

New Horizons: Opens Saturday

New Horizons - South Bay, \$18 million adult recreation and garden home community in Torrance, will open officially this weekend, Ray A. Watt and Richard H. Meine, partners, announced today.

The Gold Medallion condominium project, on an 80-acre site on Sepulveda Boulevard between Crenshaw and Hawthorne, represents a new concept in land planning and development in which complete residential and recreational living is provided by combining advantages of individual home ownership with maintenance-free benefits of apartment living, according to Watt, one of the nation's largest

community developers and home builders.

New Horizons, when completed, will contain 600 garden homes; a 10,000-square-foot clubhouse and recreation building; a nine-hole 3-par golf course; a putting green surrounded by a lake; swimming pool, shuffleboard, paddle tennis, ping pong, horseshoe and croquet facilities.

Residency, according to Watt, is limited to families in which one spouse must be 35 years old or more or to single persons 35 years old or more. No children less than 18 may be permanent residents.

New Horizons' land planning concept, created by Ted Robinson, noted land planner

and golf course architect, creates a park-like atmosphere through use of the nine-hole golf course, landscaped pedestrian malls, and greenbelts between garden home buildings and the putting green surrounded by a huge lake.

Surrounded by a decorative concrete block wall, New Horizons is a community within a community and contains no inner streets. A loop thoroughfare serves individual driveways to the residences, according to Robinson.

"This plan assures a perpetual park-like atmosphere," says Watt, "and focuses the community's environment to

its interior, thereby obviating any perimeter influence on its adult recreation-living character."

Residents, he noted, will have a higher degree of privacy within New Horizons than in a conventional subdivision.

Although residential units within buildings have common walls, a sound-proofing technique has been utilized to insure privacy and quiet. In addition, residential units are separated from one another by expanses of greenbelts as wide as 35 feet with tall trees, shrubbery and pedestrian malls. Insuring privacy for outdoor living are enclosed patios for first floor residents, balconies for second floor residents and garden dining areas hidden from pedestrian sight.

New Horizons garden homes, designed by Phil Blair, AIBD, in 17 elevations including Oriental and Polynesian-modern architectural stylings, include one bedroom and convertible den, two-bath; two-bedroom deluxe, two-bath; and two bedroom and convertible den, two-bath plans ranging up to 1,215 square feet. Prices range from \$14,495 to \$28,500.

There are six New Horizons model garden homes, furnished by Selected Interiors, Los Angeles, architectural interior consultants.

Each home includes carpeting, Hotpoint all-electric kitchen, ceramic tile, ash cabinets, radiant ceiling heat, Pullman baths, sliding glass patio doors and fireplaces of driftwood, volcanic stone, slumpstone or Palos Verdes stone.

The clubhouse and recreation building, designed on a Polynesian architectural theme by Selected Interiors, Los Angeles, has a two-story entry; assembly hall with catering kitchen and serving bar; billiard room with two regulation tables; women's bridge rooms; men's card room; locker and shower facilities for golfers; a complete golf shop; lounge with 10-foot-high driftwood stone fireplace and color television; completely equipped photo laboratory; and equipped hobby rooms for ceramics, painting and sculpture. The recreation area also includes swimming pool, shuffleboard and paddle tennis courts.

"As a condominium project," said Watt, "purchasers receive individual grant deeds to their homes in addition to ownership of an undivided interest in the common areas and facilities of the entire development. Buyers also receive a separate tax bill.

"This concept blends individual ownership and communal interest and provides the resident a maintenance-free home and recreation area, and at the same time gives him the advantages of home ownership."

Watt said a monthly fee will pay for all exterior painting of garden homes, care of lawns, shrubs, trees, sidewalks, parking areas, sprinkler system and other common area maintenance at New Horizons.

Watt, who is 1963 president of the Home Builders Assn. of Los Angeles, Orange, and Ventura County, began his home-building career 16 years ago with a second-hand pickup truck and a small crew that did home additions and remodeling.

Meine started about the same time on remodeling jobs in the area.

Today, Watt can look back to a 16-year-period during which he progressed to small subdivisions, on to larger subdivisions, then apartments, commercial, and industrial structures.

He now is planning whole communities such as New Horizons.

Meine's story is much the same. He moved on from the remodeling jobs to build an organization which has constructed thousands of custom homes and subdivision homes all over California in addition to many commercial and industrial buildings and apartments.

Both men have concentrated much of their activity in the Torrance-Southwest area of Los Angeles County.

