

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 TENANTS

Web Site

The HOA's web site is wplhoa.org. Most documents and other information that residents might need are posted there. If you did not receive a copy of the HOA's Rules & Guidelines from your owner or property manager, please download and read them.

Keys

- Keys to the unit front door, any sliding glass door, and the mailbox come from the owner or property manager. The HOA does not have copies.
- The key to the water heater closet comes from the owner or property manager. 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. Codes or keys must come from the owner or property manager. The HOA does not have the codes or keys.
- Two entrance gate openers for each unit come from the owner or property manager. 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 is Monday and Thursday mornings, usually by early afternoon. On holidays, trash pickup is delayed until the next business day (never on a weekend). There is no City trash service for the complex. Organic kitchen waste is picked up once a week on Wednesday.

Move-in Trash

Moving generates lots of trash. Please don't fill the dumpsters on Thursday or Monday morning. 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.

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.

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 Monday). 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 parking area window. Front units: at ground level under the half-bath window.