall and the dry wall are owned by the HOA as community property so the HOA pays for the dry down, the repair of the pipes and the repair of the dry wall.

It is up to the condo owner to pay for cleaning or even replace their own carpeting, to repaint or wall paper their wall and to pay for the hotel for how ever many days they have to live there.

You might think "well, if the HOA owns the pipes and they break and destroy my property, the HOA should pay for the damage to my property, I should not have to pay for something that I did not cause". And these thoughts are not incorrect and might apply if you lived in an individual home and someone destroyed your personal property where you would look to hold someone liable.

However, in a condominium association we live under a "contractual condition" that is set forth in our CC&R's which is very specific on who pays for what. As a community, we all own the pipes, and the outer walls up to the inside dry wall. So the HOA pays for damage in those areas no matter who caused the damage. The insides of our condos including sinks, toilets, vanities, cabinets, flooring, and windows are all owned by the condo owner.

This is why having PERSONAL HOMEOWNER INSURANCE is so critical. Personal Homeowner Insurance pays for things like carpet replacement, repair of water soaked items or replacement and even pays for the cost of your stay at a hotel if you need to leave the property. In addition to water damage you should include fire and liability insurance in case someone injures themselves inside your condo and wants you to pay the doctor bills.

If you do not have Personal Homeowner Insurance you must consider getting it and if you already have it, you should review it every so often to make sure

you have enough and that it covers the things you might need especially if you have to leave your condo for a few days due to asbestos abatement or dry down conditions. You should also include car rental in your Personal Homeowner Insurance in case there were ever a fire in the garage while your car was in there. You might need to rent a car for awhile.

If you talk to your insurance agent, he or she can make a recommendation on the standard items of insurance that most condo owners purchase. You can also talk to me or to the Insurance Chairman Peter Wu if you have questions. Joanie Jones – Insurance Committee

RESIDENTS QUESTIONS & VIEWPOINTS:

When the BOD Office was locked to the Board Members, I knew we were in TROUBLE!

As the months go by, projects are being done and money is being spent (our money), all done behind closed doors! Also, all Flyers & Notices must have the approval of the Office before it is printed or posted. Where is the "Transparency" we were promised?

It was inexcusable to call the Editor on the carpet. And then, to ask each Bod member to describe what loyalty means to them.

The Newsletter has been lacking in publishing articles concerning information and residents concerns. No resident forum opportunity has been provided by the newsletter

What if the agenda was more interesting, would that help with attendance?

The reason for the creation of the Observer - TO COMMUNICATE

Thank You Joanie Jones for reminding the Board that we have an equal stake and interest in the Association.

You Board Members have been elected to represent US. PLEASE DO SO!

Thank You, Cita Young, New Horizon Resident

BOARD APPRECIATION DINNER

Saturday, March 18, 2017

DoubleTree by Hilton Hotel, 21333 Hawthorne Blvd., Torrance

Please join us in a celebration to show our appreciation of the Board of Directors! The evening will begin with Cocktails at 5:30 PM in the Horizons Penthouse, followed by Dinner. Ticket price of \$35 per person will include Dinner, Dessert and 1 Drink Ticket. Cash Bar. DJ will play dance tunes. Maximum attendance is 80 so reserve your place now by calling Linda Falzone (310-748-9901). Make check out to "**New Horizons HOA Board Dinner**" and drop off at the office, attention of Linda Falzone. Checks must be received by March 10 @ 12 noon. No cancellations or refunds after this time.

Menu: Caesar Salad, Grilled Chicken Breast and/or Penne Pasta with Vegetables tossed in Fresh Tomato & Basil Marinara, Warm Garlic Bread, Chef's Choice of Dessert, Freshly Brewed Coffee (Regular & Decaffeinated) and Assorted Teas or Iced Tea.

Submitted by Linda Falzone, Recreation Council Chairman



NEWS FROM THE PICNIC FUN CLUB

The Picnic Fun Club is now a sanctioned Club of New Horizons!

The Club meets the 2nd Thursday of every month at 10:00am and

everyone is welcome. The club is looking for Volunteers and Members so please stop by and share your ideas or just come listen.

Let's all keep the New Horizon's picnics going. We are already working and planning for the Memorial Day Picnic.

All of us would like to say "THANK YOU" to the Travel Club for the generous donation!

