



JANUARY 13, 2021
NEW HORIZONS NEWSLETTER
 The Official Publication
 For the Board of Directors,
 Residents and Owners.

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

Website www.nhsb.org

Email: nhnewsletter@yahoo.com

Co-Editors:

Judy Patten & Sandy Spann

(310) 325-3080

WEEKS AT A GLANCE

Thur. Jan. 14		No Events
Fri.. Jan 15		No Events
Sat Jan 16		No Events
Sun, Jan17		No Events
Mon.Jan. 18	2:00 pm	Conservation Club
Wed. Jan 20	2:00 pm	Board Meeting
Thurs. Jan. 21		No Events
Fri. Jan. 22		No Events
Sat Jan. 23		No Events
Sun. Jan 24		No Events
Mon. Jan 25		No Events
Wed.. Jan. 27		Newsletter
Thurs. Jan. 28		No Events

- **Association Ballot:** The Association will be sending a ballot to reduce the Board for the 2022 Election.
 - **Ballot Timeline:**
 - **January 28, 2021:** Voter List Correction Deadline.
 - **February 5, 2021:** Ballot for lowering the number of Board members will be mailed.
 - Meet the Candidate Night is **cancelled**.
 - The 4 Nominated Board Members will be seated.
- March 9, 2021: Voting Deadline and Ballot-Counting & Annual Meeting**

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

WELCOME HORIZON MANAGEMENT



New Horizons South Bay is starting the new year with a management team to handle our ever-expanding community needs. We have used Horizon Management for our association accounting and monthly assessment fee collection. We are now expanding their services to include processing our work requests and handling resident's 24/7 calls. They are familiar with our needs and are going to assist us with 21st Century software, keeping track of what residents need, identifying who can properly provide the services they need and monitoring the work requests from beginning to end. This will allow the Board members to oversee their department requests.

We hope everyone is adjusting to the new arrangements. You can always call the New Horizons office for assistance with residents' needs.

Attached is the letter sent to all Owners via email at the end of the year. Looking forward to better serving our community.

NOTES FROM THE CHAIR

From the desk of:



Happy New Year 2021 to all!

- **Horizon Management:** We welcome Horizon Management as our full management support. Please be patient as we transition to a new way of processing work requests. Please sign up for access to Caliber. It is an easy way to create a work request as well as check your balances and pay your HOA.
- **Covid-19 Update:** There are 15 residents that have reported testing positive. Many of our residents have been called by contact tracers, informing them they should all be quarantined to minimize the spread. Please stay vigilant in your trips outside of your home. The numbers are increasing in Torrance. Wearing a mask, social distancing and frequently sanitizing your hands are musts.
- **Staff:** Our staff is reduced to 9 due to illness. We are reshuffling staff from painting to gardening to keep up with routine upkeep. Please be patient. We are juggling to keep ahead of the community needs.
- **Clubhouse Visits:** The Clubhouse is closed due to Covid-19. If you need anything from the office, please call and make an appointment. We will accommodate your needs and keep Covid-19 protocols in place. Please contact Lynette via email Lynette@NHSB.org or call the office 310-325-3080

Newsletter Volunteers

We are looking for help in the Newsletter office. If you want to get involved and help our Newsletter, please call the office **310-325-3080**.

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NEW HORIZONS SOUTH BAY



DRIVING INSTRUCTIONS: The Complete Adult Recreation and Garden Home community is located on Sepulveda Boulevard between Crenshaw and Hawthorne in Torrance. Phone 325-6161. **A RAY WATT/RICHARD MEINE Development.**

SOUTH BAY HISTORY: NEW HORIZONS IN TORRANCE AMONG THE FIRST WAVE OF CONDO DEVELOPMENTS IN CALIFORNIA

Empty lots, once plentiful in the area, were being snapped up right and left for developers of residential and commercial projects.

Standard Oil owned one such chunk of land in Torrance, about 200 acres southwest of the corner of Sepulveda and Crenshaw Boulevards, which was known as the Marble Fee tract.

