



October 28, 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

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

WEEKS AT A GLANCE

Wed. Oct. 28 Newsletter	8:30 am	Men's Golf
Thurs. Oct.29	1:00 pm	Serenity Garden - Volunteers Welcom
Fri. Oct. 30		No Events
Sat. Oct.31		No Events
Sun. Nov. 1		No Events
Mon Nov.2		No Events
	ELECTION DAY-VOTE	
Tues. Nov. 3	10:00 am	Exec. & Rules
	10:15 am	Personnel
	1:00 pm	Bldgs. & Pools
Wed. Nov. 4	8:30 am	Men's Golf
	10:00 am	Architectural
	2:00 pm	Budget Meeting <i>Via Teleconferencing</i>
Thurs. Nov. 5		No Events
Fri. Nov.6	9:00 am	Recyclable Pickup
	11:00 am	New Resident Orientation
Sat. Nov. 7		No Events
Sun. Nov.8		No Events
Mon. Nov.9		No Events
Tues. Nov.10	10:00 am	Grounds Maintenance
Wed. Nov.11 Newsletter	VETERANS DAY	
	8:30 am	Men's Golf
	2:00 pm	Board Workshop
Thurs. Nov.12		No Events



WELCOME NEW RESIDENTS

Welcome our newest New Horizon Residents.

Unit	Resident	Bldg.	Status
195	Cathleen & Bobby McKinney	310	Owner
269	Soon Rim	200	Owner
341	Ben Georgen	220	Owner
443	Sylvia Yook	413	Owner
522	Marla Berkey/ Juan Prieto	604	Renter
562	Val Petkov	614	Owner

By: Peter Wu, Orientation Chair

NOTES FROM THE CHAIR

From the desk of:



On October 21st, the Board made many important decisions.

- An Assessment of **\$177.63 per unit** was passed by the Board. A letter of explanation was sent out. This will be on your December statement.
- Our CC&RS allowed the Board to vote to make the necessary change to adhere to the new laws regarding long-term and short-term rentals.
- Julie Dojiri, our Board Secretary has resigned. George Bunce is now Board Secretary.

Thank you, for your years of service to our Community as a Board Member.
- We are now accepting nominations to the Board for the Clubhouse vacancy.

By: Maggie Pagan, H.O.A Board Chair



Architectural Lines

Oct. 27 - Nov. 10 **Bldg. 212**
 Nov. 11 - Nov. 19 **Bldg. 210**

These are approximate dates, subject to change

Architectural Work Request are now the new **GOLD FORMS**. These can be found on the back door of the Clubhouse.

ANY change to the interior or exterior of your unit requires resident to fill out a Work Request, and submit it to the Admin office. Resident must receive FINAL APPROVAL on ALL Architectural Projects BEFORE work can begin.

New email address for Architectural Chairman:

Architect@nhsb.org

By: Martha Hoegler, Chairman, Architectural Committee

All meetings are available on your computer, tablet or smartphone.

<https://www.gotomeet.me/NHSBMeetings>

IMPORTANT NOTICE

LIABILITY INSURANCE COVERAGE VERIFICATION

**Thank You to All Owners Who Have Responded
to Our Notification**

This article clarifies why you were notified.

**All owners must provide proof of your current
Insurance Confirmation Certificate to the NH
Office on an annual basis when you renew.**

Our CC&Rs state that all owners are required to carry liability insurance, effective April 1, 2018.

**Your liability insurance coverage must include
the following 2 items:**

- 1. New Horizons (by name and address) must be included as an “additional interest” on your policy.** The purpose is to allow your insurance carrier to notify the HOA. should the coverage lapse or is cancelled. Simply ask your agent to add this on.
- 2. Your liability insurance must cover the following:**
 - Damage you may do to the common area property (fire etc.)
 - Damage that may occur to people visiting your unit (slips, falls, dog bites, etc.)
 - Damage that may occur to the interior of your condo (flood, fire, etc.)

Note: *It will be at the owner's expense, should the cost of damage/repair incurred be over your policy limits.*

Optional coverage to consider:

- Loss of Use Coverage – In case you must live elsewhere while condo is repaired.
- Special Assessment – Pays any special HOA assessments for you.

The HOA is not authorized to tell any owner how much insurance to carry, speak with your insurance agent to determine how much and what kinds of coverage would best benefit you.

Please call the office if you have any questions regarding this matter.

By: Tom Kasterko, Board Treasurer

Board of Directors Online Meeting Minutes September 16, 2020

Chairperson Pagan called the meeting to order at 2:01 pm.

