



22727 Maple Ave. Torrance, CA 90505
 (310) 325-3080 Phone (310) 961-5918 Fax

September 28, 2016

**NEW HORIZONS NEWSLETTER
 FOR THE BOARD OF
 DIRECTORS, RESIDENTS AND
 OWNERS**

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

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

NEXT WEEK AT NEW HORIZONS

Daily	10:00 am	Water Aerobics
Wed. Sept. 28	8:00 am	Men's Golf
	7:00 pm	CIC 50/50 Raffle
Thur. Sept. 29	8:30 am	Ladies' Golf
Fri. Sept. 30	7:00am	Employee Safety Mtg.
	1:00 pm	Sit 'n Knit
Sat Oct, 1		No Events
Sun. Oct. 2	1:00 pm	Getting to Know You
Mon. Oct. 3	10:30 am	Bridge Club
	11:00am	Grounds Main. Mtg.
	2:00 pm	Special Insurance Mtg.
Tues. Oct. 4	9:00 am	Ceramics
	10:00 am	Personnel Mtg.
	10:45am	Exec. & Rules
	1:00pm	Clubhouse
	1:00pm	Scrabble, Card Room
	2:00pm	Civic Affairs
Wed. Oct. 5		NO NEWSLETTER
	8:00 am	Men's Golf
	6:30 pm	Golf Committee Mtg.
Thur. Oct. 6	8:30 am	Ladies' Golf
	1:00 pm	Bocce Ball
	7:00 pm	Travel Club
Fri. Oct. 7	9:00 am	Recyclables
	1:00 pm	Sit 'N Knit
Sat. Oct 8	3:00 pm	Magic & Music Show
Sun. Oct 9	1:00 pm	Getting to Know You
Mon. Oct. 10	10:00 am	Insurance Meeting
	10:30 am	Bridge Club
	1:30 pm	Condo Code
Tues. Oct. 11	9:00 am	Ceramics
	10:00 am	Picnic Fun Club
	1:00 pm	Scrabble, Card Room
	6:00 pm	Bunco

Wed. Oct. 12	8:00 am	Men's Golf
	10:30 am	R & O Meeting
	2:00 pm	Board Workshop
Thur. Oct.13	8:30 am	Ladies' Golf
	10:00 am	Picnic Fun Club
	2:00 pm	BINGO-Town Hall



**NEW HORIZONS SOUTH BAY ASSOCIATION
 22727 MAPLE AVENUE, TORRANCE
 MINUTES OF REGULAR MEETING OF BOARD
 OF DIRECTORS
 WEDNESDAY, AUGUST 17, 2016**

Call to Order: Chairman Gary Smith called the meeting to order at 2:00 pm in the Town Hall

Flag Salute

Welcome by Chairman

Introduction of first time attendees – No new Members in attendance

Roll Call – Board Directors Present:

Gary Smith, Chairman; Kathy Lindbergh, Vice Chairman; Bob Lombardi, Treasurer; Linda Falzone, Secretary;

Tom Kasterko (Architectural Committee); Gail Standley (Architectural Committee); Bud Brown (Business Information Systems Committee); Carl Aleccia (Buildings & Pools Committee); Julie Dojiri (Civic Affairs Committee); Pat Artman (Clubhouse Committee); Linda Crickmore (Grounds Maintenance Committee); Peter Wu (Insurance Committee); Gerry Johnson (Newsletter Committee)

Not Present: Scott Munro (Condo Code Enforcement Committee); Jennifer Haymore (Resident & Orientation Committee)

Approval of Minutes: Minutes of the Board Meeting of July 20, 2016 were moved to be approved and seconded. Board voted to approve. Minutes were approved as submitted.

(Continued on page 2)

New Business:

1. **Motion Presented by Bob Lombardi, Treasurer**
Move that the New Horizons South Bay Association replace the existing two (2) 80 gallon electric hot water heaters at the Sports Center with two tankless gas water heaters. The gas line to be run from the existing gas meter at Garage JJ. Vendor to be A M Plumbing, Inc. Price \$10,050. Funds to come from Capital Reserve. 13 Yes. Motion Passed
2. **Motion Presented by Pat Artman, Chairman, Clubhouse**
Move that the New Horizons South Bay Association Board of Directors accept the gift from the Conservation Club for the Lounge of 2 sets (2 microphones per set) of Shure BLMX88 microphone system. Cost \$1,198.00, and 4 microphone wires (6 feet each), cost \$38.84. The total value of the gift is \$1,237.82.