Submitted by Barbara Kerr, Chairperson



IN MEMORIAM

Fern Geddie January 13

Betty Shoren January 16

Dean Sloan January

They will be missed by all their friends at New Horizons

COMMUNITY BULLETIN

AARP Tax-Aide – Free tax assistance with special attention to those 60+. WALK-INS ONLY. AARP membership is not required. Bring your 2015 tax return, ID, SS card, & all tax forms received.

February 1 – April 17
M-F 9:00 am – 2:30 pm
Sat 9:00 am – 12:00 pm
1339 Post Avenue
310-618-2724

Torrance Refinery Action Alliance – Rally & March to Ban MHF on the 2nd Anniversary of the ExxonMobil Explosion.

Sat. February 18
10:00 am – 11:30 am
Columbia Park
4045 W. 190th Street

Torrance Rose Float Fundraiser – Restaurants for Roses event. 20% of purchase will be donated.

Thurs. January 26
11: am – 9:00 pm
California Pizza Kitchen
25306 Crenshaw
310-539-5410

Must present form below.



By Julie Dojiri, Civic Affairs

**NEW HORIZONS SOUTH BAY ASSOCIATION
22727 MAPLE AVENUE, TORRANCE
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
WEDNESDAY, DECEMBER 21, 2016**

1. **Call to Order:** Chairman Gary Smith called the meeting to order at 2:00 PM in the Town Hall
2. **Flag Salute**
Welcome by Chairman.
Chairman Smith asked Director, Jeannie Rennhack, to mention the holiday event happening this evening. A children's choir will be performing tonight in the Town Hall at 5PM. Refreshments will be served. Please plan to attend.
3. **Introduction of first time attendees** – No new Members in attendance
4. **Roll Call – Board Directors Present:**
Gary Smith, Chairman; Kathy Lindbergh, Vice Chairman; Bob Lombardi, Treasurer; Linda Falzone, Secretary;
Tom Kasterko, Architectural; Gail Standley, Architectural; Bud Brown, Business Information Systems; Carl Aleccia, Buildings & Pools; Pat Artman, Clubhouse; Scott Munro, Condo Code Enforcement; Peter Wu, Insurance; Gerry Johnson, Newsletter; Jeanne Rennhack, Resident & Orientation
Not Present: Julie Dojiri, Civic Affairs; Linda Crickmore, Grounds Maintenance
6. **Approval of Minutes:** Minutes of the Board Meeting of November 19, 2016 were moved to be approved and seconded. Board voted to approve. Minutes were approved as submitted.
7. **Motions for Vote:**
Motion #1 presented by Bud Brown, BIS:
Move that the New Horizons South Bay Association Board of Directors approve the expenditure of \$2,898.39 for the replacement of the Sports Center Pool heater. Heater to be a 337,000 BTU Raypac Asme. Vendor to be: Blue Colors Pool and Spa. Source of Funds: Capital Reserves.
Explanation: Sports Center Pool heater burnt out. The date of purchase was 11/22/16. This fee includes installation and disposal, along with a 1 year parts and labor guarantee. Three bids are in the Bid Book.
Motion was seconded. Board vote taken. 13-Yes; 0-No. Motion Passed.
Motion #2 presented by Bud Brown, BIS:
Move that the New Horizons South Bay Association Board of Directors approve the expenditure of \$7,500 for the replacement/relining of sewer lines in two buildings. Vendor to be: Jones Services.
Source of Funds: Capital Reserves
Explanation: Buildings are 101-102. This fee has a 1 year parts and labor guarantee.
Motion was seconded. Board vote taken. 13-Yes; 0-No. Motion Passed.
Motion #3 presented by Peter Wu, Insurance Chairman:
Move that the New Horizons South Bay Association Board of Directors approve the expenditure of \$289,881 for the 2017 total insurance premium. Vendor is Prendiville Insurance Agency. Source of Funds: Insurance Fund.
Explanation: The premium covers five required insurances: (1) property and liability, (2) umbrella liability, (3) fidelity bond, (4) workers' compensation, and (5) earthquake and flood. The 2017 premium has a 2.8% increase over this year.
Motion was seconded. Board vote taken. 13-Yes; 0-No. Motion Passed.
8. **Committee Reports:** Reports were read by Committee Chairpersons. Reports, submitted for inclusion, are attached in their entirety to the minutes on file.
Architectural: Tom Kasterko and Gail Standley. Painting of building #521 has been completed. All work requests are up to date. The last couple of weeks we have had only one painter. Next painting projects are the garages in area 5. Please try not to rub against the garage doors; On rainy days garage doors will be Hydro Sprayed around the complex; Gail Standley has been inspecting final construction of interior remodels.

