

WEST POINT LOMA OWNERS ASSOCIATION, INC.

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

BOARD @ WPLHOA.ORG

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

BOARD OF DIRECTORS MEETING AGENDA

December 3, 2024
Regular session at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

1. Comments from residents regarding matters not on the agenda.¹
2. Mailings: Annual mailed on November 1. BOD election mailed on November 25
3. Old maintenance issues
 - a. Termite inspection followup
No owner-arranged inspection info received, fines to be imposed at January meeting
 - b. Driveway resurfacing
 - c. 4544 deck resurfacing
 - d. Security camera installed to cover 4542/4544 pedestrian gate
4. New maintenance issues
 - a. Potential security camera to cover spa area
5. Financial issues / status report

¹ By law, the HOA is limited in its ability to take action on matters raised for the first time in the resident comment section of the meeting.

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CORRESPONDENCE TO:
4542 WEST POINT LOMA BLVD.
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BOARD OF DIRECTORS MEETING AGENDA

October 22, 2024
Regular session at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

1. Comments from residents regarding matters not on the agenda.¹
2. Rule and policy changes
Formal adoption with effectiveness as of December 1, 2024.
 - a. Security, Motorized Gates, Pedestrian Gates, Keys & Locks - Rewrite/Update of Appendix (see attachment online)
 - b. EV charging stations (see attachment online)
 - c. Addition of language to clarify fines and maximum fines:
“FINES
More than one Rule may apply to particular conduct. The HOA may impose whichever fine is highest. If particular conduct violates a Rule and no fine amount is specified, the fine is up to \$150 for each violation.”
 - d. Proposed increases to fine schedule (see attachment online)
3. Old maintenance issues
 - a. Termite inspection followup
 - b. Driveway resurfacing
 - c. 4544 deck resurfacing
4. New maintenance issues
5. Adoption of budget and month HOA dues for FY 2025
6. Financial issues / status report

¹ By law, the HOA is limited in its ability to take action on matters raised for the first time in the resident comment section of the meeting.

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BOARD @ WPLHOA.ORG
REPAIRS @ WPLHOA.ORG

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APPENDIX - SECURITY, MOTORIZED GATES, PEDESTRIAN GATES, KEYS & LOCKS

SECURITY OVERVIEW

The complex was not designed to be a secure area. Locked gates and fencing discourage casual trespassers, cut down on foot traffic, and regulate parking. As a practical matter, however, the deterrence is limited even if everything is functioning properly.

The HOA does not represent that the complex is secure. No HOA officer, director, complex property manager, or other HOA employee has authority to make any representation to that effect. Under no circumstances will the HOA be liable for the criminal acts of third parties.

Gates requiring codes rather than keys are convenient. But the protection locked gates provide is undermined when the code is broadly disseminated. Please do not give out the code unnecessarily.

LIGHTING

When the complex was built around 1980, the original lighting consisted of:

- (1) Globe lights on posts, pagoda lights next to sidewalks, lights in the passageways between the front buildings, and spotlights at the entrance and exit gate ramps. The HOA is responsible these items (including electricity).
- (2) Lights adjacent to each unit front door and on each patio and balcony. Owners are responsible for these items.

The light-sensitive and motion-activated spotlights mounted on the overhang above the garages were added by the HOA. Power for those lights comes from inside garages. The electrical circuit for the garages is paid for by the HOA, not individual units. Residents must leave the power switch in the "on" position.

VIDEO CAMERAS

In August 2024, the HOA gained access to video cameras covering limited parts of the general use common area (primarily the driveway).

Residents have no direct access to the video feed. The HOA has no plans to make the video feed generally available to residents.

The video is not monitored by the HOA in real time or even on a regular basis (e.g., once a day). The HOA has no plans to do so. The HOA does not anticipate looking at the images except when there is a specific need (e.g., in connection with the HOA's enforcement of the parking rules when it has a reasonable suspicion that there has been a violation).

