

# DOMINGUEZ HILLS VILLAGE

## COMMUNITY ASSOCIATION

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



### DURING THE BOARD OF DIRECTORS MEETING ON JANUARY 28, 2021,

### THE BOARD TOOK THE FOLLOWING ACTIONS:

The Board of Directors approved the following **Lien Resolutions** as submitted by Keystone Pacific Management APN # ending in **019 & 139. Moved, 2nd and Unanimously approved.**

Fox & Stephens Proposal for Inspectors of Election 2021  
The Board of Directors Approved the Fox & Stephens proposal.  
**Moved, 2nd and Unanimously approved.**

The Board of Directors tabled the **New Backflow Install Proposals** for more information from Golden State water as the assigned meter is for domestic water and not irrigation.  
**Moved, 2nd and Unanimously approved.**

The Board of Directors approved **O'Connell Landscape Proposal** for the removal of the West Palm Tree on South Oakhill Circle and Large Cupania Trees on Holly Drive.  
**Moved, 2nd and Unanimously approved.**

### 2021 ANNUAL MEETING

The Annual Meeting is scheduled for Thursday, April 22, 2021 at 7:00 p.m.

The Annual Meeting is important because the homeowners have an opportunity to elect a new Board. A quorum of 50% of homeowners is required, it is crucial for homeowners to vote.

It is imperative that you vote if for no other reason than to save money by not having to reschedule the Annual Meeting for a lack of quorum.



### \*\*\* 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.

### DAYLIGHT SAVINGS TIME

Reminder to set your clocks forward before bedtime on Saturday, March 13<sup>th</sup>, as we will spring forward one hour and enjoy an extra hour of sunshine each evening beginning on Sunday, March 14<sup>th</sup>



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

### **BOARD OF DIRECTORS:**

**President:** Scott Suhr

**Vice-President:** Charles Berry

**Treasurer:** Amanda Johnston

**Secretary:** Tamara Young

**Member-at-Large:**

Ralph Fulton

### **NEXT MEETING:**

March 25, 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](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

[customercare@keystonepacific.com](mailto: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

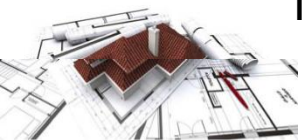
Trash is being thrown over the fence or just being tossed at the trash bin Instead of being placed where it really belongs, inside of the bin itself.

**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.**

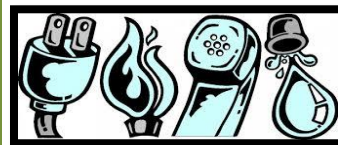
Please contact management for the ARC application (310) 223-3900

## 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