

JULY 2019

# DOMINGUEZ HILLS VILLAGE COMMUNITY ASSOCIATION

WWW.DHVCA.ORG



## SCHOOL IS OUT!

**Please Drive Slowly & Cautiously  
In Our Community... Thank you!**



**PLEASE ADHERE TO THE POSTED  
POOL HOURS!  
DON'T FORGET YOUR ID CARD!  
-\*- NO LIFEGUARD ON DUTY -\*-**

Do not prop open the gate at any time.

No pets are permitted in the pool/pool area.

Children under 14 years are not permitted in the pool area,  
unless accompanied by an adult 18 years or older.

All guests must be accompanied by a resident.

No rough or disorderly conduct, loud music,  
disruptive behavior, or foul language is  
permitted.

No glass or breakable containers are permitted.

Diving, running, horseplay, roller skating, scooters,  
skateboarding or bicycles are not permitted.

Smoking is prohibited in the pool area.

## THANK YOU & ENJOY!

Please be advised that you would need to  
show ID every time you go *in* to the  
Pool/Gym area.

## BOARD MEETING



**NEXT BOARD MEETING  
THURSDAY, JULY 27, 2019**

At the May 23, 2019 Annual Meeting of Members of the Dominguez Hills Community Association, the following took place:

The 2019 Annual Meeting did not achieve quorum to hold the election for your 2019-2020 Board of Directors. The Annual Meeting was reconvened to May 23, 2019. The Board of Directors will remain in place for the fiscal year 2019-2020 as a result of not establishing a quorum for the April 25 and May 23, 2019 meeting.

## TRANSPONDERS

If you have an old Sirit Transponder and it's NOT working at the Cedar Bluff Gate.



Please contact the Management Office to schedule an appointment for a replacement.



## FROM THE BOARD OF DIRECTORS AND MANAGEMENT

THE ON-SITE OFFICE WILL  
BE CLOSED  
THURSDAY, JULY 3, 2019 AT 1:00 P.M.  
&  
WEDNESDAY, JULY 4, 2019

## HOUSE PAINTING

It has come to the attention of Management that many of the homes in the community are requiring paint due to fading and/or staining. If you receive a letter in the mail requesting that you paint. Please begin the process to re-paint your home. Please keep in mind that any painting must stay within your current color scheme. Please contact your Community Manager if you have any questions about the painting process.



## 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

## 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 DHVCA Security 310-631-3721**

## 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

## 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 DHVCA 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
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

# \*\*\*NOTICE\*\*\*

## CEDARBLUFF WAY HOUSING PROJECT

DHV Residents:

The City of Carson is selling the empty Lot on Cedarbluff to a developer (Brandywine) who plans to build 38 three-story townhomes and use our private street (Cedarbluff) for access. While the existing title to the Lot does have an easement for Cedarbluff access, the Lot was intended to be a public resource (a child care center) and the easement is unreasonable for the new use..

The plans were approved by the Planning Commission last week and is going to the full City Council for a final approval.

- 1) DHVCA would like the city to force the developer to use Victoria St directly or Sagebank St (which dead-ends into the Lot.)
  - a. City Code 9125.3 requires housing to have DIRECT access to a PUBLIC street.
    - The City attorney claims the easement satisfies this (it doesn't) -- **the ordinance requires "DIRECT" access.**
  - b. It will be unsafe for the Lot residents to turn Left on Victoria (DHV residents can safely go out Birchknoll or Aspen Hill)
    - The safety experts have not evaluated the safety of the intersection because there are less than 50 peak hour trips.
  - c. The current Plan specifies that the Lot owner MUST use Cedarbluff and the easement says they are NOT required to pay maintenance.
    - We have an agreement with the developer to share costs (IF they get approval to use Cedarbluff)
    - IF they approve Cedarbluff the City should change the easement to REQUIRE shared costs.
- 2) We can also make the argument that the new planned use of the Lot is a bad idea for the City.
  - a. **The existing Specific Plan calls out the greater DHV as "multi-use", but the proposed plan eliminates the Child Care Center and a different development across Central Ave eliminates the "neighborhood retail" portion, making the Specific Plan a housing-only area (not what the CITY originally wanted)**
    - Proponents argue that more housing is always good and maybe we will get a new supermarket with more "roofs"
    - **If the City wanted even more housing, they wouldn't have forced KHov to carve out and donate this lot to the city for that purpose and written the DHV Specific Plan to include Child Care and Retail.**
    - The current Plans (Brandywine + Victoria Green) EXCEED the housing allowed in the current Specific Plan
  - b. If the City wanted to change the Specific Plan they should have done so BEFORE they sold the lot. They should not let the developer tell the City what is best.
  - c. This is the only 3-story housing in all of North Carson, and is not consistent with the DHV design aesthetic.

Complete information on the project can be found at:

<http://ci.carson.ca.us/CommunityDevelopment/planningprojects.aspx> (Brandywine is going on "our" lot, and Victoria Greens is going across Central from DHV)

### WHAT WE NEED:

Please call and/or email your Council Members ASAP (see below). We only have a few days to directly influence the Council. WE NEED QUANTITY of contacts. Also, please attend the council meeting (the next one is Tue 18 Jun 6PM – I have yet to confirm we are on the agenda for that night)

Contact information for the City Council:

Mayor, City of Carson

Albert Robles

Phone: (310) 952-1700

Email: [ARobles@carson.ca.us](mailto:ARobles@carson.ca.us)

Mayor Pro Tempore

Cedric L. Hicks, Sr.

Phone: (310) 952-1700 Ext. 1712

Email: [CHicks@carson.ca.us](mailto:CHicks@carson.ca.us)

Council Member

Lula Davis-Holmes

Phone: (310) 952-1700 Ext. 1000

Email: [LHolmes@carson.ca.us](mailto:LHolmes@carson.ca.us)

Council Member

Jawane Hilton --- NOTE: Jawane has to recuse himself

from the vote because he lives in DHV Phone: (310) 952-1700 Ext. 1715

Email: [JHilton@carson.ca.us](mailto:JHilton@carson.ca.us)

Council Member

Jim Dear Elected: November 2018

Term expires: November 2022

Phone: (310) 952-1700 Ext. 1000

OR 424-558-7912 (I was given this number by Daniel Valdez – Planning Commission) Email: [JDear@carson.ca.us](mailto:JDear@carson.ca.us)