Buildings & Pools: Carl Aleccia. Building & Pools has been moving along very smoothly lately. Garage doors have been replaced and frames. My monthly meetings are scheduled in the Lounge so please plan to attend to see what we are doing and what needs to be done.

Business Information Systems (BIS): Bud Brown. I'm happy to report that the Sports Center swimming pool is open again for usage.

Civic Affairs: Julie Dojiri. Report was read by Gerry Johnson. Pat Artman and I hosted a holiday luncheon for our committee members in lieu of an official December Committee meeting. All items were tabled until January; Mayor Fuery will be at New Horizons on Saturday, February 4th at 1:00 pm for a very special meeting. He requested a desire to hold a Town Hall Meeting to speak about the state of the city and what's to come in 2017 followed by a question and answer session. This is opened to all NH residents and non-resident owners. Refreshments will be served.

Clubhouse: Pat Artman: For our December meeting we had a combined luncheon with Civic Affairs Committee as a thank you to our committees for all the support throughout the year; At the first quarterly maintenance of our gym equipment the technician found the Life Fitness elliptical machine needed a new alternator. When the parts came in he was able to fix the hoist machine where the cable had broken. Another bike needs to be replaced that parts are no longer available for. We will address that after the first of the year.

Condo Code Enforcement: Scott Munro. No report this month.

Grounds Maintenance: Linda Crickmore. No report this month.

Insurance: Peter Wu. It is that time of the year for insurance renewal. We did not try to shop around for a better deal because of the following reasons:

1. The risk profile of New Horizons is not sufficiently attractive to shop around this year. We need to have typically three years of no accident/claim. We had a claim in 2015. This year, we have a relatively clean record.

2. Farmers Insurance is a good company and if we stay with Farmers, we probably get a good price because they know us.

2016 premium is \$289,880. The increase is 2.8% which is reasonable. If you have any question on insurance, feel free to talk to me.

Newsletter: Gerry Johnson. The Newsletter office was running along just fine until our vendor informed us they were going out of business. The team found a comparable printing company that informed us they could print the quantity and match the price if we continue to use them in the future. Two of our volunteers are ill so we are looking for volunteers to help deliver the Newsletter.

Recreation Council: Linda Falzone. The Holiday Luncheon for the New Horizons Employees and Board Directors was held on Friday, Dec. 16 and was a very nice event thanks to the employees, the Board Directors, everyone who assisted with the setup and clean up, the Recreation Council volunteers Joyce Paine, Paul Cohen, Kathy Lindbergh, Inga Dorn, Mary Carruthers who donated ceramic pieces for the raffle, and to the many NH Members who donated to the Employee Holiday Fund. The next event to be planned by the Recreation Council Committee will be the Board of Directors Appreciation Dinner. More information pertaining to this will be shared with you soon.

Resident & Orientation (R&O): Jeanne Rennhack. Interviews were held recently with two new potential homeowners. Bob Lombardi assisted me during this orientation.

Treasurer: Bob Lombardi. The financial statements reflect a favorable maintenance fund balance of \$87,245. All Budgeted Directors have maintained a good check on their departments to keep the cost down. The outstanding dues are \$7,677, of which \$1,225 were paid in December, \$3,046 are members on payment plans, and the Association filed a lien on the property of one member who owes about \$3,000. Our outstanding dues owed are only \$400.

Now that the budget has passed and was sent to all home owners, there are some remarks I need to make due to the confusion that some do not understand and others just want to oppose even after agreeing to the final budget. Before I went on vacation for one week I personally asked all the directors, including those who voted against the budget, if they agreed with the budget. They all told me that they agreed with the increase. However, because the employees were to receive a cost of living increase, all of a sudden some of the directors changed their minds. We went through a final budget meeting to answer questions and vote on the budget. The budget passed by a majority vote of Directors. A petition

was started by two Directors who also write for the Observer. They found it necessary to disrupt the operations of the Association and undermine an agreed upon course of action voted by the Board which approved the Budget. According to Davis-Stirling, such behavior can result in a breach of the director's fiduciary duties. If these directors were concerned about New Horizons, they would spread the word about the necessity of having adequate reserves and explain that the sewers are crumbling and the water lines need replacing. This brings another point to this discussion. In 2014 for the 2015 budget, the Treasurer raised the HOA fees by \$33 without any dissent or petitions. In that year the employees also got a cost of living salary increase of about the same.

