

SEPTEMBER 2018

# DOMINGUEZ HILLS VILLAGE COMMUNITY ASSOCIATION

Professionally Managed by Keystone Pacific Property Management, LLC - 3155-D Sedona Court, Ste. 150, Ontario, CA 91764

## At the Board of Directors meeting on July 26, 2018 the Board took the following actions:

Approved liens of the following delinquent Accounts with APN# ending: 009, 168, 133, 023, 139

Approved the Red Curb Painting proposal from Quality PF Inc.

Approved the current procedure of local treatment for termites and monthly pest control with Newport Pest Control.

Approved the proposed 2018-2019 Budget with a \$10.00 increase for the Master Association.

Approved the CPA & Audit proposal from Wertz & Co. for fiscal year 2018.

Approved the O'Connell Landcare for Tree Trimming & Courtyard additions.



Annual Fall Festival Saturday, October 27, 2018 between noon and 4:00 p.m. You can look forward to Food, Entertainment, the Trackless Train, Face Painting, Arts and Crafts, Raffles, Jumper, Vendors, and the Annual Costume Parade. Vendor Booths are available. Please call the Management Office at (310) 223-3900 for complete information.

### SOCIAL COMMITTEE STILL NEEDS YOU!

The Social Committee is always on the lookout for volunteers to ensure all community events are enjoyable and run smoothly. Consider contributing your time and talents to our Social Committee! Please call the Management Office at 310-223-3900 if you are interested in serving on this fun committee, or even just volunteer for one event!

### TRASH CANS

Trash Bins are only to be placed out 24 hours before and after collection day. On the other days they are to be stored from public view, behind your side gate or in the enclosed garage. They are not to be stored in any location that they can be viewed from the public. Anyone to be found in violation of this and the Governing Documents will be subject to hearings and fines per the Association's Enforcement & Fine Policy.



### LARGE ITEM PICK-UP

If you have a large item(s) to dispose of, outside the regular items accepted in the Association's dumpsters, please contact Waste Resource 310-366-7600 to arrange for your Large Item Pick-Up. You are allowed one (1) free large item pick up per unit address.

Please do not place your items in the dumpsters or place your items out more than 24 hours in advance of the pick-up. Please notify management of the Large Item Pick-Up.

### BOARD OF DIRECTORS:

**President:** Scott Suhr

**Vice-President:** Charles Berry

**Treasurer:** Gary Zinger

**Secretary:** Tamara Young

**Member-at-Large:**

Kimberline Smith

Ralph Fulton

### NEXT MEETING:

Thursday, September 27, 2018

7:00 pm in the Clubhouse

The final agenda will be posted at the Sycamore Creek Clubhouse at least 4 days in advance of the meeting. You may also obtain a copy of the agenda by contacting management at 310-223-3900.

### IMPORTANT NUMBERS:

#### GENERAL MANAGER:

Leonardo Beard

[lbeard@keystonepacific.com](mailto:lbeard@keystonepacific.com)

#### ASSOCIATE MANAGER:

Rosie Gonzalez

[rgonzalez@keystonepacific.com](mailto:rgonzalez@keystonepacific.com)

Open Monday-Friday 9:00am-5:00pm

Phone: 310-223-3900

Fax: 310-223-3999

Emergency After Hours: 949-833-2600

### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 909-297-2550

[customer-care@keystonepacific.com](mailto:customer-care@keystonepacific.com)

### GUARD HOUSE:

Phone: 310-631-3721

### NORDIC SECURITY SERVICES:

Phone: 714-751-0347

<https://access.nordicsec.com>

**IMPORTANT RULES REMINDERS**

\* Each Owner shall be liable to the Association and the other Owners for any damage to any of the Association Property that may be sustained by reasons of the negligence of that Owner, that Owner's family members, contract purchasers, tenants, guests or invitees.

\* Periodic checks of persons using the common areas, including the pool and spa area will be made. DHVCA issued identification cards for all residents (including family members) or a valid photo ID with DHVCA address must be presented to the Ambassadors (security company personnel) and/or Property Management Company personnel upon request. Failure to present a DHVCA issued ID card by any person upon request, will result in removal from the common area, including the pool and spa areas.

