

OCTOBER 2021

# DOMINGUEZ HILLS VILLAGE COMMUNITY ASSOCIATION

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



**During the Board of Directors** meeting on August 26, 2021 the Board took the following actions:

The Board of Directors approved the following **Lien Resolutions** as submitted

by Keystone Management APN # ending in **NO Liens at this time.**

Street & Asphalt Repair – The Board tabled this item pending a review by a consultant.

**Moved, 2nd and unanimously approved**

Roof Maintenance & Gutters – This line item was tabled.

**Moved, 2nd and unanimously approved**



**LOOK FOR INFORMATION  
AND DETAILS ON  
COMMUNITY SANDWICH BOARDS**

## **RECEIVED A VIOLATION LETTER? DON'T PANIC**

The purpose of these letters is to keep our community looking great. Each month, our management team performs a walk through the entire community, looking for common area problems and other areas in need of attention.

If you receive a letter from the Association and you need further clarification or additional time to address the problem, please contact Management at (310) 223-3900.

The Board is happy to work with you, but we must first hear from you. If the problem is not addressed, and we have not heard from you, then you may be called to a hearing.

### **BOARD OF DIRECTORS:**

**President:** Scott Suhr

**Vice-President:** Charles Berry

**Treasurer:** Amanda Johnston

**Secretary:** Tamara Young

**Member-at-Large:**

Ralph Fulton

Josh Gillins

### **NEXT MEETING:**

*Thursday, October 28, 2021*

*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](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

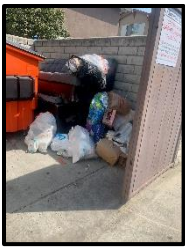
#### **NORDIC SECURITY SERVICES:**

Phone: 714-751-0347

<https://access.nordicsec.com>

**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.

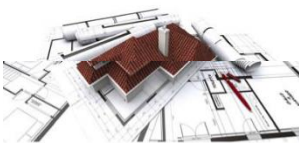
**FOOD DELIVERY**

DHVCA is experiencing issues with security access for food deliveries whereas residents are not answering phone calls from security resulting in the access being denied and the deliveries being turned away. We are recommending that residents authorize access in advance to resolve the matter.

**MAILBOXES**

Management has received many concerns regarding the US Postal Service leaving Parcels on top of the mailboxes. Unfortunately, USPS has stated that the mailboxes are the assigned points of delivery and not front porches as UPS, Fed Ex or Amazon. We are working on a solution including but not limited to being sure that the existing parcel boxes on the mailboxes are equipped with keys for resident use. We encourage residents to contact USPS in writing with concerns related to this matter.

**DON'T FORGET TO OBTAIN APPROVAL FIRST!**



If you are planning **ANY** type of exterior modification to your home, including, but not limited to

rear yard landscaping, solar panel installation, window replacement, etc., please remember you must **FIRST** submit the required Architectural

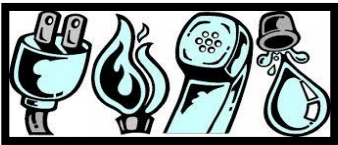
Application for review and approval by the Architectural Committee. The Architectural Applications are available by contacting management at (310) 223-3900

**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 <b>Water</b> .....	310-767-8200
Southern California <b>Edison</b> .....	800-655-4555
The <b>Gas</b> Company.....	800-427-2200
<b>Waste</b> Resource.....	310-366-7600