

NEWSLETTER · SUMMER 2024

TORRANCE CIVIC PLAZA

"Live in the sunshine, swim the sea, drink the wild air"
-Ralph Waldo Emerson

Important Dates

June 26th: CHLA Blood Donation

July 16th: Annual Fire Extinguisher Inspections

July 4th-5th: Independence Day - Management Office is Closed

July 9th: Summer Event- Olympics Edition!



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TENANT SPOTLIGHT



Located at Building 3480 Suite 305 Torrance Area Chamber of Commerce is the the leading business organization in the South Bay.

Torrance Area Chamber of Commerce is an independent advocate of business interest exercising its influence with government, business, and the community to ensure economic growth and vitality.

The Torrance Area Chamber of Commerce provides for its members by creating a strong local economy, providing networking opportunities, supporting the interests of business with government, taking political action, and promoting the community.

The Torrance Area Chamber of Commerce hosts 119 events and programs annually. As a nonprofit organization, the chamber also provides ribbon cuttings, sells compliance products, and provides testimony in support of or opposition to business legislation.

If you are interested in learning more about the chamber and how it would benefit your business, please feel free to contact the chamber office at 310.540.5858.



Meet Donna Duperron President & CEO.
She has been with Chamber for a total of 22 years. Donna has been President and CEO for 14 years and through Torrance Chamber she has made many connections with people, resources, products, and services all around the city of Torrance. If you ever have a question about a business in Torrance or if you need to find a resource Donna is the person to connect with.

FOR MORE INFORMATION
PLEASE VISIT
HTTPS://WWW.TORRANCECHAMBER.COM/

*To be featured here, email torranceadmin@mullerco.com.

1 PINT OF BLOOD CAN SAVE UP TO 2 OF OUR PATIENTS' LIVES.

Children's Hospital LOS ANGELES



DONATE BLOOD TODAY!

Every month, Children's Hospital Los Angeles has to collect 2,000 units of blood products to meet the needs of its patients. Please schedule an appointment for our upcoming blood drive, where each donation can help two children, and you can double your efforts by bringing a friend!

DONOR REQUIREMENTS

- At least 17 years old and weigh at least 110 pounds
- Must provide valid photo ID (driver's license preferred)
- Should be well-hydrated and feeling healthy

Please contact us if you are on any medications, have an existing medical condition or recently traveled outside the United States.

*This event is open to all tenants. A $5 In & Out gift card will be provided to anyone who donates.

Date: Wednesday, June 26, 2024

Time: 11:00AM ~ 5:15PM

Hosted By: CHLA South Bay Specialty Care Center

Location: 3440 Torrance Blvd ~ Torrance ~ 90503

To schedule an appointment, visit **CHLAdonateblood.org** or call us at **323-361-2441**.

June is National Safety Month!

The goal is to increase public awareness of the leading safety and health risks that are increased in the summer months.

HERE ARE 5 SUMMER SAFETY TIPS

1. **Stay Hydrated**- make sure to drink enough liquids.
2. **Protect your Skin**- use sunscreen before going out.
3. **Water Safety**- always have adult supervision for children whether at the pool, seashore or in the sand.
4. **Eye Safety**- choose shades that block 99-100% UVA and UVB light.
5. **Sports Safety**- be aware of heat exhaustion and dehydration. Both are at an increase during the summer months.



For more information please visit: https://www.chcw.org/june-is-summer-safety-month/

ANNUAL FIRE EXTINGUISHER SERVICE



Tuesday, July 16th South Bay Fire will be onsite to service the common area fire extinguishers. If you would like to have the fire extinguishers in your suite serviced, enter a service request in the tenant portal prior to July 16th. Any fire extinguishers inside tenant suites are the responsibility of each tenant. South Bay Fire will provide pricing prior to servicing their extinguisher(s).

Community Events

MOVIES AT THE PARK! SUMMER 2024

Migration
Saturday, June 15th
Greenwood Park

Trolls Band Together
Saturday July 13th
McMaster Park

Kung Fu Panda
Saturday, Aug 17th
Wilson Park

For More Info go to https://www.torranceca.gov/our-city/citywide-special-events/movies-in-the-park

June 1st
Taylor Nation
Taylor Swift tribute band

July 20th
Blue Breeze Band
Blues, Soul, R&B, Jazz

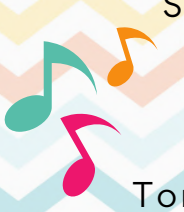
Aug 10th
Family Karaoke Party
The Little Mermaid





For More Info go to https://www.torranceca.gov/services/cultural-services-arts-and-classes/torrance-summer-nights





