

# DOMINGUEZ HILLS VILLAGE COMMUNITY ASSOCIATION

Professionally Managed by Keystone Pacific Property Management, 16775 Von Karman, Ste. 100 • Irvine, CA 92606

## SOCIAL ACTIVITIES



Look out for the **Community Yard Sale** to be held in November.

### **Santa Claus will be coming to Dominguez Hills Village**

in December. Remember, Santa is making a list and checking it twice to see who's been naughty and who's been nice, so, for Heaven's sake, be good! Keep your eyes peeled for a **Notice for the date and time of Santa's arrival.**



The **Social Activities Committee** is always in need of residents to help the Dominguez Hills Village Community with various activities and events by **volunteering**. Please **volunteer** to help **Decorate for the Holidays**. Your volunteering is very beneficial and very necessary. So, please call the Management Office at **(310) 223-3900** and offer your willingness to be a **volunteer**.

Thank you!

## 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 Resources 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.**

**If you are in the Single-Family Homes, please do not dump your large items in the Cost Centers (Courtyards & Enclaves) Dumpsters.**

**Please notify Management of the**

**Large Item Pick-up after you confirm your pick-up date.**



## HOLIDAY MANAGEMENT OFFICE HOURS

**Thanksgiving 2018** - The Office will be closed Thursday, November 22<sup>nd</sup> and Friday, November 23<sup>rd</sup>.

**Christmas 2018** - The Office will be closed Monday, December 24<sup>th</sup> and Tuesday, December 25<sup>th</sup>.

**Dogs must be on leashes at all times when in the common areas of our community. Always pick up after your dog.**



Responsible pet owners make GREAT neighbors!

**The Next Board Meeting  
Thursday, November 15, 2018 7:00 PM  
in the Clubhouse**



The Board took the following actions at the **September 27, 2018** Board of **Directors Meeting**:

1. **Approved** liens of the following delinquent Accounts with APN# ending: 097, 013, 002, 004, 050, 019, 004, 016, 123
2. **Approved** the October 16, 2018 through October 16, 2019 **Insurance Renewal Proposals (Insurance Renewal)** for **DHV, The Courtyards and The Enclaves** as presented by **LaBarre Insurance Company (LaBarre)**.
3. **Approved** the O'Connell Landscape Tree Trimming Proposal for additional trees in the community.
4. **Approved** the Nordic Proposal for the Aspen Hill & Cedar Bluff Gate Repair.

## TREES/PLANTS DAMAGING ASSOCIATION PROPERTY

During a routine inspection of the community common area. We observed that the trees or plants in the **HOMEOWNERS** property (front or backyard) are overgrown and in some cases have damaged the common area fence. Please trim the tree and repair the fence.



**Please see rule #2 and #5 below;**

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

5. No unsightly articles shall be permitted to remain on any Separate Interest so as to be visible from any other portion of the Covered Property

**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 are not just a good idea to protect your

investment, **it is a requirement!** If you have any questions, please contact Management..

**SECURITY DISCLAIMER**

We hope that our security systems provide some deterrence to crime. However, no matter what steps we take, the association can never be completely safe and secure. For example, it is possible for someone to enter the property under false pretenses to commit crimes, for residents to commit crimes against their own neighbors, for guests of residents to commit crimes. As a result, the association is not and can never be free of crime and we cannot guarantee your safety or security. Accordingly, you should NOT rely on the association to protect you from loss or harm. Instead, you should provide for your own security precautions such as carrying insurance against loss; keeping your doors locked; refusing to open your door to strangers; installing a security system; locking your car; etc.



We encourage that homeowners/residents get to know their neighbors, surroundings and report any suspicious persons or activity to the Carson Sheriff's Department

**Emergency 911**

**Carson Sheriff's Department Non-Emergency line is 310-830-1123**

**Nordic DHV Security 310-631-372**

**TIMELY REMINDER**



It is Southern California Fall and the days are getting a little cooler and the nights are also beginning to cool down, too. It is Southern California's way of saying "Hey,

Wintertime is Coming!" Pretty soon Daylight Savings Time (November 4, 2018 at 2:00 a.m., fall back one hour) comes to an end and it gets dark earlier. All this means you have to drive very carefully, especially on the Property! No one wants to get into an automobile accident and the best way to prevent that on the Property is to slow down and be alert. Protect our precious children.

**DHVCA MANAGEMENT OFFICE**

1137 Oakhill Circle, Carson, CA 90146

310-223-3900

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

**GENERAL MANAGER**

Leonardo Beard - [lbeard@keystonepacific.com](mailto:lbeard@keystonepacific.com)

**ASSOCIATE MANAGER**

Rosie Gonzalez - [rgonzalez@keystonepacific.com](mailto:rgonzalez@keystonepacific.com)

Birchknoll Gate 310-631-3721

After-Hours, Property-Threatening Emergencies

949-833-2600



**UTILITY COMPANIES**

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

**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.*

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
LA Hydro-Jet & Rooter Service.....	800-750-4426
	818-768-4225
Lido Garage Door Remotes.....	949-642-3766
Meraz Plumbing (Isreal).....	310-844-3627
Moe Plumbing.....	818-572-4200
Mr. Repipe.....	877-973-7473
Newport 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
Top Lock & Key .....	310-649-6633
Vigil Air (AC & Heating).....	562-818-5001
X Factor Communications.....	714-935-9999