



NEW HORIZONS

WEEKLY NEWSLETTER

*The Official Publication
for the Board of Directors,
Residents and Owners*

WEBSITE: www.nhsb.org

November 29, 2013

E.MAIL: newhorizonsnews@yahoo.com 22727 Maple Ave. Torrance CA 90505 Phone: 310 325-3080

EDITOR: Jacob Aslay 310 325-3080 (Office) Fax # 310 325-8926 AD. MGR.: Paul Cohen 310 325-3080 (Office)

Important news.

1. No newsletters on December 27, 2013, and January 3, 2014.
2. Starting January 2014, the HOA fee will be \$284.00/month
3. Petition for election nomination ends on January 15, 2014



**HAPPY
THANKSGIVING!**

*To all who live or work at
New Horizons, and to their
families.*

Dear home owners, residents, and especially, board members. Bring your concerns, comments and your observations to the newsletter, and most important, come to the board workshops and board meetings. (Dates and times shown in each month's calendar.) Ask questions of your committee members. They have volunteered to serve you.

The newsletter is yours, and you are paying for it. (Nothing is free in this life.)

If you are a newcomer, and don't receive newsletters, come to the newsletter office and fill out the form. Your request will be taken care of immediately.

Editor.

Update on SmartHOA

Submitted by Gail Standley, Board Secretary

We are proceeding with the 30 Day Free Trial of SmartHOA. We will be changing some of the headings and reports to conform more closely to our nomenclature. In the near future we will be providing YOU access to the Homeowner Portal and will need your email addresses in order to send you an invitation with a login and password so that you can access the website. Please complete the form below and hand it in to the office or email the information to: nhofficeadmin@earthlink.net.

Name: _____
Unit#: _____
Address: _____
Email Addr. _____

CIC HOLIDAY GATHERING

By Phyllis Mathis

On December 11 at 6:00 p.m., the members of the Condominium Improvement Club are holding their annual holiday celebration and want to invite all those New Horizon residents who have been thinking about joining but haven't gotten around to it. In addition, we especially welcome those who have been working hard to produce the new Directory, those gathering addresses and telephone numbers and the yellow page busy "Bees." (Everyone is enthusiastic about how well the directory is coming.)

Come and greet the holiday season!! Finger foods and beverage of your choice are welcome.



New Horizons Election 2014

There will be eight seats open for the New Horizons Election on March 11, 2014. 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 a Volunteer Board of Directors we encourage all owners to consider their talents, background and work experience which could 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 other opinions but make their decisions on what is best for all of 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.

Irma Maggio Election Commissioner

NEW HORIZONS – SOUTH BAY ASSOCIATION 22727 Maple Avenue, Torrance, CA 90505 310-325-3080

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; and 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 for a full 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 _____, 20 _____.

Signature of Candidate

CONSERVATION CLUB CORNER

Next Recyclables Pick-up

Friday, December 5th 9:00AM

Please have your newspapers, CRV bottles, and aluminum cans out by 9:00 AM. Starting January, we will be recycling CRV bottles and aluminum cans only.

Conservation Club Meeting

Thursday, December 5th 1:00 PM Lounge

Come and be part of the Conservation Club as we begin a new and exciting phase. We would love to hear your ideas. Refreshments will be served.

Julie Dojiri, Conservation Club Chair

* * * * *

Men's Golf Club results for 11-20-13

We had another small turnout of 10 players and 3 guests. This is also the first round of matches for the Men's Club Match Play Championship.

Two of the matches went down to the 18th hole and the third went to extra holes.

A Flight - One flight only

Low Gross - Gene Aurand - 51

Low Net - Fred Koblizek - 56/48

Larry Neville - 53/48

The results for the first round of competition for the Match Play Championship;

Gene Aurand - 2 up over Jim Kenny

Larry Neville - 1 up over Jim White

Al York - 1 up over Steve Spolidero (2 extra holes)

The results of the other matches are TBD.

The Men's Club Christmas Tournament date will be held on December 19, 2013.

This is last change to that date. We are trying to accommodate everyone's social schedule.