Board of Directors present: Maggie Pagan, Kathy Lindbergh-Cohen, Julie Dojiri, Tom Kasterko, Martha Hoegler, Bob Lombardi, George Bunce and Peter Wu
On cell phone: Linda Crickmore

- I. Minutes of August 19, 2020 were approved as corrected.**
- II. HOUSEKEEPING STATEMENT:**
Please mute your phones, etc.
- III. MOTIONS:**

Please mute your phones, etc.

Motion #1 Presented by Linda Crickmore, Grounds Maintenance Chair

(Motion was read by Director Lombardi) Move that the New Horizons South Bay Association Board of Directors approve the expenditure, not to exceed three thousand, three hundred thirty-six dollars (\$3,336.00), for parts and rebuild of Greens Master 1000.

Source of Funds – Equipment Repair

Vendor: Turf Star Western

Explanation: A thatcher mower for the golf course greens.

Vote was taken: Motion passed 9 - 0

Motion #2 Presented by Tom Kasterko, Treasurer

Move that the New Horizons South Bay Association Board of Directors approve filing a lien against Assessor Parcel No. 7369-002-158 for delinquency in payment of HOA fees.

Vote was taken: Motion passed 9 - 0

Motion #3 Presented by Bob Lombardi, Buildings and Pools, Chairman

Move that the New Horizons South Bay Association Board of Directors approve the expenditure, not to exceed twenty-eight thousand, three hundred seventy-eight dollars (\$28,378.00) for new gutters in Phase 3, Buildings #303, #304, #305, #307, #311 and #314 and for new gutters in Phase 4, Buildings #201, #202, #203 and #205.

Source of funds: Gutter Reserve

Vendor: Rick's Rain Gutters

Vote was taken: Motion passed 9 – 0

Emergency Motion #4 Presented by Bob Lombardi, Buildings and Pools, Chairman

Move that the New Horizons South Bay Association Board of Directors approve the expenditure, not to exceed twenty-four thousand, six hundred twelve dollars and forty-six cents (\$24,612.46) for plumbing work at 22609 “A” Nadine Circle, Bldg. #201, Unit #272.

Source of funds: Sewer Reserve - (\$16,809.00)

Re-Pipe Reserve - (\$ 7,800.00)

Vendor: Golden State Plumbing

Explanation: Emergency work required. Two-third vote required to pass.

Vote was taken: Motion passed 9 – 0

IV. BOARD OF DIRECTORS REPORTS

Architectural - Martha Hoegler

The Architectural Committee met on the first Wednesday of the month and two representatives from Dunn Edwards Paint made a presentation suggesting new paint colors for our buildings. Residents were invited to join us on GoToMeeting. Ms. Moore, Dunn Edwards color specialist, brought along pictures of how some of our buildings are painted now, and how they could look with fresh colors. If any resident would like to comment on this project, the committee would like to hear from you. Some committee members are checking on construction projects we may or may not be aware of, as well as making notes on conditions of buildings that may require the attention of our maintenance crew. This information is then sent to Tony Rodriguez. Thank you to our committee members who are doing this service to benefit all of us. At this time, the

Architectural Committee is looking at some of our specification sheets for new construction as well as repairs and upgrades. The Committee will be updating these as an ongoing project each month. As New Horizons strives for a community look, we should all care that uniformity is maintained. Especially, since this affects our property values. You can help too by contacting one of our Board Members when you see new construction or repairs to a unit that appear unusual. Thank you.

Buildings & Pools - Bob Lombardi

We will be starting on new gutters on Oct. 8th. We will be sending out notices to homeowners. They do not need to do anything as the gutters are being put up. We have examined the data on the pools and determined that there are no leaks in any of the pools. We were looking for engineers for the balconies. This has been put on hold due to budget restraints. We are just finishing up on the roof at Bldg. #615 and do not know when the next building will start as there may be a delay in materials coming out of Texas due to the hurricane. We will know later this week. We will post it and let the owners know as well.

Clubhouse & Sports Center - George Bunce

We had our first Clubhouse Committee Meeting. We discussed resurfacing the stone floor in the Clubhouse lobby and replacing the linoleum in front of the Lounge counter. We are going to get bids to review the cost. We discussed new rules and operating time for the swimming pools. The pools and the tennis court are still available for limited use. We are planning to close the Clubhouse pool at the end of October for the winter. Since there was a vote by the Board to open this pool due to Covid-19, I will present a motion for a vote at the October Board meeting to close it. The Sports Center pool will continue to be available for both exercise and lap swimming after the closure of the Clubhouse pool for the winter months. Please sign up with Maribel at the Sports Center and be sure to sign your hold harmless agreement and get your lanyard to help us identify you as a person who is scheduled to be there. We will be publishing the new rules and regulations and operating times in the newsletter.

