

## **WEST POINT LOMA OWNERS ASSOCIATION, INC.**

PROPERTY ADDRESS:  
4532-4578 WEST POINT LOMA BLVD.  
SAN DIEGO, CALIFORNIA 92107

REPAIRS @ WPLHOA.ORG

CORRESPONDENCE TO:  
4542 WEST POINT LOMA BLVD.  
SAN DIEGO, CALIFORNIA 92107-1243

### **REPLACING LOST OR BROKEN GATE TRANSMITTERS**

Every unit in the complex is assigned two, and only two, gate transmitters. For rental units, the non-resident owner or rental unit property manager must provide both transmitters to the tenant(s) at move-in. Rental unit property managers and non-resident owners do not need a transmitter.

Check the battery before contacting the HOA about a broken transmitter. The red light at the end of the transmitter should go on when you press the button. If it does not, or is very faint, please try replacing the battery. Batteries should last for several years. If the red light goes on but the gate will still not open, the problem may be a mismatch between the transmitter and the receiver in the utility cabinet. This seems to happen randomly once or twice a year, but there is a relatively quick fix that does not require replacing a transmitter.

Email the HOA at the address above about transmitter issues. Indicate when it would be convenient to meet someone from the HOA. The process usually takes no more than 10 minutes. The HOA can deal with transmitter issues outside of normal business hours. However, it must be light outside because the utility cabinet must be accessed.

All of the transmitters (the working one and any broken one) must be brought to the HOA. The HOA uses the code for the working transmitter to determine (by process of elimination) the code for the broken/missing transmitter. There is no practical way for a resident to tell the HOA what the code was for a broken/missing transmitter. It isn't visible on the outside of the transmitter. The code can be read only by looking at the receiver in the locked utility cabinet when the button is pushed. The code for the broken transmitter will be removed from the system if a replacement transmitter is issued.

If you do not bring the working transmitter to the HOA, no replacement transmitter will be issued and no new code will be assigned to a broken but potentially fixable transmitter.

If a transmitter is lost, stolen, or otherwise unavailable to be exchanged, the owner must pay the replacement cost (\$27 as of July 2022). For rental units, either (i) the tenant will need to pay the HOA directly at the time of replacement, or (ii) the owner will need to send a check to the HOA in advance of the replacement. Bring a broken transmitter to the HOA to avoid paying for a replacement. The HOA replaces broken transmitters at no cost.

The HOA will not issue a transmitter to or replace a transmitter for someone whose contact information the HOA does not have. Contact information for all resident adults – both owners and tenants – is supposed to be on file with the HOA. To avoid a delay, tenants or roommates might check with the owner or rental unit property manager that this information was given to the HOA.

The HOA does not have any codes for electric garage door openers. They were installed by owners and are not original to the complex.