The format as usual is a mixed foursomes with a full lunch and beverages, 50/50 raffle (bring \$\$), entertainment and cash prizes.

There will also be individual low gross and net competition. Three flights for Men and Women, maybe a guest flight.

Please sign up as early as possible.

TRAVEL CLUB UPDATE. 11/29/2013 by Ed Reilly, Club New Horizons Chairman Phone: 326-4710

Fifty intrepid travelers from the travel club just returned from another great trip to Laughlin, Nevada. The trip was called a Laughlin Getaway and that is exactly what it was - three fun-filled days along the banks of the Colorado River. This year we elected to stay at the Edgewater Hotel and Casino. We normally would have stayed at the Riverside Hotel but everyone wanted to check out another venue, hence the Edgewater. As hotels go, it was alright. The rooms were newly refurbished which was nice, but I really didn't see a lot of other changes from the Riverside. One thing I did miss was the in-house movie theater. But that was minor. Unfortunately, there weren't many big winners this trip, but one of our folks did win \$500.00! That's big in my book. Of course we played Bingo on the bus both going and returning. It helps make a long trip seem shorter. I saw a number of our folks taking advantage of the outlet center which was right across the street. The shopping was good and it wasn't crowded. All-in-all it was a good trip. The weather was nice, and there was enough activity to keep everyone busy. I heard some folks say that we ought to make this trip twice a year, instead of only once. We'll have to put that to a vote at our next club meeting. Hmmm, maybe Las Vegas?

Our next trip will be fun. On December 8 we will be taking in a "Sinatra Christmas. Las Vegas star Henry Prego, of "The Rat Pack is Back" and London's West End hit "The Rat Pack Live from Las Vegas," where he performed in the role of Frank Sinatra, comes to the Encore Theater this holiday season with a new Holiday show, "A Sinatra Christmas." Appearing with Henry will be Alonzo Saunders, a multi-talented singer and dancer who has starred on Broadway and also London's West End, where he performed in the role of Sammy Davis Jr. In addition, the very funny comedienne Frances Dilorinzo will be there along with singers and dancers in a dazzling celebration of holiday cheer culminating into a Christmas special reminiscent of the glory days of American culture." Again, we see the Matinee show on Sunday December 8. The cost is \$99.00 per person. This trip is full with wait list only.

We are already looking forward to next year. Our trip in January is entitled, "Titanic: The Experience." and "Bodies: The Exhibition." It is really two attractions in one. "Titanic" features over 250 authentic artifacts from the wreck site. Using these artifacts as well as recreations of some of the ship's most famous rooms, and interaction from actors portraying passengers and crew members, we will be able to experience the story of Titanic like never before. Lunch will be at Knott's Berry Farm where we will be treated to Mrs. Knott's famous fried chicken, tossed green salad, homemade mashed potatoes and gravy, buttermilk biscuits and boysenberry pie (or sugar-free apple pie), coffee, or iced tea. After lunch we will be seeing a new exhibition entitled "Bodies." This different excursion is a world renowned experience that provides an opportunity to see inside carefully preserved and anatomical specimens like never before. These specimens are respectfully presented giving visitors the opportunity to view the beauty and complexity of their own organs and systems. Seen by more than 20 million visitors worldwide, "Bodies: the Exhibition," has changed the way we see ourselves. It is designed to enlighten, empower, fascinate and inspire. The date is Saturday, January 11, 2014. The cost is \$83.00 per person with 38 or more passengers, or \$93.00 with 29-3. The signup sheet is on the board. Hold off submitting checks until we determine how many are interested.

New Listing

23010 Nadine Circle #A. 3 bedroom and 2 baths, 1,117 sq. ft. This unit is located in the inner circle. All windows and doors have been replaced with vinyl dual pane. Not far from the sports center. Listed at \$370,000.

Sales Pending

22927 Maple Ave. Bungalow 1 Bedroom plus convertible den, 1.5 Ba, 967 sq. ft. This unit is in a super location with lushly landscaped grounds and located adjacent to the main club house. Showings are by appointment only. \$380,000.