Grounds Maintenance - Linda Crickmore (read by Director Dojiri)

I have taken back the Chairmanship of the Grounds Dept. as of August 2nd. George Bunce is now the Chairman of Clubhouse as of that date, also. We have been trying to organize the old work orders as well as processing the new work orders. We lost 2 men this month, for various reasons, leaving us short 2 gardeners. Due to budget restrictions, we cannot replace the 2 men until January. We are behind in our work as it is taking us 5 days to do what is normally done in 3 days. I would ask for your patience and cooperation as it will take longer to get to the work orders. The men are doing the best they can so I would ask that you kindly do not criticize the Grounds crew on your work orders. We will be working 4 Saturdays and will still not be caught up. It is going to take time so just be patient. Thanking you in advance for your cooperation.

Residents & Orientation/Condo Compliance - Peter Wu

The orientation process continues to be in the modified format during the COVID-19 pandemic period. This process is mainly conducted through emails and phone calls. I still try to have a brief meeting with the new

residents when I deliver the new resident package. This month, we had four units turning over that required orientations. All four are owner occupied. We have added five new residents.

Condo Code Compliance - We are very busy in code enforcement this month. There are two violations for renovation and remodeling without approval from the Architectural Committee. If you have any plans of remodeling your unit, please submit a work request and get approval before you start the project.

Treasurer – Tom Kasterko - We are in the process of working on the presentation of the first draft of the 2021 budget. There are 3 ½ months left in 2020. Our cash flow is getting very tight. Items over budget are gas to heat the pool, tree trimming and spraying, rodents, termites, deck repairs and custodial supplies. At this time, I am calling for a moratorium on any extra projects and deal only with normal necessary expenditures. The Reserves have been funded through August. The September reserve fund transfer will be held temporarily due to cash flow and these funds will be transferred to the Operating Fund. This is known as "Interfund Transfer". The funds will be returned when the funds are available. The "interfund transfer" was performed at the end of 2018 and funds were returned in March 2019. The funds transferred in 2018 were \$121,200.00 and paid for line items over budget such as water, plumbing repairs, and an insurance claim. Delinquencies are at \$6,662.00. One is a motion to lien at \$2,135.00. Three are one month behind and two are two months behind. Chair Pagan stated we just received notice that the said property in Motion #2 is no longer delinquent. It has been paid in full.

Secretary - Julie Dojiri

Work requests must be in writing and submitted to the office. If you phone in a request, it must be followed up with a written work request. Only written work requests will be processed. A reminder to: please complete and submit your Annual Owner Disclosure form to Horizon Management no later than September 30th. Effective September 9th, Chair Pagan has requested all Directors to join remotely from home for all meetings of the Board via GoToMeeting.com platform.

Vice Chairman – Kathy Lindbergh/Cohen

This has been a very difficult year with many challenges. This Board has been working very well together and have been putting in many hours for our community. One of the challenges has been trying to have our residents learn how to connect online to our virtual meetings. Our Clubhouse remains closed. It has taken many hours to implement the protocols and regulations mandated by the LA County Health Dept. We must make certain all employees remain healthy and we are required to report any cases. Volunteers are assisting in the office. The employees are doing a good job complying to the COVID-19 regulations. A special thanks to Chair Pagan for all her time and effort.

Chairman - Maggie Pagan - I want to thank the Board for their extra time and effort to get so much accomplished. Our meetings are now completely virtual. Our Workshop meeting and today's meeting were successful. We have had more residents joining in. If you need an invitation,

please email the office at admin@nhsb.org. They will send it by email. We are all required to wear masks on campus and for everyone's safety, remind yourself to maintain six-ft. social distancing. If you are utilizing our furniture outside, please take it off the grass. The chairs are rusting from the sprinklers. Our CC&RS require all homeowners to carry liability insurance. If you have not submitted yours, you will be contacted. Please respond promptly. Condo Code is enforcing our long-standing rules. Our rules have not changed. People are just failing to adhere to them. Garages are for parking of vehicles, not storing your things. It is a fire hazard, to have too many items on your deck, porch, or patio. They become a trip or fire hazard. Our rules have been put into place to ensure safety, protection and to keep our insurance cost low. All empty units should be monitored weekly. Thank you all for your support. We are in a difficult time financially. We are trying our best to make ends meet within our budget. Due to the increase in costs and the lawsuit settlement we paid. We may have to impose an assessment to help us get through. I hope you all understand we are not taking this lightly. Thank you very much.

