

WEST POINT LOMA OWNERS ASSOCIATION, INC.

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

BOARD @ WPLHOA.ORG
REPAIRS @ WPLHOA.ORG

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

BASIC INFORMATION FOR NEW OWNERS

Web Site

The HOA's web site is **wplhoa.org**. Most documents and other information that residents might need are posted there.

Bulletin Board

The HOA posts information about upcoming maintenance and other issues on the bulletin board by the mailboxes.

Rules & Guidelines

The HOA has assembled a detailed Rules & Guidelines containing information that every owner should know. A copy was supplied through escrow when you purchased your unit. It is also posted on the website. Read the whole thing right away.

Keys

- The HOA does not have keys to the unit front door, any sliding glass door, and the mailbox.
- The key to the water heater closet is the same for every unit in the complex. Because the HOA needs immediate access in case of a water heater leak, that lock/key must not be changed. The HOA can provide a replacement key.
- Garage door openers are not original to the unit. The HOA does not have the codes or keys.
- Each unit has two entrance gate openers for each unit. The HOA can replace a unit for \$37. Broken or missing units will be removed from the system; no unit will ever have more than two openers for any reason.

Gate Code

As of October 2026, the code for all of the sidewalk gates and the spa gate is [REDACTED ON WEBSITE]. Do not leave any gate unlocked because you are expecting a visitor. The telephone entry system by the mailboxes is inoperable.

Moving Vans

Moving vans and commercial trucks are not allowed in the parking area at any time because of the extremely tight turns at the entry and exit gates and the narrow driveway. This includes most U-Haul and similar vehicles. Generally, a vehicle will be too big if it is more than 7.5 feet (90 inches) tall (measured from the ground to the outside top of the cargo area) or if it is more than 20 feet long. Violating the no-truck rule will result in a large fine; this rule is vigorously enforced. No exceptions are made for temporary parking or unloading.

Upon request, the HOA can arrange for the entrance or exit gate to be left open for the day so that movers can use the ramps rather than the stairs.

Trash Collection

As of October 2026, trash pickup (dumpsters) is Monday and Thursday, usually by early afternoon. On major holidays, trash pickup is often delayed until the next business day (never on a weekend). There is no City trash service for the complex. Organic kitchen waste (green barrel) is picked up once a week on Wednesday.

Move-in Trash

Moving generates lots of trash. Please don't fill the dumpsters right after the Thursday or Monday pickups. Be considerate to your neighbors and wait until Sunday or Wednesday evening to put large amounts of move-in trash in the dumpsters. Never leave trash outside any dumpster. You must break down (flatten) all of your boxes. Fines apply for violating the HOA's trash rules.

Offstreet Parking

Each unit has one indoor space / garage. Each unit has one outdoor space (marked). There is no visitor parking anywhere in the complex. You can let a visitor park in your outdoor space, there are no parking stickers or plaques; you'll just need to park your own car on the street. No parking in the driveway. Never park in another owner's space.

Street Sweeping

Street sweeping on West Point Loma Blvd is every Wednesday, usually before 9 am. The City actively tickets.

Pets / Animals

All pets and animals, including emotional support animals and service animals, must be registered with the HOA. Failing to register a pet / animal promptly will result in a very large fine. All pets / animals must be leashed while in the common area.

HOA Monthly Dues

Monthly HOA dues are not included in any impound account with your lender (such as for property taxes and insurance). The HOA does not bill. Dues coupons are available on the website. Check your escrow closing statement, but often HOA dues for the first calendar month after purchase are paid in advance through escrow.

Smoke Detectors, Carbon Monoxide Detectors, and Fire Extinguisher

By law, smoke detectors, carbon monoxide detectors, and a fire extinguisher are required in every unit. Immediately upon moving in, check that your unit has all of these and that they are working.

Utilities and Other Services

The HOA is responsible for water, sewer, and trash collection. Landscapers for the common area come once a week (usually Tuesday). Pest control in the generally accessible common area (not unit interiors or garages) is once a month (usually the middle of the month). Residents are responsible for gas, electricity, phone, internet, and cable. Installing a new satellite dish requires advance HOA approval.

Water Shutoff for Individual Unit

Rear units: at ground level outside the bedroom window by the parking area. Front units: at ground level under the half-bath window.

Property Insurance:

Home loans are often transferred to a servicer shortly after they are made. Insurance information was supplied to the original lender through escrow. But, it tends not to be transferred when the loan paperwork goes to the servicer. You may get a notice claiming there is no property insurance. Don't panic. There is insurance. Current insurance information is posted on the HOA's website including contact information for the HOA's insurance agent.

Regularly Occurring Events

Early August	HOA mailing to owners confirming contact information.
Mid-August/Mid-September	HOA insurance policies renew. Notice mailed regarding date for termite inspection.
October/November	Mandatory annual termite inspection (all units in complex).
Early November	Annual mailing (budget, dues, insurance, current rules and forms, statutory notices).
November	Nominations for Board of Directors.
December	Election by mail for Board of Directors.
January 1	Dues increases take effect.
January Board meeting	Elections results announced.
February 1	New Board takes office.

Board Meetings

Held via Zoom on Tuesdays at 6 pm. Usually every 6 weeks. Date is posted on HOA website. Agenda is posted on bulletin board and on website a few days prior to the meeting. Owners are welcome to attend. If you want to bring up an issue, contact the HOA several days in advance. There are legal limits on the Board's ability to deal with matters that are not on the agenda.

HOA Contact

The HOA does not have a formal office onsite. The HOA does not have its own telephone number and cannot be contacted via text. The HOA can be contacted by email. Except in an emergency, contact should be initiated via email.

As of October 2026, two members of the HOA Board live onsite. They are not employees or maintenance staff. Don't corner them in the driveway or at home and ask that they deal with an HOA issue then and there.