23025 A Maple Ave. 2 Bedrooms, 1.5 Ba, 950 sq ft. This unit has upgraded kitchen with new counter tops and appliances. Freshly painted and new carpeting \$320,000.

Closed Sales Since Jan 1

23005 B, 22631 Maple, 22724 A, 22823 B, 22926, 22618, 22843, 22679 A, 23063A, 22943A, 22932 A Nadine Cir.

For Rent

22715 A Maple Ave. On the 9th Green of the Golf Course with views of the Water Fall. Lower 2 Bedroom, 1 bath Condo. Condo has been modified for handicap person with wheel chair. The doors have been widened and the bathroom modified so shower is accessible for a wheel chair. Hardwood flooring throughout \$1850

Condo's Wanted

2+Den Bungalow - DESPERATE-All Cash
Lower 2 bd + den

Richard St. Amant

DRE #01123646, Email: R.StAmant@hotmail.com

Web site: liveatNewHorizons.com

Prudential CA Realty

23530 Hawthorne Blvd #100

Torrance, CA 90505

310-989-7700

Nick Blaney

New Horizon's Resident Realtor

Tel: 310 386-5415

Email: nickblaney@yahoo.com

Ogawa Realty DRE # 01377354



In Escrow : 22829 Nadine Cir "B"

Closed Sales in 2013:

22711 Maple Ave B 22483 Nadine Cir A

23053 Nadine Cir A 22735 Nadine Cir B

22911 Maple Ave B



IN ESCROW: 22829 B Nadine Cir.

CLOSED SALES 2013

22711 B Maple Ave., 22827 B Nadine Cir.

23048 B Nadine Cir. 23037 Nadine Cir.

22919 B Maple Ave., 22953 A Maple Ave.

22735 B Nadine Cir. 22911 B Maple

These are all Owner Occupied

Call Gerry Johnson 310-387-4474

DRE #00524342 N.H. Resident Owner



LINDA FALZONE

DRE # 01409533

New Horizons Resident Owner

Amber Realty

Direct: (310) 748-9901

Email: Linda.Falzone@C21.com

Recently Sold

22815 B Nadine 1Bd + Den, 2Ba, 1117 sq ft \$357,000

22677 Nadine Bungalow 2 Bd, 2Ba + Den, 1117 sq ft \$350,000

22919 A Maple 2Bd 2Ba, 950 sq ft \$340,000

Please call me to view all available properties



Reverse Mortgages

FREE Information & Consultations

Expert in New Horizons (310) 920-7610

Brad Dela Cruz NMLS # 582941



BE WORRY FREE

Have a Positive Experience. Personal Service in Buying, Selling or Leasing. Call Now!!

Alice Michelson (310) 530-8615

Porterfield Realty (424) 247-8750

Western Memorial Service Corporation

Representing

INGLEWOOD CEMETERY MORTUARY

3801 W. Manchester Boulevard

Inglewood, California 90305

FD Lic #1101

José Salgado

Pre-Need Counselor

Cell (310) 679-5214

LIC # OH67514



COMPANIONS, PRIVATE DUTY, IN HOME CAREGIVING SERVICES

*Affordable rates! * Short/Long term care *Morning, Mid-day, Evening shift * Live in care *BONDED, LICENSED & SECURED*



Call us now at:

(888)360.2676 (310)784.1838

25202 Crenshaw Blvd. S218, Torrance, 90505



KAY MORI REALTY

LEASED

B unit 950 sq ft nicely remodeled

2 bdrm & 1.5 baths \$1,630/mo

MOST WANTED: Bungalow~For Rent or For Sale

Kay Mori, Certified Probate Real Estate Specialist 310-218-3855



Looking ! Searching ! Looking !

For largest bungalow

Away from main Streets

Fully funded highly motivated buyer

Call Nick Blaney for confidential details



CALL Nick 310-386-5415

DRE #01377354
Ogawa Realty

Resident broker has pre-qualified buyer for a bungalow - will pay a finders fee.