Microphones were installed in July 2016. Board vote taken. 13 Yes. Motion Passed
3. **Emergency Motion Presented by Carl Aleccia, Chairman, Buildings & Pools**
Move that the New Horizons South Bay Association pay for emergency water mitigation service due to a busted sewer line in wall causing damage to lower unit. Cost of Service: \$3,886.82. Vendor: Dry Down Inc. Source of Funds: Maintenance Fund. Board vote taken. 13 Yes. Motion Passed
4. **Emergency Motion Presented by Carl Aleccia, Chairman, Buildings & Pools**
Move that the New Horizons South Bay Association pay for emergency water mitigation service due to a washing machine overflow causing flooding to lower unit. Cost of Service: \$3,175.56. Vendor: Dry Down Inc. Source of Funds: Maintenance Fund. Motion placed on hold to further review if cost is homeowner responsibility.
5. **Emergency Motion Presented by Pat Artman, Chairman, Clubhouse**
Move that the New Horizons South Bay Association pay for the replacement of

twenty (20) 6' tables and fifty (50) folding chairs. Vendor: Costco. Price: \$2,179.24.

Source of Funds: Capital Reserves. Board vote taken. 13 Yes. Motion Passed

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 At the Architectural Committee Meeting we reviewed the architectural responsibilities of our charter. Gail Standley, Architectural Co-Chairman, will take over the approval of all interior improvements and alterations requested by the residents. I will be responsible for painting, painting work requests and scheduling. Restoration of the Clubhouse will be divided into phases.

We purchased a new sprayer for \$1,117.36. This will be entered in the Architectural inventory list. We are still looking for a gas or electric cart for the painters. Carolyn in the office is researching this for us. Work requests are up-to-date and the painting of Building 512 will be completed next week. By the end of September we will have three more buildings painted in Area five. In October, 5 sets of garages in Area five will be painted. Tony and I have coordinated a plan to clean the trash enclosures. They will be swept out and Hydro Sprayed. This task will be performed by two men each morning for 2 to 3 hours per day, until all trash enclosures are cleaned.

Architectural: Gail Standley. Since being elected and becoming Member at Large, I've worked with 10 members in resolving their issues, with 2 still outstanding, yet to be resolved. I've also co-chaired the Board Downsizing Committee in which I will continue to participate. I'm an active member of the Architectural Committee, the Civic Affairs Committee, the Clubhouse Committee and the Conservation Club. In an effort to work with the Board, I volunteered to step away from the Member at Large title and to fulfill an overlooked designation. The problem is our Governing Documents require 2 Architectural Chairmen and for years we've only had one. The requirement had been overlooked by all concerned until the last Board Workshop when it was brought up. I agreed to step away from the designation Member at Large to become the co-Architectural Chairman. As I transition from Member at Large to Co-Architectural Chair, I want everyone to know that I'm still here to

champion your cause, whether you are not comfortable with speaking in public, are afraid of retaliation or have an issue that has just never been addressed. Just let me know and I will be happy to take up your cause.

Buildings & Pools: Carl Aleccia. There has been reported by dab Pest Control that we have an infestation of fleas. Please make sure your pets are checked.

Business Information Systems (BIS): Bud

Brown. Happy to report email is now working.

Civic Affairs: Julie Dojiri. Speed Limit Sign: Last month the Torrance Traffic Dept. complied with our request and posted one 25 mph speed limit sign. It is located just north of 229th St. on the inner circle side of Nadine Circle. This sign replaces the Neighborhood Watch sign. Water Use

Requirement: The City Council voted unanimously on August 9th to deactivate Level 2 (activated May 15, 2015) and to reinstate the Baseline (Level 1) of the Water Ordinance. Although restrictions are eased, the city emphasized and cautioned residents that drought conditions still remain in So. California. Jury Duty Scam: On August 11th the TPD posted a community message alerting residents of an increase in this scam. If you suspect a scam, please call the TPD. Words on

Wheels: Principal Librarian of Public Services, Jan Wierzbicki, will present an in-service on Tuesday, Sept. 13th at 1:00 pm in the Lounge. She will explain how NH residents can participate in this free library service. 10th Safest City: Torrance was named the 10th safest mid-size city in the United States!