The HOA makes no commitment of any kind to maintain or preserve video footage for a particular length of time.

An owner desiring access to video for a specific time may make a written request to the HOA setting forth in detail why such access is needed and identifying the relevant times. Access is in the absolute discretion of the HOA Board of Directors.

Some residents have installed their own video systems (e.g., Ring doorbells). The HOA does not keep track of these systems. The HOA has no current plans to regulate them to ensure resident privacy in the generally accessible common area.

MOTORIZED GATES

The motorized gates have been adjusted so that in typical use they will remain open long enough for a vehicle to drive through. The HOA has installed sensors that are intended to prevent a gate from closing on a vehicle under ordinary circumstances. But keep in mind that mechanical things break or go out of adjustment from time to time. Do not rely on the sensors. Do not assume that any motorized gate will stop if it encounters an obstacle. NEVER WAIT IN ANY MOTORIZED GATE'S PATH.

Contact the HOA in the event that there is a problem with any motorized gate. DO NOT TRY TO FIX IT YOURSELF. If a gate is broken, the HOA may need to leave the gate open with the power off at the circuit breaker until repairs can be made. See Fines below.

The motorized gates MUST NOT be pushed open while the power is on. If you try, you will break the motor. The HOA can open a motorized gate in the event of an emergency even if the power is out.

East Gate (a/k/a Entrance Gate)

The motorized gate on the east side of the complex next to unit 4532 (the "East Gate") is intended for entrance only. It is not intended for use by vehicles exiting the complex. Vehicles attempting to enter the complex from West Point Loma Blvd. do not expect to encounter vehicles exiting from the East Gate. This is a safety hazard. The HOA bars using the East Gate to exit the complex in ordinary circumstances. See Fines below.

Pedestrians exiting the East Gate are also a safety hazard. Perhaps more so than vehicles, as they will be less visible from the street. Because of ADA concerns related to stairs, however, the HOA allows pedestrian use of the East Gate for entering and exiting the complex. Residents with transmitters choosing to use the East Gate rather than the West Gate to exit the complex do so at their own risk.

The East Gate opens when triggered by a gate transmitter. The presence of a vehicle is not required.

Using the East Gate:

- Click your gate transmitter once. It may take 5 to 10 seconds before the gate starts moving. Clicking the transmitter more than once does not make the gate open any faster.
- Wait at the top of the ramp (the street side of the gate) until the entrance gate opens completely.
- If you cannot drive through within 30 seconds after the gate is fully open – typically more time than is needed – click your gate transmitter once more before starting through. Clicking your gate transmitter after the gate has started to close may not stop the gate in time if you are in its path.
- If the gate has not yet begun to close, a sensor under the ramp will ordinarily keep the gate open while

an automobile drives through.

- Drive to the bottom of the ramp (the asphalt, not the tan cement). Be careful turning the corner.
- If you are the second vehicle trying to enter, wait at the top of the ramp until the first vehicle has rounded the corner into the parking area and is no longer visible. **DO NOT TAILGATE**. Drive to the bottom of the ramp (the asphalt, not the tan cement). Be careful turning the corner. You may need to wait briefly at the bottom of the ramp until the first vehicle has parked.

The HOA has installed a magnetic lock on the East Gate to prevent it from being pushed open. Triggering the gate transmitter opens the lock in addition to opening the gate.

West Gate (a/k/a Exit Gate)

The motorized gate on the west side of the complex next to unit 4546 (the “West Gate”) is intended for exit only.

The West Gate opens when triggered by a vehicle sensor embedded in the pavement at the base of the ramp. Most passenger vehicles will trigger the sensor. Motorcycles, hybrid vehicles with non-metal bodies, and vehicles with high ground clearance might not trigger the sensor. The gate transmitters do not work on the East Gate.

