

# DECEMBER 2022

## DOMINGUEZ HILLS VILLAGE COMMUNITY ASSOCIATION

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



We invite all homeowners to decorate for the holidays. However, we request that you follow these guidelines.

- Décor may be installed beginning the day after Thanksgiving and must be removed by January 8, 2023.
- If you live in an attached condo, exterior décor may not puncture any portion of the building.
- Décor should only be placed on your unit, or exclusive use patio/ balcony.

Décor should NOT be placed on landscaping. The Association or Landscaping Vendor will NOT be responsible for any damages.



### DURING THE BOARD OF DIRECTORS MEETING ON OCTOBER 27, 2022.

#### THE BOARD TOOK THE FOLLOWING ACTIONS:

The Board of Directors approved the following **Lien Resolutions** as submitted by Keystone Pacific Management APN # ending in **028**

**The Board of Directors** The Board of Directors after much consideration approved the tree removals and overseeding proposals. The palm tree skinning was tabled for additional proposals for review. **Moved, 2nd and approved.**

**The Board of Directors** reviewed the Pool Pros Proposals for Spa Resurfacing and Expansion Joint Seal. These line items were tabled for additional proposals for Board review. **Moved, 2nd and approved.**

### **APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS**

**The Annual Election is scheduled to be held on April 27, 2023.**

If you are interested in serving on the Board of Directors for fiscal year 2023-2024, please complete this application and return it to

**DOMINGUEZ HILLS VILLAGE**  
**C.A. 1137 S. OAKHILL CIRCLE**  
**CARSON CA 90746 NO LATER THAN JANUARY 16, 2023.**  
YOU MAY EMAIL THE CANDIDACY STATEMENT TO  
[lbeard@keystonepacific.com](mailto:lbeard@keystonepacific.com) or [rgonzalez@keystonepacific.com](mailto:rgonzalez@keystonepacific.com).

#### KEYSTONE WILL BE CLOSED IN OBSERVANCE OF THE FOLLOWING HOLIDAYS:

##### CHRISTMAS

Thursday, December 22, 2022 Closed 1:00 PM  
Friday, December 23, 2022 - Closed  
Monday, December 26, 2022 - Closed

##### NEW YEAR

Thursday, December 29, 2022 - Closed 1:00 PM  
Friday, December 30, 2022 - Closed  
Monday, January 2, 2022 - Closed

For after-hours association maintenance issues, please call Keystone 949-833-2600, to be connected with the emergency service line.

**Please call 9-1-1 for life-threatening emergencies.**

#### **BOARD OF DIRECTORS:**

**President:** Amanda Johnston

**Vice-President:** Charles Berry

**Treasurer:** Scott Suhr

**Secretary:** Tamara Young

#### **Member-at-Large:**

Ralph Fulton

Josh Gillins

Alisa Greene

#### **NEXT MEETING:**

Thursday, January 26, 2023  
7:00 pm in the Clubhouse

#### **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

[customer@keystonepacific.com](mailto:customer@keystonepacific.com)

##### **GUARD HOUSE:**

Phone: 310-631-3721

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

Phone: 714-751-0347

<https://access.nordicsec.com>

Download the Nordic iGate APP from Google Play Store and Apple App Store

SOCIAL COMMITTEE

DHV COMMUNITY YARD SALE!  
SATURDAY, DECEMBER 3, 2022



DHV Holiday Happy Hour  
Friday, December 9, 2022 Santa Visits  
DHV & Community Caroling Night!

Wednesday, December 21, 2022



NEWS & UPDATES

As of November 1, 2022, management began to accept assessment payments for homeowners in the Dominguez Hills Village onsite office as **another option** for payments. The payments will be accepted between the 1st and 10th of the month by 11:00am. The cut off at 11:00am on the 10<sup>th</sup> of the month is to assure the onsite staff has the time to process payments, whereas homeowners will not receive late charges.

We will be accepting personal checks and money orders only currently. Please be sure that the payment is for the correct amount and to write your account number on the check or money order.

If you have any questions or concerns, please contact the onsite office by phone (310) 223-3900 or email at [lbeard@keystonepacific.com](mailto:lbeard@keystonepacific.com) or [rgonzalez@keystonepacific.com](mailto:rgonzalez@keystonepacific.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 MATERIAL 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.

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
API Anderson Pest Innovations.....	310-629-1521
Newport Exterminating .....	949-261-0700
Pilot Painting .....	888-900-9323
Plumbing Care.....	800 359-2751
Qwik Response Construction.....	888-809-1532
GA Roofing .....	424-350-4149
SEA Construction Company .....	323 770-8064
HYB Construction .....	323-842-0370
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 <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

**DOMINGUEZ HILLS VILLAGE COMMUNITY ASSOCIATION  
APPLICATION FOR CANDIDACY  
FOR THE BOARD OF DIRECTORS**

Dear Homeowner:

The Annual Election is scheduled to be held in **April 2023**. If you are interested in serving on the Board, please complete this application and return it to **DHVCA Management Office** at the office address displayed below no later than **5:00 PM** on **January 16, 2023**. For specific candidate qualifications, please refer to the DHVCA Website at [www.dhvca.org](http://www.dhvca.org) for review of your community's Election Rules. **Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.**

NAME: \_\_\_\_\_

**(Note: Be sure to complete and return verification information on page 2 of this application)**

***Candidacy statement needs to be kept to one page. Please type in the information requested below.***

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

**PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT**

**Dominguez Hills Village Community Association**  
1137 S. Oakhill Circle  
Carson, CA 90746  
Office (310) 223-3900  
Fax (310) 223-3999

**DOMINGUEZ HILLS VILLAGE COMMUNITY ASSOCIATION  
APPLICATION FOR CANDIDACY  
FOR THE BOARD OF DIRECTORS**

**HOMEOWNER VERIFICATION INFORMATION**

ADDRESS: \_\_\_\_\_

WORK PHONE NUMBER: \_\_\_\_\_

HOME PHONE NUMBER: \_\_\_\_\_

CELL PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

\_\_\_\_\_

I, \_\_\_\_\_, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**To request an electronic copy of the Candidacy Application, please contact [rgonzalez@keystonepacific.com](mailto:rgonzalez@keystonepacific.com)**

**Completed Candidacy Applications and additional statement must be submitted to [lbeard@keystonepacific.com](mailto:lbeard@keystonepacific.com) by the deadline.**