It once was one of the city's largest oil fields, but production decreased over the years. Calling the remaining derricks eyesores, the city mandated that they be removed in the early 1960s. The area served as little more than surplus land to Standard by 1961.

Developers soon came knocking at Standard's door, and in December 1961, the oil company sold the plot of land to the Sierra Corp., a real estate arm of the Utah Construction & Mining Co., for a rumored \$2.5 million.

New Horizons was one of the first planned condo developments in the South Bay. (April 2020 photo by Sam Gnerre). The land was adjacent to the large 155-acre Marble Estates property, the as-yet-unbuilt development, then the subject of a bitter zoning dispute. Major South Bay home builder Ray Watt and his partner, Richard Meine, took 80 acres of it for a novel housing concept they called "New Horizons." They would open their first such development in Santa Barbara in 1962.

New Horizons South Bay was among the earliest planned condominium developments in California. The first condominium law passed in Puerto Rico in 1958, and Salt Lake City became the first city in the continental U.S. to have a condo development built, in 1960. Watt and Meine took the idea of individually owned housing units built on common grounds, with residents paying monthly fees for landscaping and centralized facilities, and added several twists to the formula.

The common areas included a 10,000 sq. ft. clubhouse and recreation center, which, like the houses, incorporated tropical Polynesian design themes into its design. Even the golf course originally had tiki-style elements, including a miniature house near its island putting green. (Most of these elements have since been removed.)

The New Horizons senior complex in Torrance is carefully landscaped. Recreation facilities included a good-sized swimming pool, a gymnasium, paddle tennis courts and areas for shuffleboard, horseshoes, and croquet. The clubhouse - with shower facilities, a golf shop, card rooms, and areas for hobbies such as ceramics and other crafts - was designed by Los Angeles firm Selected Interiors, while the garden homes were laid out by architect Phil Blair.

Work on the \$18 million development, 22727 Maple Ave., began in 1962. New Horizons held its grand opening ceremonies on Oct. 26, 1963. At the time of its opening, prices for the one- and two-bedroom houses ranged from \$14,495 to \$28,500. The largest units had 1,215 square feet of living space.

Originally, the complex was open to residents aged 35 and over, with no children under 18 allowed. Eventually, the rules were changed to their current status, allowing only seniors over 55 to buy homes there.

The first residents occupied their homes at New Horizons in May 1964 and, by August 1967, 90% of its units had been sold.

A 15-member governing board had been elected from among its residents to handle organizational and operational matters. As condominium complexes began to become more common, their members often came to the New Horizons board for institutional advice.

PUBLISHED: January 4, 2021 at 2:47 p.m.
By [SAM GNERRE](#) | sgnerre@scng.com | Daily Breeze

BUILDINGS & POOLS UPDATE



Gutter replacement project continues with the following units scheduled during the week of January 13th.

407, 408, 410, 411, 412, 607, 608, 614, 620, 621

The work will be completed on the exterior of your unit and you will not need to anything. Enjoy the new gutters.

By: *Bob Lombardi, Chairman - Buildings and Pools*

Painting schedule for January:

Architectural Lines



Buildings: 215 & 216

The Building Painting project is behind schedule, and we ask for your patience. Vacations and touch up painting are necessary, but contribute to delays.

HAPPY NEW YEAR! As we begin 2021 the Architectural Committee welcomes Horizon Management, as our FULL SERVICE Property Managers. This partnership will allow us to streamline some of our Architectural Request procedures. Watch this space for updates.



OUR CC&R'S REQUIRE THAT YOU FILL OUT A REQUEST FOR ARCHITECTURAL IMPROVEMENTS **BEFORE** YOU BEGIN ANY PROJECT ON YOUR UNIT.

By: *Martha Hoegler, Chairman Architectural Committee*

COPING WITH COVID – 19

The COVID-19 pandemic, resulting economic recession, protests for racial and cultural equality, an incredibly divisive election cycle, wildfires, hurricanes, and more have made 2020 one of the most difficult and stressful years ever.

For community association board members and managers, all of these events have made a tough job even

tougher. Homeowners have put more pressure than usual on community association leadership, questioning every decision, and voicing their complaints and frustrations as they spend more time at home.