Using the West Gate:

- Drive part way up the ramp, triggering the sensor in the pavement. Keep in mind that the gate opens inward. Signs are posted clearly indicating the safe waiting distance from the gate path.
- Wait until the gate opens completely. The gate will remain open as long as a vehicle is above the sensor.
- Drive all the way up to street level. Be alert for pedestrians and bicyclists when exiting.
- Once a vehicle has moved away from the sensor – and after a brief delay – the gate will start to close. Be aware that the delay may be as short as 10 seconds.
- Wait on the street side of the gate for an opening in traffic. The gate will close behind you. An optical sensor is intended to stop the gate from closing completely if a vehicle is in the gate's fully closed position.
- The distance from the gate to the street edge of the sidewalk is about 21 feet. Most mid- to full-sized cars are less than 17 feet in length. Most large pickups and SUVs are less than 19 feet in length. Vehicles of any size towing trailers are likely to have problems.
- If you are the second vehicle trying to exit, wait at the bottom of the ramp until the first vehicle has entered traffic. Traffic is often heavy; you may need to wait for a while. **DO NOT GO UP THE RAMP INTO THE GATE'S PATH UNTIL THE STREET SIDE IS ABSOLUTELY CLEAR.**

UPS, FedEx, and Amazon delivery trucks often park in the red zone by the West Gate, blocking the view of traffic heading west on West Point Loma Blvd. Be aware of this traffic hazard.

Keypad at West Gate

The complex was not designed to be ADA accessible. The walkways through the pedestrian gates from the sidewalk and through the mailbox area have steps, limiting access by persons with movement limitations. In

August 2024, the HOA installed a keypad at the base of the West Gate ramp, allowing pedestrians to trigger the gate and exit the complex. The current code is posted on the last page.

Before using the West Gate, persons with limited mobility should ensure that they will have sufficient time to reach the street before the gate starts to close. There are no sensors on the ramp that would prevent the gate from closing on a pedestrian in the gate's pathway. Restated somewhat bluntly, if you walk very slowly – more than about 30 seconds to go from the ramp to the street – there may be problems.

Motorcycles typically will not trigger the embedded sensor for the West Gate. Motorcyclists may find that they must use the keypad to exit. Prior to installation of the keypad, the HOA tolerated motorcyclists routinely exiting the complex using a gate transmitter and the East Gate. This is no longer permitted.

Emergency Exit at East Gate

Vehicles exiting the East Gate under ordinary circumstances are subject to a fine. If – but only if – the West Gate is not working, you can use your transmitter to open the East Gate and reach the street.

- Wait at the bottom of the ramp. Click your transmitter. Watch and wait for the gate to open completely.
- When you are absolutely sure that no vehicle might be trying to use the West Gate to enter the complex, drive up the ramp to the street side of the gate. Do not wait in the gate's path. There are no sensors at the top of the ramp that would prevent the gate from closing.
- Be alert for pedestrians and bicyclists when exiting.
- Wait on the street side of the gate for an opening in traffic. The gate will close behind you.
- If the gate is open or opening before you have used your transmitter, it means that a vehicle – possibly one you cannot yet see – is trying to enter from the street. You must wait in the parking area.

To repeat, using the East Gate for vehicle exits is only permitted when the West Gate is not working. If the keypad at the base of the East Gate ramp would open that gate, the gate is working.

Residents who have exited the East Gate must immediately notify the HOA so that gates can be fixed. The failure to provide such notice to the HOA can result in a fine, unless the resident proves to the satisfaction of the HOA that the East Gate was not working.

VEHICLE TYPE AND SIZE LIMITS

The indoor and outdoor parking spaces and the motorized gates are for standard-sized, non-commercial, passenger vehicles only. By way of illustration:¹

- Motorcycles, sedans, pickups without campers, and SUVs are acceptable.
- Pickups with campers are acceptable if they meet the size restrictions below. Height is more likely to be an issue than length.
- A vehicle towing a trailer, boat, or similar item is acceptable only if the combined length and height of the vehicle and the towed item meets the size restrictions below.
- Passenger vans are acceptable if they meet the size restrictions below.