Clubhouse: Pat Artman. I want to thank the Conservation Club for the gift of four microphones for the Lounge. New picnics tables and chairs were researched and purchased for the picnic area in time for the Labor Day Picnic. The Committee has been working on the 2017 Budget and our inventory, plus capital replacement needs. The Wood Shop key card system is now complete. We are discussing applying the same system for the Ceramics Room.

Condo Code Enforcement: Scott Munro.

Committee met on 8/8 and a lot was covered. Parking tickets are continuing to be issued for illegally parked vehicles. Warning letters have been sent to rule violators. If not taken care of by the date specified, executive sessions will be scheduled. Extended parking pass form has been revised, and it must now be approved by a Board officer. The extension period is one month.

Grounds Maintenance: Linda Crickmore. We've been very busy with work orders and closing them as fast as we can. The gardeners are now mowing every other week as the grass grows faster in the summer than it does in winter. The water is up due to being billed in a 35 day cycle rather than a 28 day cycle. That is the reason for the cost difference. There has also been a change in a Grounds procedure. Since New Horizons was built, it has been the practice of Grounds to plant items residents purchase, and do this for free on company time. I've met with the members of Grounds, and a decision was made to discontinue this practice. The crew is just too busy especially during the summer months to do these special projects. The new practice will now be, if owners want to purchase their own plants, they will still of course have to first submit a Work Request to discuss with the Chairman of Grounds the types of plants that are allowed. They can then hire one of the gardeners to do the work after their shift ends. The cost of these projects will be discussed between owner and the specific gardener they choose to hire. We have also changed the gardeners' calendar to read 9 to 10 days in an area rather than 8 to 9 days. It is not possible for the gardeners to finish each area in the limited amount of time especially with all the other tasks they have to complete during the week. The new calendar is posted on the bulletin board and as usual in the Clubhouse Lobby.

Insurance: Peter Wu. It is budget time. We got the first best estimate from our broker. The insurance cost will increase from \$280,627 to \$312,425, an increase of \$31,798 or 11.3%. The insurance portion of the monthly fee will increase from current \$39 to \$43.4 for 2017. This does not include employee healthcare cost.

Newsletter: Gerry Johnson. We are hoping to replace the computer and copier. We have found it necessary to allow only Newsletter staff to use the copier in the Newsletter office.

Recreation Council: Linda Falzone. I have volunteered to take over as the Chairman of the Recreation Council Committee until the next election. We have three events coming up, and they are Veteran's Day, Employee Holiday Luncheon, and the Board Appreciation Dinner. I will report further as we get closer to each event.

Resident & Orientation (R&O): Jennifer

Haymore. Our R&O Committee could use your Help during the Newcomers Orientation interview meeting, if you speak or translate other languages.

This meeting is a requirement to move into our community. Prospective residents must sign the Rules and Regulations forms of New Horizons, and it may be necessary to clarify for someone in their comfort languages.

We are fortunate to have people living at New Horizons who speak other languages, such as Korean, Japanese, Chinese, et al. The commitment is about one hour. If you can translate and would enjoy helping out, please call me.

Treasurer: Bob Lombardi. I have been very busy with our new budget process and have completed the first round with all the budgeted Directors. I have been working on the new Reserve Study, especially for the new reserves that are needed: plumbing, sewer and fences. These reserves should have been done years ago. I also have been working on the new tankless water heaters for the Sports Center replacement. Our aging and delinquent accounts are good and some delinquent accounts were paid in August and are up to date. I also have been working on trying to solve the reduction of Board Members and we will be having two Town Hall Meetings for the Members.

Secretary: Linda Falzone. Our Office Administrator has updated the emergency contact book in the Board Room and it is available to all Board Directors. She is working together with the Disaster Management Team, and also with the building coordinators to get additional changes updated as soon as they are received. Kelly and Carolyn received a letter of thanks from a Director for the great work they continue to do. I'd also like to report that the Job Descriptions of the Office Administrator and the Bookkeeper have been updated to include all the duties they currently perform.

