



# NEW HORIZONS

## WEEKLY NEWSLETTER

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

WEBSITE: [www.nhsb.org](http://www.nhsb.org)

November 29, 2013

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### 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](mailto: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 5<sup>th</sup> 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 5<sup>th</sup> 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 9<sup>th</sup> 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](mailto:R.StAmant@hotmail.com)

Web site: [liveatNewHorizons.com](http://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](mailto: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](mailto: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



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**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](mailto:KRichardson@RH0pc.com). Past columns - [www.HOAHomefront.com](http://www.HOAHomefront.com). All rights reserved® 2013.*

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>1</b> 1 pm Getting to Know You 1:30 PM Board Lounge <b>Maint. \$276.00. Due</b>	<b>2</b> 10:30 am Bridge club 11 am Grounds maint. mtg. 3 pm Rec. Council 6:45 pm Line Dancing Xmas party	<b>3</b> 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	<b>4</b> 8 am men's golf 10:15 am Residents & Orientation mtg. 6 pm golf committee party - lounge	<b>5</b> 8:30 am Ladies Golf 1 pm Conservation Club mtg. 7 pm Travel Club	<b>6</b>  Recyclables Pickup 1:00 pm Sit 'n Knit Lounge	<b>7</b> 12 - 3 pm Bridge Party Town Hall
<b>8</b> 11:30 am <b>SINATRA</b> Christmas - travel club 1 pm Getting to Know You - Lounge	<b>9</b> 10:30 am Bridge club 10:30 am Insurance mtg. 1:30 pm Condo Code mtg.- Lounge 6:45 pm Line Dancing	<b>10</b> 9 am Ceramic work shop. 1 pm Scrabble Card Rm. 6:30 pm Bunco Lounge	<b>11</b> 8:00 am Men's golf 6 pm <b>CIC Holiday Party</b> - Come all! <div style="border: 1px solid black; padding: 2px; display: inline-block;">                         1:30 pm Board Workshop mtg.                     </div>	<b>12</b> 8:30 am Women's Golf 2 pm Bingo, Town Hall	<b>13</b> 1:00 pm Sit 'n Knit Lounge	<b>14</b>
<b>15</b> 1 pm Getting to Know You - Lounge	<b>16</b> 10:30 am Bridge Club 9:30 am Architect'l Mtg. 1 pm Scrabble 1 pm silver Belles	<b>17</b> 9 am Ceramic workshop 9:30 am Architect'l Mtg. 1 pm Scrabble 1 pm silver Belles	<b>18</b> 8:00 am Men's golf <div style="border: 1px solid black; padding: 2px; display: inline-block;">                         3pm Board Meeting                     </div>	<b>19</b> 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	<b>20</b> 11:30 am <b>Employees' Appreciation Luncheon</b> No newsletter for 2 weeks	<b>21</b>
<b>22</b> 1 pm Getting to Know You - Lounge	<b>23</b> 10:30 am Bridge Club	<b>24</b> 9 am Ceramic workshop 9:30 am Building.& Pools. 1 pm Scrabble Lounge	<b>25</b> 8 am Men's Golf <b>Merry CHRISTMAS!</b>	<b>26</b> 8:30 am Women's Golf	<b>27</b> 7:00 am Employee Safety mtg Town Hall 1 pm Sit 'n Knit Lounge	<b>28</b>
<b>29</b> 9 am Monthly golf tournament 1 pm Getting to Know You - Lounge	<b>30</b>	<b>31</b> 9 am Ceramic workshop 8 pm <b>NEW YEARS' PARTY!!</b>	<p style="color: red; font-size: 1.2em;">Peace on Earth and goodwill to all.</p> <p style="color: green; font-size: 1.2em;">Have a happy, healthy New Year!</p>			

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