¹The illustrations relate only to size. There are restrictions other than size that relate to different types of vehicles.

- RVs (also known as “housecars”²) are acceptable only if they meet the size restrictions below.
- U-Haul and similar rental vehicles which are modified versions of pickups are acceptable, if they meet the size restrictions below. Most other U-Haul and similar rental vehicles are not acceptable because they are too big. Contact the HOA if in doubt.
- Commercial vehicles of all kinds are not acceptable unless they meet the size restrictions below.
- Moving vans are almost never acceptable.
- UPS, FedEx, and Amazon delivery vehicles are almost never acceptable because they are too big.³

See Fines below.

Large vehicles – more than 7.5 feet (90 inches) tall (measured from the ground) or more than 20 feet long – are not permitted in the parking area.⁴ They must not use either motorized gate. See Fines below. The ramps, turns, and areas between the gates and the street are too small for large vehicles. In the past, commercial trucks often hit the corner of the building by the East Gate. Once the West Gate closes, long vehicles have insufficient space to wait for an opening in traffic by the exit.

MOTORIZED GATE TRANSMITTERS

Two gate transmitters have been issued to each unit, one for a vehicle to occupy the outdoor parking space and one for a vehicle in the garage. At no time will any unit have more than two working transmitters for any reason. Lost or stolen transmitters will be removed from the system.

Gate access codes may be deleted from the system after a unit changes ownership or a rental unit changes tenants unless the HOA is promptly provided with updated information regarding occupants of the unit. Deletion will occur fourteen calendar days after the change, or 48 hours after notice posted on the front door of the unit, whichever occurs first.

Transmitters are issued to owners, not tenants. The owner and tenants must decide between themselves without involving the HOA how to allocate the two transmitters.

If a transmitter does not work and the battery has been replaced, contact the HOA. A new transmitter can be issued. If you hand in the broken transmitter, there is no charge for the replacement. If the old transmitter is lost, stolen, or for any other reason cannot be handed in to the HOA, you will be charged the replacement cost (current cost listed on last page).

For reasons that are not entirely clear, sometimes gate transmitters need to be reset. The process takes less than 10 minutes during daylight hours, but the HOA will need access to both of your transmitters. The HOA will ordinarily try to reset a “broken” transmitter before issuing a new one.

²“Housecar” is defined in the California Vehicle Code. All RVs are housecars regardless of size or length. Many van conversions are housecars. All pickups with permanently attached campers are housecars. Pickups with temporary, removable campers are not housecars.

³You can open the East Gate with your gate transmitter or the West Gate with the keypad to allow the delivery person to walk large items to your unit. Delivery persons expect that sometimes it takes a bit more effort to make a delivery. Never allow the delivery person to drive the van into the complex. If you do, you will be fined.

⁴Large vehicles are expressly excluded because of gate-related concerns. There are other rules that apply in contexts other than the entry and exit gates.

EXTENDED AUTOMOBILE ACCESS

Using either a gate transmitter or the keypad, residents can provide temporary access through the motorized gates. The HOA can arrange for extended access through the motorized gates. This is common (i) when a maintenance project is underway and workmen need access to the complex, or (ii) when residents are moving into or out of the complex and using the ramps would be easier than using the sidewalks and stairs. Contact the HOA.

PEDESTRIAN GATES

Do not prop any pedestrian gate open. Do not unlock any pedestrian gate (i.e., make it so entering the entry code is not required). Do not disable the locks.

Street Gates

The four street gates (one for each of the four front buildings) work on a code. The current gate codes are listed on the last page.

Spa Gate

The spa gate works on a code. Currently, this is the same as the street gates, but is subject to change if spa access becomes problematic. The current spa gate code is listed on the last page.

