

APRIL 2021

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 FEBRUARY 25, 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 **064 & 013. Moved, 2nd and Unanimously approved.**

Clubhouse Water Heater Proposals

The Board of Directors requested that the gas company be contacted as a reference for a tankless water heater to see if it would be sufficient for the clubhouse.

This matter was tabled. **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.



Volunteers are Needed!

Consider contributing your time and talents to our Social Committee & Rules and Safety Committee!

Five (5) volunteers are needed per committee.

Please contact the Management Office at 310-223-3900 if you are interested in serving on one of these committees.



COMMUNITY RULE REMINDERS

Please be advised that while completing routine inspections of the community, it has been observed that some homes have discolored satellite dishes, cable wires detached from the home, flowerpots with (dead plants), unauthorized solar landscape lighting, bicycles on front porch to name a few creating an unsightly condition for the community. If your property has these or similar items in public view, please make the correction immediately as they are rule violations and will be strictly enforced.

BOARD OF DIRECTORS:

President: Scott Suhr

Vice-President: Charles Berry

Treasurer: Amanda Johnston

Secretary: Tamara Young

Member-at-Large:

Ralph Fulton

NEXT MEETING:

ANNUAL MEETING

Thursday, April 22, 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>

*** 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.

PETS

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!

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

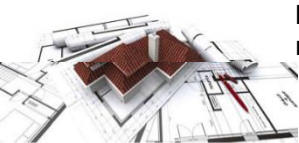
Trash is being thrown over the fence or just being tossed at the trash bin instead of being placed where it really belongs, inside of the bin itself.

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

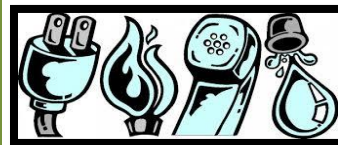
Application for review and approval by the Architectural Committee. Please contact management for an ARC application (310) 223-3900

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 |