

JULY 2022

DOMINGUEZ HILLS VILLAGE COMMUNITY ASSOCIATION

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



THE BOARD OF DIRECTORS MEETING ON APRIL 28, 2022

The Board of Directors approved the following.
Lien Resolutions as submitted by Keystone Pacific Management
APN # ending in **076**.

The Board of Directors accepted the proposal from JB Bostick for Street
Asphalt repair and slurry.

The Board accepted the Reserve Study for the community.

The Board of Directors approved an increase in assessments of \$15.00
for DHVCA. Effective October 1, 2022.

The Board accepted the recommendation of Keystone with no increase
for the cost (Courtyard, Enclave) centers.

The Board accepted the O'Connell tree trimming Proposal for DHVCA.

The Board of Directors accepted the Proposal for Pineapple Cone
Trimming on Palm Trees.



FROM THE BOARD OF DIRECTORS AND MANAGEMENT

Please have a safe and sane 4th of July
and remember **NO FIREWORKS** are allowed
on the **Common Areas** of the Property.

SOCIAL COMMITTEE

Upcoming future events....

DHV COMMUNITY DAY.. date TBD

***** RESIDENTIAL GATES**

Please be advised that 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.

We also are recommending that residents purchase pedestrian gate keys and
not walk through the entrances and exits.

This will help identify unauthorized personnel.

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: Amanda Johnston

Vice-President: Charles Berry

Treasurer: Scott Suhr

Secretary: Tamara Young

Member-at-Large:

Ralph Fulton

Josh Gillins

NEXT MEETING:

July 28, 2022

7:00 PM

*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>



OBEY THE POSTED SPEED LIMITS AND STOP SIGNS.



PETS

Please be advised that O’Connell Landscape installs mulch on the crownshaft of the palm trees in the community as instructed by our Palm Tree Specialist MTR Horticulture to provide the continued nourishment required to stay healthy. We are finding that resident/homeowners are allowing their

pets to ground-scratch on the mulch pulling it away from the crown shaft. Please do not allow your pets to ground scratch near the palm as it affects the overall health of the trees and become an additional expense for the Association.

Always pick up after your dog.

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 ARC 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 Service562-519-2040
- Glen Jones Plumbing310-990-8580
- Legacy Garage Doors310-350-0809
- LA Hydro-Jet & Rooter Service800-750-4426
818-768-4225
- Lido Garage Door Remotes949-642-3766
- Meraz Plumbing (Israel)310-844-3627
- Moe Plumbing818-572-4200
- Mr. Repipe877-973-7473
- API Anderson Pest Innovations.....310-629-1521
- Newport Exterminating949-261-0700
- Pilot Painting888-900-9323
- Plumbing Care.....800 359-2751
- Qwik Response Construction.....888-809-1532
- SEA Construction Company323 770-8064
- Swift Termite Control.....323-295-1220
- Three Phase Electric.....800-429-4141
- Vigil Air (AC & Heating)562-818-5001
- Window Washer (Jimmy)310-591-4454
- 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