State and local law requires that the spa gate be closed and locked at all times. Violations may result in the spa being shut down by the County Health Department. A reinspection fee is charged before the spa can reopen. Notify the HOA immediately if the spa gate lock is not working.

Unsupervised access to the spa by young children is a major safety issue. Do not give the spa gate code to young children.

Residents have no need to access the spa machinery enclosure. Access is prohibited.

Main Entry Gate

The main pedestrian entry gate code is listed on the last page.

The telephone aspect of the telephone-based system at the central gate near the mailboxes is no longer fully functional. However, the gate can still be activated by punching in an entry code. The current code is listed on the last page.

The regular postal carrier for the complex has the entry code and can deliver packages to your doorstep. Substitute carriers may not always have the code. When UPS and FedEx had drivers with regular routes, they usually had the gate security codes. Because online shopping deliveries are increasingly being made by independent contractors rather than regular UPS or FedEx drivers, deliveries other than by the mailboxes is problematic.

Giving out the gate security codes defeats the purpose of a security system. If it appears that the codes are being used by non-residents, the codes will be changed.

KEYS AND LOCKS

Front Doors

The HOA does not have keys to the front doors of individual units. When access is needed, the HOA will make arrangements with the residents for temporary possession of keys. There are no restrictions on rekeying front door locks.

If a resident plans to be away for an extended period, arrangements must be made with the HOA to have a key available. Either a key can be provided to the HOA, or the HOA can be informed of a local contact who will have a key.

Water Heater Doors (rear units)

Water heater closet keys were supplied to each rear unit. Replacement keys are available at cost from the HOA. You must not change this lock. Water from a leaking water heater may flow into an adjacent unit, so the HOA may need emergency access to the closet.

Water Heater Doors (front units)

The water heater closet doors for front units are on balconies inaccessible except through a unit's front door. The HOA does not keep water heater closet keys for front units.

Garages

Each garage has a latch that can be secured with a padlock. The HOA does not have the key or the combination. The latch may be replaced at the owner's expense with substantially equivalent hardware.

Electric garage door openers are an owner-installed item. The HOA does not have keys or transmitters.

Owners are encouraged to lock their garages. Under no circumstances will the HOA be liable for theft of personal property from any garage. For security reasons, garages may be rented only to other owners or to persons who are residents of the complex.

Mailboxes

Two mailbox keys were supplied to each unit. The HOA does not have copies. Replacement locks are widely available at hardware stores.

Utility Closets

The utility closets nearest the East and West Gates are padlocked at all times. The padlock is issued by SDG&E, which means that it can be used by it as well as some other service providers. The HOA has a key.

Utility closets nearest the spa serve the rear units. In general, closets with electrical panels are not padlocked. Should this change, the HOA will use an SDG&E padlock. Closets with access to irrigation timers may be padlocked; residents do not have access.

Spa Pump and Heater Enclosure

The walled area enclosing the pump and heater for the spa is padlocked. The heater itself is also padlocked. Residents do not have access.

Water Faucets

The HOA has had problems with homeless persons using water faucets in the common area, then leaving the water running. Once, it ran overnight resulted in a flooded spa. Locks have been installed on the more obvious faucets.

FINES

Up to \$150 fine for violations involving the pedestrian street and main entry gates. Up to \$250 fine for violations involving the spa gate.

\$150 fine for a vehicle exiting the East Gate. No fine will be imposed if the resident proves that there was an emergency or that the West Gate was broken. \$150 fine for a vehicle entering the West Gate. If the East Gate is broken, residents must park on the street and notify the HOA.

\$150 fine for pushing open a motorized gate (other than in an actual and serious emergency). If a service call is necessary to check for damage, the cost of the service call is in addition to the fine. If the gate is damaged, up to \$500 fine plus the cost of the service call and any repairs. Be aware that it would not be unusual for the cost of repairs to be \$2,000 or more.

Fine for large vehicles – \$150 for the first infraction and \$250 for each subsequent infraction. A fine may be imposed each time a vehicle enters the parking area. A fine may be imposed for each 24-hour period (or part thereof) that a large vehicle is parked in the driveway area.