June 8th
Britain's Finest Beatles tribute band

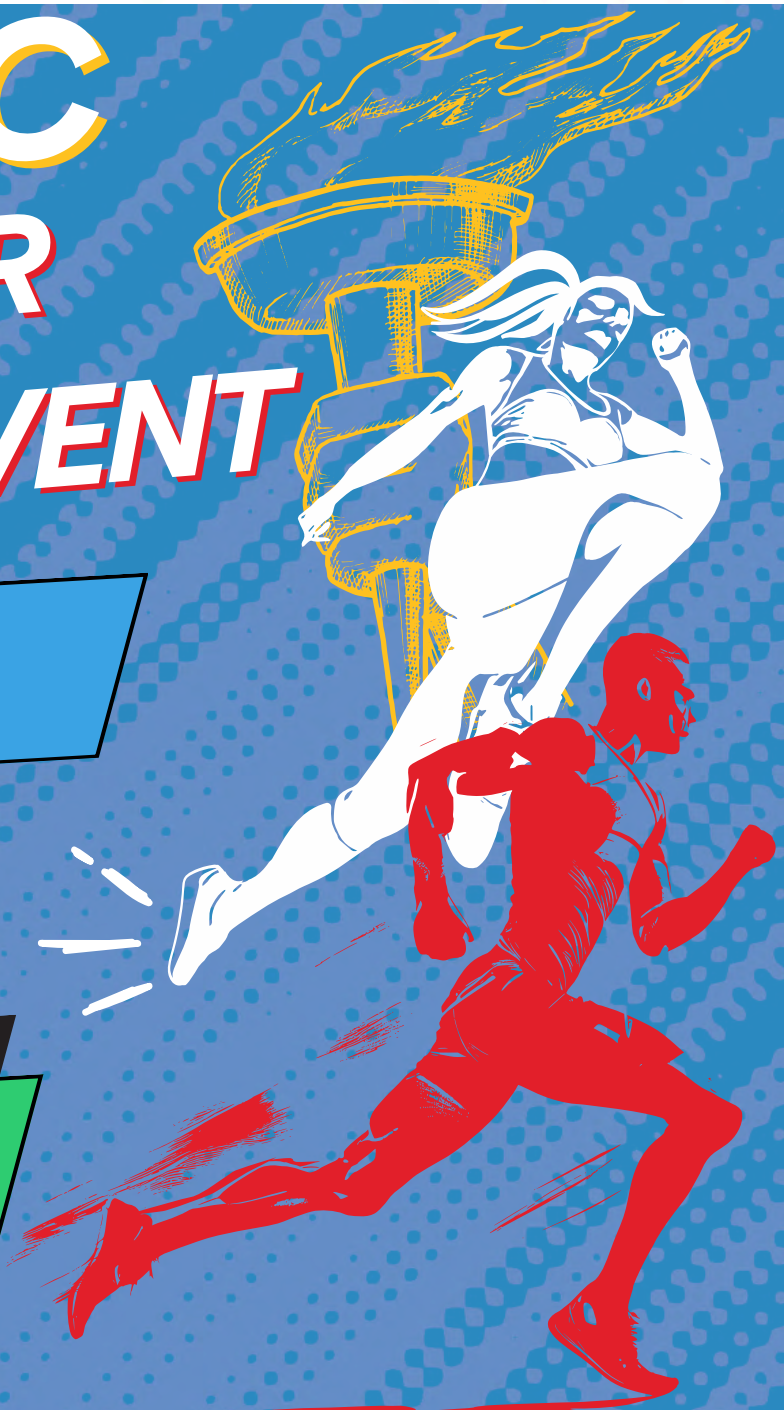
July 27th
Shakespeare by the sea

Aug 31st
Petty Theft
Tom Petty Tribute Band

And many more!

OLYMPIC SUMMER TENANT EVENT

2024



THURSDAY, JULY 11TH / **12PM - 2PM**

FOOD, GAMES, GO FOR GOLD!

EAST SIDE OF 3480 TORRANCE BUILDING

PROPERTY CONTACTS

Management Office Staff



Audrey King, Senior Property Manager has been with Muller 10+ years! Wish her Happy Birthday this June.



Harry Sixta, Assistant Property Manager has 5 years with Muller and is also celebrating a June Birthday!