V. INDEPENDENT REPORTS:

Civic Affairs – Julie Dojiri

Mayor Furey joined other So Bay City Mayors in drafting a letter to Governor Newsom. The letter is requesting our cities to be categorized to a lower tier so additional local businesses can open for business. It was approved by the Council members. The City Council approved 5 - 3 to have one unmanned Vote-By-Mail drop off ballot box in Torrance. The location will be determined by the City Manager and City Clerk. Ballots will be mailed out beginning Oct. 5th. The County Registrar's Office will announce the voting centers for in-person voting 30 days prior to the election. Everyone will receive a vote-by-mail ballot mailed to them.

Newsletter – Sandy Spann & Judy Patten – No report.

VI. OPEN FORUM: RESIDENTS'/OWNERS' QUESTIONS/COMMENTS

Speakers under Open Forum will have no longer than one minute per speaker.

Clarification on the special assessment was asked. It will be something extra and above the HOA fee. It will be a one-time amount or it may increase the monthly HOA fee. It will be paid the same way as the regular HOA fee. Clarification and additional information on secondhand smoke intrusion in our HOA and regulations at the Local and State levels were requested. Chair will publish an article addressing this topic.

Meeting was adjourned at 2:52 PM
By Julie Dojiri, BOD Secretary



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NOVEMBER 2020

HOA FEES: \$400.00

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Sat.
1	2	3 10:00 am Exec. & Rules 10:15 am Personnel 1:00 pm Bldgs. & Pools 	4 8:30 am Men's Golf 10:00 am Architecture 2:00 pm Budget Meeting <i>Via Teleconference</i>	5	6 9:00 am Recyclables 11:00 am Residents' Orientation / Condo Compliance 	7
8	9	10 10:00 am Grounds Maintenance <i>via Teleconference</i>	11 8:30 am Men's Golf BOARD WORKSHOP <i>via Teleconference</i>	12	13	14
		 				
15	16 1:00 pm - Conservation Club 	17	18 8:30 am Men's Golf BOARD MTG <i>via Teleconference</i>	19	20	21
22	23	24	25 8:30 am Men's Golf 	26 THANKSGIVING 	27	28
29	30	SEND YOUR H.O.A. PAYMENTS DIRECTLY TO: NEW HORIZONS SOUTH BAY, P.O. Box 80191 c/o Horizon Management Co, City of Industry, CA 91716-819 Phone # 310-543-1995				



22727 Maple Avenue, Torrance, CA 90505

ARCHITECTURAL WORK REQUEST

P: (310) 325-3080
architect@nhsb.org

USE ONE FORM FOR EACH REQUEST!

This form is to be used for all **ARCHITECTURAL CHANGES** and will become null and void if project is not started within 90 days of final approval date. A **new** work request must be submitted after the 90 days have elapsed.

1. THIS FORM MUST BE FILLED OUT COMPLETELY.

2. Explain your remodel/installation in detail. For more space, use the back of the form.
3. Unless a safety issue or ongoing damage, work requests are processed based on date of receipt.

Date _____ Building # _____ 3 Digit Unit # _____ Phone # _____

Name _____ Address _____

Email address: _____

Project description: _____

For Office Use Only Do Not Write Below This Line **REQUEST NO.**

Architectural Chairperson: _____ *Approval Date:* _____

Contractor: _____ *Start Date:* _____ *Completion Date:* _____

Proof of Insurance: _____ *License:* _____ *Bond:* _____

Remarks: _____

No work can begin until:

- 1) You receive specification sheets to understand the HOA guidelines.
- 2) You receive a Conditional Approval form, which should be signed and returned to the NHSB office.
- 3) Contractor's information sheet is signed, dated and returned to the NHSB office, along with a copy of Contractor's License, Insurance & Bond.
- 4) FINAL APPROVAL IS GIVEN TO BEGIN PROJECT. Any project not started within 90 days of final approval will require a new Work Request.
- 5) Escrow MUST CLOSE before any Work Request is approved.

Owner's Signature: _____ Date: _____



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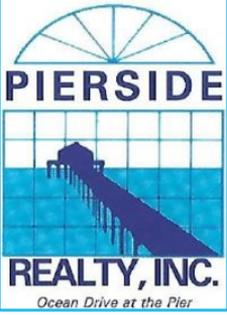
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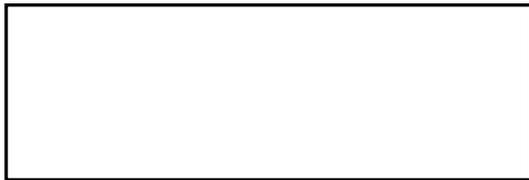


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