

JUNE 2020

DOMINGUEZ HILLS VILLAGE COMMUNITY ASSOCIATION

Professionally Managed by Keystone Property Management, LLC – 16775 Von Karman Ave. 92606

DURING THE BOARD OF DIRECTORS MEETING ON APRIL 23, 2020 THE BOARD TOOK THE FOLLOWING ACTIONS:

The Board of Directors approved the following **Lien Resolutions** as submitted by Keystone Pacific Management APN # ending in 027, 045, 032, 103 and 118. **Moved, 2nd and unanimously approved.**

The Board of Directors **approved to have** Nordic (NSI) Complete replacements of RFID antennas for Aspen Hill and Birchknoll Drive at a discounted rate of \$562.00 for the completion of both gates. **Moved, 2nd and Unanimously Approved.**

The Board of Directors **approved** a commercial heater for the pool with a 10 year warranty as recommended by Pool Pros. **Moved, 2nd and Unanimously approved.**

2020 ANNUAL MEETING:

The Annual Meeting
is scheduled for
Thursday, May 28, 2020 at 7:00 p.m.
in the
DHVCA - Clubhouse



The Annual Meeting is important because the homeowners have an opportunity to elect a new Board.

Homeowners are urged to vote their Ballot for the 2020-2021 Board of Directors. You should have received all information about the Annual Meeting as well as your Ballot in the mail.

Happy
Father's
Day!

From the DHVCA Board of Directors
and the
Dominguez Hills Village Management
Sunday, June 21, 2020

BOARD OF DIRECTORS:

President: Scott Suhr
Vice-President: Charles Berry
Treasurer: Ralph Fulton
Secretary: Tamara Young
Member-at-Large:

NEXT MEETING:
Thursday, June 25, 2020
7:00 pm in the Clubhouse

*The final agenda will be posted at the
Dominguez Hills Village Clubhouse
at least 4 days in advance of the
meeting.*

IMPORTANT NUMBERS:

GENERAL MANAGER:
Leonardo Beard
lbeard@keystonepacific.com

ASSOCIATE MANAGER:
Rosie Gonzalez
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
customercare@keystonepacific.com

GUARD HOUSE:
Phone: 310-631-3721
NORDIC SECURITY SERVICES:
Phone: 714-751-0347
<https://access.nordicsec.com>

EMERGENCY NOTIFICATION SYSTEM

This Emergency Notification System sends localized alerts when a disaster, major emergency, or an urgent information occurs: <https://alertsouthbay.com>

COVID-19

The City of Carson is providing updates related to COVID-19 news, health and safety tips, and links, as well as how Carson is working to meet the needs of the community and protect public health at <http://ci.carson.ca.us/CoronaVirus.aspx>

HOUSE PAINTING



It has come to the attention of Management that many of the homes in the Community that were required to paint have yet to do so. If you have not painted it is Recommended that you do so immediately as you are currently past due and may be called into a hearing with the Board of Directors. Please keep in mind that any painting must stay within your current color schemes. Please contact your Community Manager if you have any questions about the painting Process.

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.

ANYONE OBSERVED LEAVING LARGE BULK ITEMS NEAR THE TRASH ENCLOSURES OR IN THE COMMUNITY A SCHEDULED PICKUP WILL BE FINED WITHOUT WARNING.



Please place your items out the night before or the morning of the Big bulk item pick-up. Please notify management prior to your Large Item Pick-Up.

TRASH CANS

Trash is being thrown over the trash bins or just being tossed at the trash bin Instead of being placed where it really belongs, inside of the bin itself. **The trash bin lids need to be lifted and opened so the trash can be deposited inside. Please breakdown your boxes.** When this isn't done, guess what? **You're right! Trash ends up all around the trash enclosures instead of inside of the trash bin.** So, please be considerate of your fellow residents and help Dominguez Hills Village maintain its cleanliness. **Lids are always to remain closed.** We don't want vermin suddenly discovering a new source of free food. If you observe this being done, please contact the Management Office Immediately so something can be done directly about this trash problem.

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.

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
LA Hydro-Jet & Rooter Service.....	800-750-4426
	818-768-4225
Lido Garage Door Remotes.....	949-642-3766
Meraz Plumbing (Israel).....	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
SEA Construction Company	323 770-8064
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



**Dominguez Hills Village Community Association
Owner Notice Disclosure (Civil Code section 4041)**

California law requires Owners in a community association to provide the following information to the association on an annual basis. **If the below contact information has changed**, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than July 31st.

Owners Name _____

Property Address _____

Owner Phone # _____ **Owner Email** _____

***ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the vent of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

5. Is your property developed, but vacant (please check one)?: Yes No

6. Is your property undeveloped land? Yes No

**Please return this form to:
Dominguez Hills Village Community Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606**