Owners are responsible for their visitors, their tenants, and their tenants' visitors. Owners are responsible for providing access to large delivery and other commercial vehicles.

CURRENT GATE CODES AS OF: October 21, 2024

WEST GATE

EAST GATE (vehicles)

EAST GATE KEYPAD

PEDESTRIAN GATES

SPA GATE

TELEPHONE SYSTEM

TRANSMITTER REPLACEMENT COST

REDACTED

EXISTING LANGUAGE ARGUABLY RELATED TO EV CHARGING STATIONS

Each garage is wired for electricity. Because the power flows through the HOA's electric meter rather than that of any individual owner, residents must not use power in a way that would materially increase the HOA's utility bill above base usage levels.

- Acceptable uses: electric garage door openers, the occasional use of home power tools, lights and personal fans inside the garage but only while a person is in the garage.
- Unacceptable uses: refrigerators and freezers (any size), air conditioners, washing machines, clothes dryers, industrial equipment, greenhouse/nursery/hydroponics, cryptomining, bit coin mining.
- Usage in excess of 12 kwh in a week is per se excessive. A 60-watt incandescent lightbulb operated 24 hours a day, 7 days a week would consume slightly less than 11 kwh in a week. An electric space heater operating at 1500 watts would consume 12 kwh in about 8 hours.

The batteries of electric or hybrid cars must not be charged using the garage power circuits under any circumstances. In addition to any fine, the HOA may charge violators of this paragraph up to \$20 per day (\$100 minimum) plus the cost of the power used. The HOA may estimate the amount and cost of power used using any reasonable method. Typically, this will be the top tier rate paid by the HOA.

Fine for violation of any garage limitation - up to \$250.

(From September 17, 2024)

PROPOSED NEW LANGUAGE RELATED TO EVS AND EV CHARGING STATIONS

ELECTRIC VEHICLES (EV) AND CHARGING STATIONS

Electric and hybrid vehicles (EV) are not prohibited in garages or outdoor parking spaces.

EV batteries must not be charged using the original garage power circuits under any circumstances. "Original" means

The garage power circuits in the complex as originally built in or about 1979/1980 are not conducive to charging EV batteries. Charging EV batteries using any garage power circuit is prohibited.

Fine for charging EV batteries - up to \$250. In addition to any fine, the HOA may charge violators of this paragraph up to \$20 per day (\$100 minimum) plus the cost of the power used. The HOA may estimate the amount and cost of power used using any reasonable method. Typically, this will be the top tier rate paid by the HOA.

Residents may charge EV batteries in outdoor parking spaces using electric power from the resident's unit and on that resident's personal electric meter. Residents must do so in a safe manner using well-maintained equipment intended for the purpose, in appropriate weather conditions, and with due regard for the safety of others. Power cords may extend from inside the unit during charging. When charging takes place overnight, power cords may remain in place until 10:00 a.m. even if active charging finished earlier that morning. Power cords must not remain outside the unit when an EV is not being charged. Power cords must not obstruct the driveway.

Owners desiring to install an EV charging station must comply with California Civil Code § 4745 in all respects. It is the owner's responsibility when submitting an architectural approval application to clearly and expressly show compliance with statute.

Owners desiring to install an EV-dedicated TOU meter must comply with California Civil Code § 4745.1 in all respects. It is the owner's responsibility when submitting an architectural approval application to clearly and expressly show compliance with statute.

The HOA may from time to time create a form for the convenience of owners requesting architectural approval. Nothing in such form shall constitute a waiver by the HOA of any provision of the statutes.

(Updated for October 22, 2024)

PROPOSED NEW LANGUAGE RELATED TO EVS AND EV CHARGING STATIONS

ELECTRIC VEHICLES (EV) AND CHARGING STATIONS

Electric and hybrid vehicles (EV) are not prohibited in garages or outdoor parking spaces.