**PETS**

Also reported to Management, dogs off leash and being allowed to use other homeowners' yards to do their business. Dog owners do not always have the ability to control when their dog needs to "go" however, owners should do their best to be courteous to their neighbors and make every effort to guide their dog to the common area grass on Amberly or near the Jenifer exit where doggie walk bag stations have been provided. If your dog chooses a neighbor's yard instead of the common area grass, it is **NEVER OKAY** to leave your dog's mess for someone else to clean up!! Please see the Association's Rules and Regulations regarding "Pets" below.

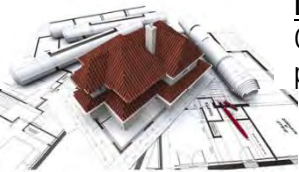


-It shall be the duty and responsibility of each Owner to immediately clean up any waste from his or her animals. Owners must use a "pooper scooper and/or doggie waste bags" in the common areas and waste shall not be allowed to accumulate in a private interest.

**DON'T FORGET TO OBTAIN APPROVAL FIRST!**

Our governing documents require the Association to approve all proposed Architectural changes before any work is started.

Getting our Association to approve all proposed **Architectural** changes is not just a good idea to protect your investment, **it is a requirement!** If you have any questions, please contact Management..



**THINGS YOU SHOULD KNOW AND CONSIDER**



**Drive Carefully, Children Present** School is back in session for most children and they are more prone to be walking on the Property than you might imagine. Children have school and homework on their minds as well as games and fun! Look out for them and drive with care!

The swimming pool is no longer heated as of Monday, September 3, 2018 but, with the warm weather and the pool being a maximum of five and a half feet deep, the water stays warm enough for comfortable swimming.

If you have a **new car** and **need a transponder** and a **parking sticker** but you are not in the Community during regular DHVCA Management Office hours (9 a.m. to 5:00 p.m.) the Office can still accommodate your schedule without you having to miss time from work. Simply give the Management Office a call at (310) 223-3900 and the Office Staff will be help you.

Planning a gathering at **Aspen Hill** or **Loganberry Park**? Make certain you are familiar with the Rules, particularly **No Food Trucks, Jumpers** and **Tents** larger that 10x10 are allowed. A gathering of more than 15 people requires approval through the Management Office and sign-off on the liability waiver.

**Courtyards and Enclave**

The Board or Directors are requesting that homeowners be more diligent with inspections of termite and property damage. If you encounter any signs of potential termite damage, please contact management. **Sigle Family Homes** assume their own responsibility.

**VENDOR LIST**

Below is a list of companies that have provided service to the Dominguez Hills Village Community Association in the past. These vendors may be of use to you.

*DISCLAIMER: The following list of vendors utilized by DHVC and/or homeowners is provided only as a courtesy to Association members and residents. DHVCA does not endorse nor accept any liability for the products, services or promotional offers of the companies listed. Association members and residents are free to use any vendor of their choice unless work is to be performed on/or to Association-owned or Association-maintained property.*

Carpet Care (carpet cleaning).....	310-701-3250
Chem-Dry (carpet cleaning).....	310-559-5613
Delta Mechanical (re-pipe).....	888-335-8246
EC Air Conditioning Service.....	562-519-2040
Glen Jones Plumbing.....	310-990-8580
Legacy Garage Doors.....	310-350-0809
Lido Garage Door Remotes.....	949-642-3766
Meraz Plumbing (Isreal).....	310-844-3627
Moe Plumbing.....	818-572-4200
Mr. Repipe.....	877-973-7473
New port Exterminating.....	949-261-0700
Pilot Painting.....	888-900-9323
Plumbing Care.....	800 359-2751
Qwik Response Construction.....	888-809-1532
Swift Termite Control.....	323-295-1220
Three Phase Electric.....	800-429-4141
Vigil Air (AC & Heating).....	562-818-5001
X Factor Communications.....	714-935-9999

**UTILITY COMPANIES**

Golden State Water.....	310-767-8200
Southern California Edison.....	800-655-4555
The Gas Company.....	800-427-2200
Waste Resource.....	310-366-7600



Please note, the Offices of Keystone Pacific Management will be closed on Monday, September 3, 2018 in observance of the Labor Day Holiday