

DOMINGUEZ HILLS VILLAGE

COMMUNITY ASSOCIATION

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



HAPPY NEW YEAR!

FROM THE DOMINGUEZ HILLS VILLAGE BOARD OF DIRECTORS

HOLIDAY MANAGEMENT HOURS

Dominguez Hills Village Office will be closed for the following holidays in the month of December:

- Wednesday, December 30, 2020 - Closed 1:00 PM
- Thursday, December 31, 2020 - New Year's Eve Closed
- Friday, January 1, 2021 - New Year's Day Closed

REMINDER'S

All holiday decorations and lighting must be removed by Monday, January 11, 2020



December 26, 2020 to January 16, 2021

A separate W.R. truck will pick up your tree on the same day as your regular service (Dec. 26, 2019 - Jan. 11, 2020).

Your tree will be reused as compost or mulch.

WHAT YOU NEED TO DO:

- Place your tree curbside the same day as your regular service.
- Remove all decorations (ornaments, tinsel, etc) and metal or plastic plant Stands (wooden tree stands may be left on the tree). Flocked trees are okay.
- Do not place your tree in a bag
- Trees over six feet (6') tall must be cut in half

COURTYARDS AND ENCLAVE

- For multi-family with bin service, trees can be left in the enclosure area.

DURING THE BOARD OF DIRECTORS MEETING ON OCTOBER 22, 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 **041**.
Moved, 2nd and Unanimously approved.

*** GATE STRIKE

Please be advised that there have recently been many gate strikes. Where the barrier arm is being knocked off causing damage and having to shut down the gate. The gates are designed for one vehicle to enter at a time. If there is a vehicle entering before you PLEASE WAIT for the barrier arm to come down before proceeding. The association will not be held responsible for any damages to vehicles found in violation as this is a form of tailgating. The homeowner(s) unit of any responsible party that hits and damages the barrier arms will be assessed a \$65.00 minimum repair fee.

BOARD OF DIRECTORS:

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

NEXT MEETING:

January 28, 2021

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>

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 OR CONSTRUCTION MATERIALS INSIDE THE TRASH ENCLOSURES OR BINS WITHOUT 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

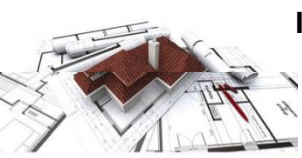
Trash is being thrown over the fence or just being tossed at the trash bin Instead of being placed where it really belongs, inside of the bin itself.

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.

DON'T FORGET TO OBTAIN APPROVAL FIRST!



If you are planning ANY type of exterior modification to your home, including, but not limited to gates, rear yard landscaping, solar panel installation, window replacement, etc., please remember you must FIRST submit the required Architectural

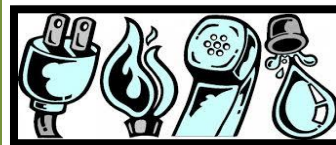
Application for review and approval by the Architectural Committee.
Please contact management for the ARC application (310) 223-3900

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