EV batteries must not be charged using the garage power circuits under any circumstances. The garage power circuits in the complex as originally built in or about 1979/1980 are not conducive to charging EV batteries. Even if they were, there is no practical metering capability.

Fine for charging EV batteries - up to \$250 plus an amount reflecting estimated power used. Power used is presumed to be 40 Kwh multiplied by the top tier electric rate paid by the HOA, but not less than \$25 per day.

A resident may charge EV batteries in outdoor parking spaces using electric power from that resident's unit and on that resident's personal electric meter. The resident must do so in a safe manner, using well-maintained equipment intended for the purpose, in appropriate weather conditions, and with due regard for the convenience of others. Power cords may extend from inside the unit during charging but must not obstruct the driveway. Generally, power cords must not remain outside the unit when an EV is not being charged. When charging takes place overnight, however, power cords may remain in place until 10:00 a.m. even if active charging finished earlier that morning.

Owners desiring to install an EV charging station must comply with California Civil Code § 4745 in all respects. It is the owner's responsibility when submitting an architectural approval application to clearly and expressly show compliance with statute.

Owners desiring to install an EV-dedicated TOU meter must comply with California Civil Code § 4745.1 in all respects. It is the owner's responsibility when submitting an architectural approval application to clearly and expressly show compliance with statute.

The HOA may, but is not required to, create a specific form for requesting architectural approval of an EV charging. In the absence of such form, the ordinary architectural approval form should be used. Nothing in any form shall constitute a waiver by the HOA of any provision of the statutes.

DRAFT FOR BOD MEETING ON OCTOBER 22, 2024

Proposed changed to fine schedule

FINE SCHEDULE AS OF OCTOBER 31, 2023

Notes:

- (1) *Fines are in addition to, and not in lieu of, the cost of remedying violations of the CC&Rs.*
- (2) *Where a fixed amount is listed, that is the presumptive amount of the fine. When the phrase "up to" is used, the maximum amount will not automatically be imposed.*

DESCRIPTION	MAX FINE
Littering	\$100 \$150
Item / garbage left outside a dumpster	\$100 first item, then \$50 per additional item Up to \$150 per item
Christmas tree in any dumpster or barrel	\$100 \$150
Other garbage violations	\$100 \$150

Pedestrian gate fines (street and main entry)	\$100 \$150
Entering or exiting the wrong motorized gate	\$100 \$150
Pushing open a motorized gate (no damage)	\$100 \$150

Violating no-trucks policy	1st offense - \$100 \$150 Subsequent offense - \$250
Parking violations	1st offense - \$100 \$150 Subsequent offense - \$250

Spa violations	
- Underage children in the spa	\$100 per child \$150 per child
- After hours use or contrary to any posted notice	\$100 \$150
- Excessive noise, glass or pets, sexual activity	\$100 \$150

WEST POINT LOMA OWNERS ASSOCIATION, INC.

DRAFT 2024 BUDGET

INCOME

Homeowners Dues (\$532 per month per unit)	153,216
Interest Income	2,900
TOTAL INCOME (\$542 per month per unit)	\$156,116

OPERATING EXPENSES

Bank Charges	100
Drain Maintenance	540
Gas, Electric	10,600
General Repairs	12,000
Income Taxes	1,100
Insurance	25,000
Landscape Maintenance	9,300
Painting	400
Permits & Filing Fees	100
Pest Control	4,000
Professional Fees	2,000
Spa Maintenance & Supplies	6,500
Supplies & Postage	800
Trash Removal	32,000
Tree Trimming	6,500
Water & Sewer	22,800
TOTAL OPERATING EXPENSES (\$464 per month per unit)	\$133,740

GROSS RESERVE CONTRIBUTION (\$78 per month per unit)	\$22,376
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RESERVE EXPENSES