Mr. Lombardi read to the Board from Davis-Stirling regarding their DUTY OF LOYALTY:

Davis-Stirling

A comprehensive body of law governing common interest developments drafted in 1985

DUTY OF LOYALTY

QUESTION: Does the "duty of loyalty" mean I have to support, in public, a position reached by a majority of the board? Am I precluded from publicly dissenting and making adverse comments?

ANSWER: You can dissent and make adverse comments in a board meeting when the matter is under discussion by the board. But once a decision is made, it's time to move on. You don't have to become a cheerleader for the board's decision but a director goes too far when he undermines the board or the agreed-upon course of action. Such behavior can result in a breach of the director's fiduciary duties. Business Judgment Rule. When a homeowner is elected to the board, he/she automatically becomes a fiduciary and must follow the business judgment rule. That means the actions of a director must be in good faith, in the best interests of the association, and with prudent care. (Corp. Code §7231(a).) Stating you voted against the motion but support the board's decision is okay. Disrupting operations, attacking fellow directors and undermining an agreed-upon course of action is harmful to the association and falls outside the Business Judgment Rule. When that happens, disruptive directors face personal liability. Dealing with Rogues. If a director goes rogue, the board may have no choice but to censure him and, when appropriate, form an executive committee to exclude the director from sensitive issues. Any director who believes he must win all votes is not suited to be on the board. If needed, the board can call a membership meeting to recall the director.

Recommendation: Once the board makes a decision, dissenting directors should either publicly support the decision or keep silent. They should in no way undermine the board. If the director cannot follow this policy, he/she should immediately resign from the board. Once off the board, the former director can publicly oppose the board's decision, provided he/she does not disclose any privileged information.

Mr. Lombardi continued with a discussion about our complex New Horizons and some other communities in our area that are 55 and older:

Parkview Court. HOA fees \$328. Amenities: Courtyard-Recreation Center – Fitness Center

Sunset Gardens. HOA fees: \$340. Amenities: Indoor Pool, Outdoor Spa, Recreation Center, Putting Green, Shuffle Board

Courtyard Villa Estates. HOA fees: \$343. Amenities: Recreation Room, Pool Table, Gym, Card/Dining Table, TV, Kitchen

Tradewinds. HOA fees: \$350. Amenities: Pool, Spa, BBQ, Exercise Room, Recreation Room (incl. Kitchen/TV) Pool Table, Reading Room

New Horizons South Bay. HOA fees: \$348. Amenities: 2 Pools, Spa, 9 Hole Golf Course, Exercise Room, Tennis Court, Clubhouse with TV, Full Kitchen, 3 Pool Tables Recreation Area w/small Kitchen, Locker rooms, card tables, golf room and party rooms, shuffle board, library, ping pong table, ceramic room, showers in exercise room, over 50 acres of ground, showers in Clubhouse

Secretary: Linda Falzone. I'd like to remind everyone again that our next Board of Directors election will be held Tuesday, March 7, 2017. If you would like to volunteer to be on the Board you may pick up a copy of the Nomination Petition from Kelly in our Administrative office. The nomination period will close Wednesday, January 18, 2017 at the end of the Board of Directors Meeting; After many hours and days of planning, the Annual Budget was mailed out to everyone on time. There has since been a correction made to the first page, section 3. Collection & Lien Enforcement Policies and Practices. This page is included as an insert in this week's Newsletter, and it is also available today as a handout. The late charge dollar amount in parenthesis is correct, however the amount spelled out was incorrect.

Vice Chairman: Kathy Lindbergh. In my role as Vice Chairman, I am also Chairman of Personnel, Chairman of the Executive and Rules (E&R) Committee, and also perform the duties of the Board Chairman in his absence. I am very proud of our employees with keeping New Horizons the community we can be proud of from the care of the buildings, grounds, Clubhouse, maintenance and the office. I also chair the E&R Committee Meetings and prepare the agenda for the Board Workshop. The E&R Committee meets regularly in advance of scheduled Workshop meetings in order to prepare for the completeness of the motions. It is very important to explain in the motion language that may be important to the content. At these meetings, Board Members offer their comments and opinions.