Condominium Concept Providing New Attractions to Homeowners

Development of the condominium is a new concept for California builders, pioneered principally in the Torrance-Southwest area in recent months.

Under the condominium plan—as opposed to the own-your-own apartment plan—individuals take ownership "in fee" of a unit in a multiple-unit building. The unit may be resold or leased and separately assessed for taxes. In own-your-own developments, purchasers receive exclusive occupancy rights.

Buyers receive grant deeds and an undivided interest in the common areas and recreational facilities at New Horizons, developers Ray A. Watt and Richard H. Meine point out. As in other home subdivisions, the purchaser receives a policy to title insurance, each will receive a separate tax bill, and will be protected in the event a neighbor defaults.

Units may be sold or rented at any time subject only to the approval of other New Horizon residents

through the Board of Governors.

A monthly maintenance fee will cover all outside painting, electrical and plumbing work, gardening and watering, rubbish, and maintenance.

Purchasers of New Horizon units are not limited to normal own-your-own payment schedules. Higher down payments may be made, or the unit can be purchased for cash and resold at higher prices in the future, the developers pointed out.



GARDEN-LIKE . . . Well landscaped greenbelts and resident walkways separate garden home residences at New Horizons-South Bay opening Saturday. The garden-like malls and plantings perpetuate the community's park-like atmosphere.



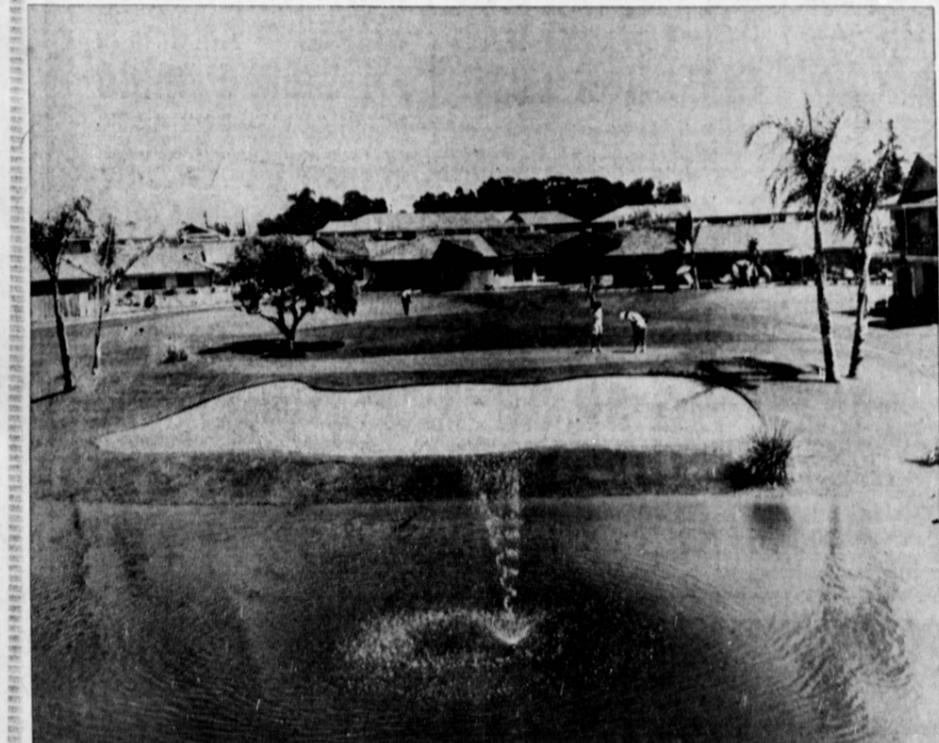
DEVELOPER RAY A. WATT
Leads Southland Builders



BUILDER RICHARD H. MEINE
New California Horizons



RECREATION CENTER . . . Focal point of recreational life at New Horizons in Torrance is the Polynesian design, 10,000-square-foot clubhouse and recreation building. It includes an assembly hall, eating kitchens, arts and crafts rooms, billiard room, men's and women's shower and locker rooms, sewing room, and large lounge with color television.



GOLFERS' DELIGHT . . . New Horizons features a nine-hole, three-par golf course with championship greens affording tricky pin placement. To enhance the course, large palms and more than 100 15-foot-high olive trees were planted.



ELBOW ROOM . . . Spacious living rooms in the New Horizons-South Bay garden homes here include dramatic floor-to-ceiling fireplaces of Palos Verdes Stone, volcanic driftwood, or used brick. At left is diamond shaped, all-electric Hotpoint kitchen.