Vice Chairman: Kathy Lindbergh. As Vice Chairman and Chairman of Personnel I have a duty to New Horizons to report on the performance of the employees and I'm happy to report that they are doing a wonderful job. Kelly has updated and completed a new Emergency Contact Book in the Board Room with the help of Jennifer Haymore, Resident and Orientation. Sumi Imada, Disaster Management, is aware of this and is working with Kelly. Carolyn handles our financial books and is very knowledgeable when asked questions by any Board Member. The Grounds Personnel, Maintenance Personnel, and Painters are following their daily schedules to ensure NH is looking beautiful and doing all the repair work with the direction of the Chairmen that head their duties.

I heard a complaint about a balcony that was being redone, building 517, which had a motion submitted for payment last month. This balcony was in dire need of repair. I talked to two residents of that upper unit (B) and I was informed the repair was requested by the residents because it was cracking, peeling and dangerous. The resident told me that they were never inconvenienced and that they were not stranded in their units as reported incorrectly by a Board member. Tony said this was a dangerous situation, that the balcony repair was needed for a long time, and he had also discussed it with two Chairmen. The resident reported that the balcony now has a rough surface, is hard to clean, but knows it is safe and not slippery when wet.

Residents will have sufficient time to be prepared when work is to be done (i.e., deck flooring, painting, etc.) and they will not be stranded in their units.

Chairman – Gary Smith. Work Requests submitted to the office are date-stamped, logged into the system, then turned over to the Committee Chairperson. If you fill out the top of the form you will get a copy returned to you. You can call the office for a status update; we can trace your Work Request by your address. There is no need to submit a duplicate Work Request. The Office Administrator forwards to the Directors monthly reports of any open requests.

The coyote traps have been removed. Chairman spoke with the City Animal Control rep who surveyed our area in July. He stated we have too much open space in our area. They walked through the grounds and noted areas we can cut back. We are doing everything we can. We are working with the City, and they are more cooperative now than in the past.

Open Forum

Adjourn Meeting. There being no further business, the meeting adjourned at 3:40 pm.

Next Meetings:

The next monthly Board Workshop Meeting: Wednesday, September 14, 2016 @ 2:00 pm, Lounge.

The next monthly Board Meeting: Wednesday, September 21, 2016 @ 2:00 pm, Town Hall
These minutes were approved by the Board of Directors.

Linda Falzone, Secretary

TRAVEL NEWS

The La Brea Tar Pits is one of the world's most famous fossil localities, and it is right here in Los Angeles. The adjacent museum displays Ice Age fossils – including saber-toothed cats, dire wolves and mammoths – from 10,000 to 40,000—year-old asphalt deposits. An added plus is that every day visitors can watch the processes of paleontology inside the glass enclosed Fossil Lab. That is where scientists and volunteers prepare fossils including “Zed” a recently discovered male Columbian mammoth. Outside the museum, in Hancock Park, the Pleistocene Garden and iconic life-sized replicas of extinct mammals depict the life that once grew, and roamed, in the Los Angeles Basin. Our bus will take us there on Saturday, October 22. The cost will be \$25.00 per person. Lunch will be on your own. Bus will leave at 10:00am

Questions? Comments? Call Ed Reilly at [\(310\) 326-4710](tel:3103264710) or Sharon Rose at [\(310\) 539-0811](tel:3105390811).

Comfortable shoes recommended.

IT'S BOCCE BALL TIME AGAIN!

**Thursday, October 6th
1:00 PM Picnic Area**

By popular demand, the Conservation Club will host our 2nd tournament. All residents are invited to come out and join us. Whether you come to play or to root for your favorite player, an afternoon of fun is guaranteed.



Don't know how to play? It's easy and we'll teach you. Can't find a partner? No problem, we'll match you up.

\$2 entry fee per player

50/50 Drawing

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Julie Dojiri, Conservation Club Chair

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MEN'S GOLF 9/21

Beautiful but humid day on the links, but that didn't bother Saburo Fukuchi who got a hole-in-one on the 3rd hole and took home all the money.