Chairman – Gary Smith. We have installed fencing and green mesh around the area where we treat the wood in Access 15; Phase 6 of the roofing project, which consisted of 7 buildings, has been completed and we came in \$15,000 under budget. Phase 7 will begin in January depending on weather; We have moved forward with the promised program to inspect buildings that were reroofed 3 yrs ago that were not in the wood treatment program when we first started. They were buildings 315, 423, 424. Inspection is pending in buildings 501 and 520. They need to get all three unit homeowners there at the same time; A hazard condition that was reported on 229th Street to be an open hole, belongs to Spectrum cable and is a junction box. The lid had collapsed because the framing had busted. They turned it over to their repair people and it should be repaired soon.

Board Directors wished all a Merry Christmas, Happy Holiday, and Happy New Year.

Open Forum

Adjourn Meeting. There being no further business, the meeting adjourned at 3 PM.

Next Meetings:

The next monthly Board Workshop Meeting: Wednesday, January 11, 2017 @ 2pm, Lounge

The next monthly Board Meeting: Wednesday, January 18, 2017 @ 2pm, Town Hall

These minutes were approved by the Board of Directors.



Linda Falzone, Secretary



Residents, Caregivers & Personal Assistants

Please be reminded that when out on our beautiful days, taking a walk, walking a dog, or just sitting on a bench, to please keep conversations with our employees very short. They have busy days and are on a schedule. New Horizons Board of Directors appreciates your co-operation.

Thank you

Kathy Lindbergh, Vice Chairman
Chairman of Personnel

Golf course closed Mondays until 3 pm

FEBRUARY 2017

Water Aerobics 10:00 am

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Sat.
	HOA FEES DUE \$348 		1 8:00 am Men's Golf 6:30 pm Golf Committee NO NEWSLETTER	2 9:00 am Ladies' Golf	3 9:00 am  Recyclable pick up 9:30 am Tai Chi 1:00 pm Sit 'n Knit Lounge	4 1:00 pm Mayor Furey Town hall
5 1:00 pm "Getting to Know You"- Lounge	6 10:30 am Bridge Club 11:00 am Grounds Maintenance	7 9:00 am Ceramics 10:00 am Exec. & Rules 10:30 am Personnel 10:45 am BIS 1:00 pm Clubhouse 1:00 pm Scrabble, Card Rm. 2:00 pm Civic Affairs	8 8:00 am Men's Golf 10:30 am Residents & Orientation 2:00 pm BOARD WORKSHOP	9 9:00 am Ladies' Golf 10:00 am Picnic Fun Club 2:00 pm <i>Bingo!</i> <i>Town Hall</i>	10 9:30 am Tai Chi 1:00 pm Sit 'n Knit Lounge	11 9:00 am Shotgun Golf Tourney 4-10 pm Private Party Town Hall
12 1:00 pm "Getting to Know You"- Lounge	13 10:00 am Ins. Mtg. 10:30 am Bridge Club 1:30 pm Condo Code	14  VALENTINE'S DAY 9:00 am Ceramics 1:00 pm Scrabble, Card Rm. 6:00 pm Bunco Lounge	15 8:00 am Men's Golf 2:00 pm BOARD MEETING NO NEWSLETTER	16 9:00 am Ladies' Golf	17 9:30 am Tai Chi 1:00 pm Sit 'n Knit Lounge	18
19 1:00 pm "Getting to Know You"- Lounge	 20 Office Closed 10:00 am Newsletter 10:30 am Bridge Club 1:00 pm Conservation Club	21 9:00 am Ceramic Workshop 11:00 am Architecture 1:00 pm Scrabble, Card Rm.	22 8:00 am Men's Golf 7:00 pm C.I.C. 50/50	23 9:00 am Ladies' Golf	24 7:00 am Employee Safety Meeting 9:30 am Tai Chi 1:00 pm Sit 'n Knit Lounge	25 Private Party
26 1:00 pm "Getting to Know You"- Lounge	27 10:30 am Bridge Club 7:30 pm Meet the Candidates Town Hall	28 9:00 am Ceramic Workshop 9:30 am Bldgs. & Pools 1:00 pm Scrabble, Card Rm.	Don't forget to vote in March for your new Board Members!!!			

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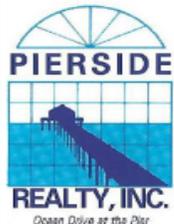
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