All of this adds up. The mental toll is real. A tracking poll conducted by the Kaiser Family Foundation in mid-July found that 53% of adults in the U.S. reported that their mental health was negatively impacted due to worry and stress over the coronavirus. This is significantly higher than the 32% reported in March.

Many adults also are reporting specific negative impacts on their mental health and well-being, such as difficulty sleeping (36%) or eating (32%), increases in alcohol consumption or substance use (12%), and worsening chronic conditions (12%), due to higher distress from COVID-19.

Kaiser reports that, as the COVID-19 pandemic wears on, ongoing and necessary public health measures expose many people to experiencing situations linked to poor mental health outcomes, such as isolation and job loss. Fifty-eight percent of households where someone lost their job or income reported a higher negative impact on their mental health from stress or worries over COVID-19 compared to 50% of households where income and job status were unaffected.

It's normal to be feeling anxious, nervous, or sad, but it's important to take care of yourself. Mental health experts recommend a daily self-check, staying physically active, focusing on the good things in your life, connecting with family and friends, channeling your emotions into a positive change, living in the moment, and knowing when you need help. Check the National Alliance on Mental Illness at www.nami.org for support services and treatment options.

Board members and managers are projecting calm and resilience, and they're relying on their expertise—and that of their professional partners—to get them through these unprecedented times.

Help is right outside your door too. Your neighbors are facing many of the same things as you. You are not alone.

So, keep calm and "soldier" on. Brighter days are ahead.

Repost of **Common Ground** magazine.



Pickles by Brian Crane for January 07, 2021



HORIZON MANAGEMENT COMPANY

December 28, 2020

Re: New Horizons South Bay Association

Dear Homeowners:

Up until now, Horizon Management has provided New Horizons South Bay Association "accounting only" services. Your Board of Directors has now contracted with Horizon Management Company for full service professional management services effective December 21, 2020. We look forward to serving your lovely community more closely. Our office hours are Monday through Friday, 8:30 a.m. to 5:00 p.m. Additionally, we are available for after-hours emergencies.

Here are some handy contacts: Call (310) 543-1995

Billing statement questions	Kim Monson ext. 218	kim@horizonmgmt.com
Delinquency questions	Elaine Lapuz ext. 216	elaine@horizonmgmt.com
Escrow and refinances	Laura Monson ext. 224	escrow@horizonmgmt.com

Maintenance and Architectural requests are available and can be directly submitted through our portal at:

https://frontsteps.cloud/CaliberWeb2_HorizonMgmt

If you do not prefer to use this electronic method, forms can be obtained by requesting them from NHSBA office or email Xochtle@horizonmgmt.com. Requests can be submitted by doing any one of the following:

- email to Horizon Management, Xochtle@horizonmgmt.com
- fax to Horizon at (310) 543-5578
- mail to Horizon Management at the [address shown below](#)
- drop off at the NHSB office

If you have an after-hours emergency such as a flood, please call Horizon Management at (310) 543-1995 and you will be directed to the on-call manager. Also, if you have any questions, please feel free to contact us at (310) 543-1995, extensions noted below.

Sincerely,
For the New Horizons South Bay Board of Directors,

Roy Nelson ext. 209
roy@horizonmgmt.com
Community Association Manager

Xochtle Esquerdo ext. 214
xochtle@horizonmgmt.com
Assistant Manager

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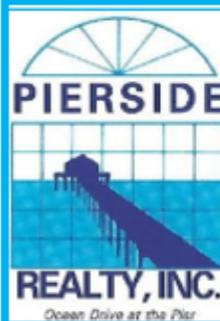
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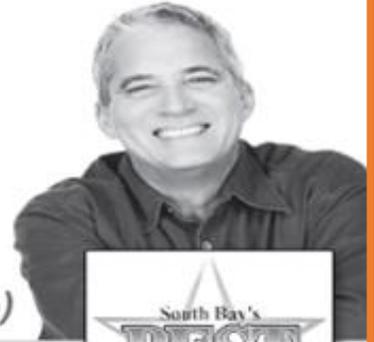
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