Jim Hamilton, 310 326 9043

HOUSECLEANING OR CAREGIVER
VERY AFFORDABLE RATES
 Reliable European lady, for housecleaning or caregiver, meal preparation, Dr. appt., etc. (Have Elder Care certificate.) References upon request. Lives in New Horizons neighborhood. Call 310-539-0239 ANNE

Looking to buy your used car for cash.
Free appraisal. I will come to you.
Call Brad Hart at 310-930-6104

CALL GARY THE PLUMBER
 for **ALL** your plumbing needs (310) 320-9384
 24 Hour Emergency Service - Discounts for N. H. residents
GOLDEN STATE PLUMBING & HEATING

For sale. Pine cabinet, 67" tall, 17¹/₂ wide, 14" deep. Unfinished, 5 shelves. \$ 40. 310-325-4645

WINDOW CLEANING, Jimmy M. 14 yrs. exper.
 \$45.00 upper units int. & ext.
 \$35.00 lower units int. & ext.
 \$2.50 discount on Tuesday.
 Call Jimmy at (310) - 591-4454

THE BAY KING - Dual-paned vinyl windows & doors. Small family owned business. Quality product for a very reasonable price. For free estimate and referrals, please call Lindy at 310-387-9730. Licensed contractor #842612.

Lost and Found
 Left in Gym about 3 weeks ago, men's navy blue nylon jacket, Nike brand.
 310 325 4645

FEET HURT? Home calls are available.
 Our gentle type of care can help. We accept Medicare and have cash discounts **All South Bay Footcare**
 23365 Hawthorne Blvd Suite 101 Torrance, CA 90505
Call 310 326-0202

Reliable Female Caregiver
 Assisting the elderly & disabled. 17 yrs. Experience. Assist in meal preparation, personal care, doctor appointments and light housekeeping, etc.
Quinn, 310-921-0524

CARPET CLEANING
\$ 99.00 Special for New Horizons residents.
Call Lance (310) 370-8672
27 years experience

COMPLETE CARPET & UPHOLSTERY SERVICE
BRITE SINCE 1945
 UPHOLSTERY WATER DAMAGE FLEA CONTROL ODOR CONTROL
 TRUCK MOUNTED STEAM CLEANING SYSTEM
 Tile & Grout Cleaning
 • Senior Discount • (310) 675-8600
OWNER - FRED MATHER (877) 50-BRITE

HOME HEALTH DEPOT
Medical Equipment and Supplies
We rent hospital beds, wheelchairs and scooters
 • Scooters • Commodes
 • Walkers • Lift chairs
 • Oxygen • Bath safety
 • Power wheelchairs • Foot pain?
(310) 891-1954
 2059 Pacific Cst. Hwy., Lomita, CA 90717

RANDY'S PLUMBING
"We Know New Horizons"
 Serving Your Community Over 10 Years
 • Complete Repair Service
 * Sewer & Drain Cleaning Service
 * Kitchen Drain Separation Experts
 * Water Heater Repair & installation
 * Garbage Disposal Installation
 * Bath & Kitchen Faucet Installation
 * Bath Sink & Counter top Installation
 * New Kitchen Sink Installation
\$\$\$ 10% DISCOUNT TO YOUR COMMUNITY \$\$\$
Call 310/320-7500
Emergency 320-0718 Evenings & Weekends

King Shabu Shabu
FRESH, QUALITY, HEALTHY, AND FUN....
 "Japanese comfort food gets royal treatment at King Shabu Shabu!"
 3525 Pacific Coast Hwy
 Torrance, CA 90505
 (310) 539-5464
www.kingshabushabu.com
 Alex See - co-owner

BILL BRYSON, APPLIANCE SPECIALIST
Providing appliance repair service 6 days a week for all domestic brands of kitchen and laundry equipment, garbage disposals and bath room fans. Serving New Horizons since 1978. Call Bill at (310) 567-8957

Need a Notary Public ? ?
Call Elaine Trovato at (310) 339-4568
\$ 10 per signature
New Horizons resident

HANDYMAN - N.H. owner & N.H. resident
Paint, elec., tiles, screen and safety doors,
safety bars. Call Rich Stoffer, (424) 263-2636

BRYAN SAMPSON IMPROVEMENTS
Home Repair and Remodeling - Painting, Plumbing, Electrical, Flooring, Tiling & Patching. Custom baths and kitchen remodels. No job too small. Work guaranteed. Complex referrals.
Free estimates. Lic.# 755674 Bonded & Insured
Call 310 -326-5066 or 310-408-7021 (cell)

Dear Readers:

New Horizons is an owner managed Association. We encourage all owners to compare results of this policy - very low association fees, healthy cash reserves and high resident satisfaction - to any other condominium in the area.