- Contracts Administrator
  Tiffany Williams (3 years)
- Property Administrator
  Roxana Pinto (1 Year)

Maintenance Staff

- Carlos Gonzales (15 years)
- Luis Esparza (8 months)
- Elvira Larios (4 years)
- Delfino Vidal (17 years)

Dayporter

- Maria Martinez (7 years)

MANAGEMENT OFFICE

3838 CARSON STREET SUITE, 100, TORRANCE CA 90503
GENERAL MAILBOX: TORRANCEADMIN@MULLERCO.COM
PHONE NUMBER: 310-316-4290

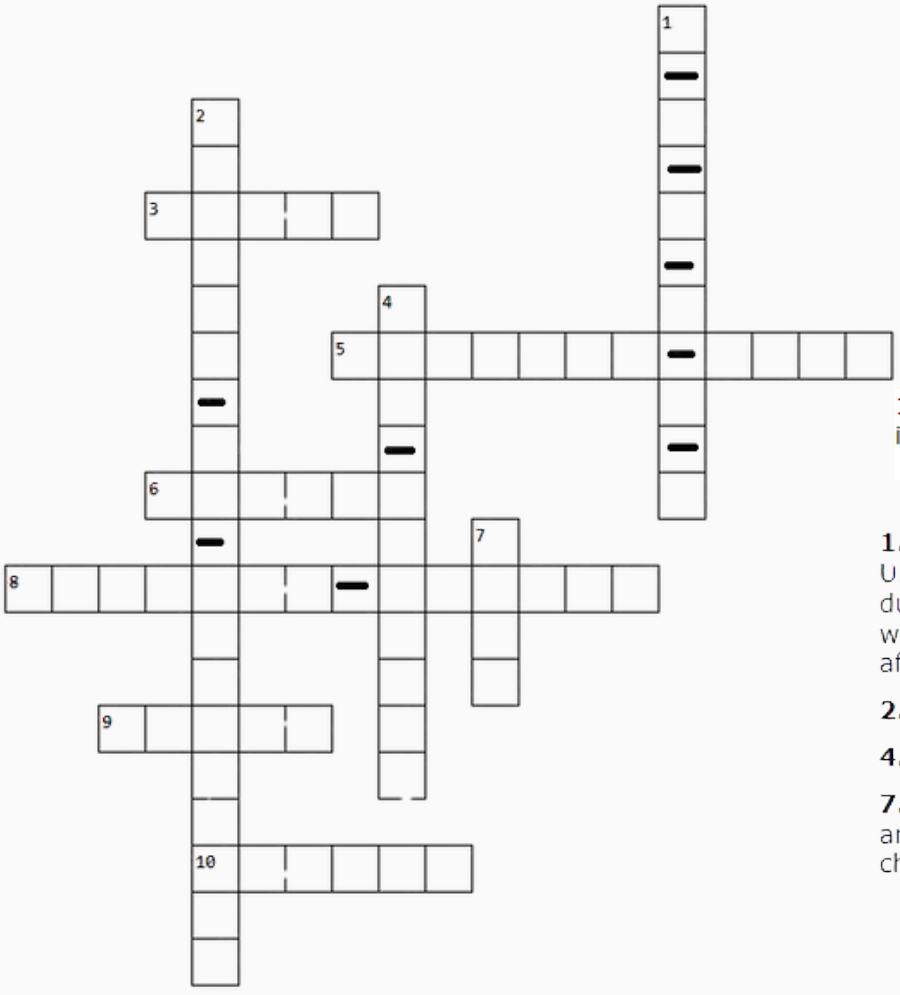




THIS SUMMER'S CROSSWORD THEME IS OLYMPICS FACTS AND TRIVIA!

Be the first to complete all answers and send to torranceadmin@mullerco.com to win a $35 gift card!





Across

3. The colors of the Olympic rings are Red, Blue, Green, Yellow and...

5. The 1904 Olympic Games in St. Louis coincided with which other major event in the city?

6. The Olympic torch is a tribute to the fire that burned throughout the ancient Greek Olympic games honoring which goddess?

8. The Olympic Torch is lit where each year?

9. What is the city that the 2024 Olympics will be held in?

10. The first opening ceremony for the Olympics was held in which city?

Down

1. During the 1980 Winter Olympics at the support of the U.S. hockey team. The infamous chant was first heard during the U.S.'s second game against Czechoslovakia, when the crowd began chanting in support of the team after scoring a decisive win. What was the chant?

2. Who was the first female Olympic champion?

4. In what city was the 1984 Olympics held?

7. Which Roman emperor declared himself the winner of an Olympic chariot race...even though he fell out of his chariot?

TIPS & REMINDERS

New Rent Change

Rent is due on the 1st of the month.
Have you updated your ACH?



Bank name: JP Morgan Chase Irvine, CA
Account Name: Muller South Bay East, LLC
Account #: 80007663513
ABA#: 321 081 669

Tips for Safety

Report anything suspicious to the Management Office. This includes solicitors, transients, and anything that needs looks tampered and needs maintenance.
Please do not provide Building access to individuals you do not personally know during the evenings or weekend. Do not prop the door open. Keep doors closed at all times. This removes opportunities for theft or vandalism inside our Buildings.
Please update emergency contacts when hiring new staff and send a copy to the Management Office.

Send us your Updated Insurance

Keep an eye on your insurance expiring.
We need a copy of it ASAP in prevention of lease violation.