	LOW GROSS	LOW NET
A FLIGHT		
Suburo Fukuchi	51	46
Bruce Kenney	54	48
Larry Neville	52	48
B FLIGHT		
Jack Maranian	55	46
Ralph Dilibero	60	48
Hole in One: Suburo Fukuchi		

Submitted by: Bob York

WOMEN'S GOLF 9/22

Beautiful weather. 14 ladies came out to play today! Yay!! High score today was 88. So glad to have Soon Rim back after breaking her arm in two places. Welcome back!!

	LOW GROSS	LOW NET
A FLIGHT		
Kay Mori	56	
Phyllis Mathis		50
B FLIGHT		
Barbara Bowman	60	
Norma Mauer		46
C FLIGHT		
Margaret Rodman	65	
Marge Frye		71
Hole in One: None Free Play Margaret Rodman		

Submitted by: Ricki Decker & Sumi Fukuchi

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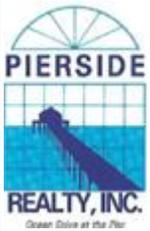
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<u>22637 B Maple Av</u>	2B/2Ba upper end unit. 950sf	\$349,900
<u>22950 A Nadine Cr</u>	2B/2Ba lower end unit on 3 rd green 950sf	\$449,000
	SOLD	
<u>22821 A Nadine Cr</u>	2B/2Ba lower end unit 1117sf	\$430,000
<u>23022 Nadine Cir</u>	2B/2Ba end unit "bungalow" condo 950sf	\$449,000
<u>22947 A Nadine Cr</u>	2B/2Ba deluxe lower end unit 1117sf	\$460,000
<u>22913 B Maple Av</u>	2B/2Ba upper end unit 950sf	\$380,000



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OCTOBER 2016 Draft

Water Aerobics 10:00 am

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	
	HOA FEES DUE \$316.00					1
2 1:00 pm "Getting to Know You", Lounge	3 NO NEWSLETTER THIS WEEK 10:30 am Bridge Club 11:00 am Grounds Maintenance Mtg. 2:00 pm Insurance Mtg.	4 9:00 am Ceramics 10:00 am Personnel Mtg. 10:45 am Exec. & Rules 1:00 pm Clubhouse 1:00 pm Scrabble, Card Rm. 2:00 pm Civic Affairs	5 8:00 am Men's Golf 6:30 pm Golf Com. Mtg.	6 8:30 am Ladies' Golf 1:00 pm Bocce Ball 7:00 pm Travel Club	7 9:00 am Recyclables 1:00 pm Sit N' Knit, Lounge	8 3:00 pm Magic & Music CIC Presentation
9 1:00 pm "Getting to Know You", Lounge	10 10:00 am Insurance Mtg. 10:30 am Bridge Club 1:30 pm Condo Code "Columbus Day"	11 9:00 am Ceramics 10:00 am Picnic Fun Club -Lounge 1:00 pm Scrabble, Card Room 6:30 pm BUNCO, Lounge	12 8:00 am Men's Golf 10:30 am Residents & Orientation Mtg. 2:00 pm Board Workshop Lounge	13 8:30 am Ladies' Golf 10:00 am "Picnic Fun Club" Mtg. 2:00 pm BINGO Town Hall	14 1:00 pm Sit N' Knit, Lounge	15 9:00 am Golf Club Championship Tourna- ment
16 1:00 pm "Getting to Know You", Lounge	17 NO NEWSLETTER THIS WEEK 10:00 am Newsletter 10:30 am Bridge Club 1:00pm Conservation Club *GCCT, TBA	18 9:00 am Ceramics 11:00 am Architectural Meeting 1:00 pm Scrabble, Card Room	19 8:00 am Men's Golf 2:00 pm Board Meeting Town Hall	20 8:30 am Ladies' Golf	21 1:00 pm Sit N' Knit, Lounge	22
23 1:00 pm "Getting to Know You", Private Party	24 10:30 am Bridge Club	25 9:00 am Ceramics 9:30 am Bldgs. & Pools Mtg. 1:00 pm Scrabble, Card Room	26 8:00 am Men's Golf 7:00 pm CIC Mtg. 50/50 raffle	27 8:30 am Ladies' Golf	28 7:00 am Employee Safety Meeting 1:00 pm Sit N' Knit Lounge	29
30 1:00 pm "Getting to Know You"	31 			GCCT: Golf Club Championship Tournament		