Nevertheless, sound management guidelines are just as applicable. There are good points in the article below. Here is the article. (Editor)

David Brock, owner of a Pasadena management firm, sent this to Kelly Richardson*, a lawyer specializing in HOA law, recently. Brock's perspective as a highly credentialed (PCAM) manager is unique -- a view from the trenches. If you ever wondered what your manager would like to say to you (if you allowed them to), consider his ten points, with his comments added after each.

If I were President of the HOA Board:

1. I would serve only with a full Board of people who understand and accept their role. Unhealthy understanding of the volunteer director role can lead to an unhealthy board.
2. I would expect that all board members take on a specific task and do it well. Everybody on the board should have a role. Spreading the workload helps avoid burnout and discouragement.
3. I would hold 10 meetings a year, and they would last no more than 75 minutes, and be productive and enjoyable. I love this one as a goal — longer meetings wear people out — both the board and the residents.
4. I would hire the best vendors with the best insurance and the best track record and expect the best results. Sometimes boards focus so much on the bottom line that they get less than bottom line quality.
5. I would faithfully follow the recommendations of the Reserve Study. So many associations hurt themselves by not depositing money to offset the ongoing deterioration of aging components of the property. Boards not following the reserve study expert's recommendations are also wasting the expense of the study, and leaving the HOA exposed to special assessments.

6. There would never be a Special Assessment. Many special assessments are the result of an association not properly planning through funding its reserves.

7. I would not communicate (by email or otherwise) about HOA business with Board members, the Association Manager or owners between meetings, unless it was an absolute emergency. The law no longer allows directors to discuss HOA business via email.

8. I would expect Board members to come to all meetings having read the material provided to them a few days prior to our meetings. Prepared directors make for more effective (and shorter) meetings. Insist your manager give you the board packet before the meeting -and make sure you read it.

9. I would not tolerate special favors to anyone or exceptions to the Association policies unless absolutely justified and documented. Fairness and equal treatment are signs of a healthy association.

10 I would encourage owners to attend Board meetings to address their issues. I don't want to be a Board member between meetings. It's my home too.

At this one, I can hear all HOA directors cheering. You're not on the clock between meetings. Train directors to do their deliberation in the meetings, and train your neighbors to inform you using open forum.

No Association is perfect. But too many Associations are a great distance from that mark. While the above does appear extremely ideal, it is to express hope that leading your association can be done differently and with much better results. It is not expected that changes can occur easily or overnight, but change will never occur without taking small steps forward.

Thanks David for your perspective. Zig Ziglar once said: "If you aim at nothing, you will hit it every time."

** Partner of Richardson Harman Ober PC, a law firm known for community association advice. Send questions to KRichardson@RH0pc.com. Past columns - www.HOAHomefront.com. All rights reserved® 2013.*

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 1 pm Getting to Know You 1:30 PM Board Lounge Maint. \$276.00. Due	2 10:30 am Bridge club 11 am Grounds maint. mtg. 3 pm Rec. Council 6:45 pm Line Dancing Xmas party	3 9 am ceramic work shop 10 am Exec. & Rules mtg. 10:30 am Personnel mtg. 10:45 am BIS 1 pm Scrabble 3 pm Civic Affairs 3:30 pm Clubhouse Mtg.s	4 8 am men's golf 10:15 am Residents & Orientation mtg. 6 pm golf committee party - lounge	5 8:30 am Ladies Golf 1 pm Conservation Club mtg. 7 pm Travel Club	6  Recyclables Pickup 1:00 pm Sit 'n Knit Lounge	7 12 - 3 pm Bridge Party Town Hall
8 11:30 am SINATRA Christmas - travel club 1 pm Getting to Know You - Lounge	9 10:30 am Bridge club 10:30 am Insurance mtg. 1:30 pm Condo Code mtg.- Lounge 6:45 pm Line Dancing	10 9 am Ceramic work shop. 1 pm Scrabble Card Rm. 6:30 pm Bunco Lounge	11 8:00 am Men's golf 6 pm CIC Holiday Party - Come all! 1:30 pm Board Workshop mtg.	12 8:30 am Women's Golf 2 pm Bingo, Town Hall	13 1:00 pm Sit 'n Knit Lounge	14
15 1 pm Getting to Know You - Lounge	16 10:30 am Bridge Club 9:30 am Architect'l Mtg. 1 pm Scrabble 1 pm silver Belles	17 9 am Ceramic workshop 9:30 am Architect'l Mtg. 1 pm Scrabble 1 pm silver Belles	18 8:00 am Men's golf 3pm Board Meeting	19 9 am - 2 pm Men's golf club Xmas Tourney and lunch party. Photos at 8:30 Newsletter Calendar Deadline for January 1 pm Bingo	20 11:30 am Employees' Appreciation Luncheon No newsletter for 2 weeks	21
22 1 pm Getting to Know You - Lounge	23 10:30 am Bridge Club	24 9 am Ceramic workshop 9:30 am Building.& Pools. 1 pm Scrabble Lounge	25 8 am Men's Golf Merry CHRISTMAS!	26 8:30 am Women's Golf	27 7:00 am Employee Safety mtg Town Hall 1 pm Sit 'n Knit Lounge	28
29 9 am Monthly golf tournament 1 pm Getting to Know You - Lounge	30	31 9 am Ceramic workshop 8 pm NEW YEARS' PARTY!!	Peace on Earth and goodwill to all. * * * * * Have a happy, healthy New Year!			

Plaza • Del • Amo • Animal • Hospital



**25% OFF
on Medical
SERVICES**

Visit Us at Our New Location:
3430 Fujita Street, Torrance
 (1 blk No. of Torrance Memorial, off Early St.)

Call for Appointment & Information **(310) 530-5511**
Hospital Office Hours:
 7 am - 7 pm Mon - Fri, 8 am - 4 pm Sat

J. McKeeve Plumbing, Inc
Sewer & Drain Cleaning
 STATE LIC. #676755
 RESIDENTIAL • INDUSTRIAL • COMMERCIAL

(310) 517-1804
24 HR SERVICE PROVIDED

For All of Your Plumbing and Drain Cleaning Needs
 10% Discount for New Horizons Residents



DATED MATERIAL

Halverson Stone & Myers Mortuary FD-960
 1223 Cravens Avenue • Torrance, CA 90501
(310) 328-1223
 www.HALVERSONSTONEMYERS.COM 

Funeral Plans • Cremation • Pre-planning

WE ARE COMFORT KEEPERS®

**In-Home Care That Is
Beyond Compare**  **Comfort
Keepers**

At Comfort Keepers®, we provide in-home care that helps seniors live happy, independent lives in the comfort of their own homes. Our *Comfort Keepers*® help keep minds, bodies and lives active, happy and healthy. All *Comfort Keepers* are carefully screened, bonded, and insured for your peace-of-mind.

310-325-6500
 25124 Narbonne Ave., Suite 102
 Lomita, CA 90717

- Companionship
- Meal Preparation
- Incidental Transportation
- Light Housekeeping
- Personal Care
- Toileting, Incontinence Care
- Bathing, Grooming
- Mobility Assistance



© 2011 Comfort Keepers, Inc. All rights reserved. Franchise Fee: \$1211.00

WWW.COMFORTKEEPERS.COM



Current Resident or

PRESORTED STANDARD
 US POSTAGE
 PAID
 TORRANCE, CA
 PERMIT #307

NEW HORIZONS 

South Bay Association
 22727 Maple Avenue
 Torrance, CA 90505