No specific projections are budgeted at this time	0
TOTAL RESERVE EXPENSES	0

NET RESERVE CONTRIBUTION	\$22,376
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RESERVE STATUS

Reserves as of September 30, 2024	\$310,339
Plus estimated contribution by year end	- 0 -
	=====
	\$310,339
2024 year end estimate of amount of cash reserves needed to repair, replace, restore, or maintain major components per 2022 reserve study (Cal. Civ. Code § 5300)	\$414,414
Deficit at 2024 year end	\$96,075
Deficit per ownership interest at 2024 year end	\$4,003
Percentage funded at 2024 year end	75%
Recommended yearly contribution to reserves in 2024 per 2022 reserve study	\$21,360
Recommended contribution to reserves in 2024 per ownership interest per month per 2022 reserve study	\$74

PROJECTED RESERVE STATUS

Projected reserves as of December 31, 2024	\$310,339
Plus estimated contribution by 2025 year end	22,376
	=====
	\$332,715
Less projected disbursements in/through 2025 per 2022 reserve study	- 255,927
	=====
Projected reserves at 2025 year end	\$76,688
2025 year end estimate of amount of cash reserves needed to repair, replace, restore, or maintain major components per 2022 reserve study (Cal. Civ. Code § 5300)	\$195,612
Deficit at 2024 year end	\$118,924
Deficit per ownership interest at 2025 year end	\$4,955
Percentage funded at 2025 year end	39%

WEST POINT LOMA OWNERS ASSOCIATION, INC.

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

BOARD @ WPLHOA.ORG

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

BOARD OF DIRECTORS MEETING AGENDA

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

September 17, 2024

Executive session at 6:00 p.m.

Regular session to follow immediately thereafter,
but not later than about 6:10 p.m.

Executive session

1. Fine hearing - gate/driveway violation (up to \$100)

Regular session

2. Comments from residents regarding matters not on the agenda.¹
3. Old business:
 - a. Barnes Tennis Center parking lot - status
 - b. Quieter Homes (San Diego Airport) - status
 - c. Balcony decks for front units - report
4. Adoption of BOD election calendar for FY 2025
5. Fast Track Policy for Windows and Doors
Formal adoption. Draft reviewed at BOD meeting on August 6, 2024.
6. Rule and policy changes
Review and discussion of drafts. Formal adoption planned for BOD meeting on October 22, 2024 with effectiveness as of December 1, 2024.
 - a. Security, Motorized Gates, Pedestrian Gates, Keys & Locks - Rewrite/Update of Appendix (see attachment)
 - b. EV charging stations (see attachment)
 - c. Addition of language to clarify fines and maximum fines:
“FINES
More than one Rule may apply to particular conduct. The HOA may impose whichever fine is highest. If particular conduct violates a Rule and no fine amount is specified, the fine is up to \$150 for each violation.”
 - d. Proposed increases to fine schedule (see attachment)

7. New maintenance issues
 - a. Exit gate keypad - report
 - b. Termite inspection scheduled for October 8
 - c. Driveway resurfacing
8. New landscape issues
9. Insurance for 2024-25 - report
10. Financial issues / status report

¹ By law, the HOA is limited in its ability to take action on matters raised for the first time in the resident comment section of the meeting.

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PROCEDURE FOR BOARD OF DIRECTOR ELECTIONS

The HOA is governed by a Board of Directors consisting of three persons, each with a one year term. The directors select the HOA officers – president, secretary, and treasurer – typically by allocating the three positions among the three directors. Terms commence on February 1.

Each unit has three votes. Voting is cumulative, which means you may cast more than one vote for a candidate. For example, you could cast all three votes for one candidate, or two votes for one candidate and one vote for another candidate, or one vote for each of three candidates. The three candidates with the most votes are elected.

<i>DATE</i>	<i>EVENT</i>
September	HOA sets election schedule. HOA provides general notice of nomination period through posting on HOA's website.
Early November	HOA mails notice of nomination period to unit owners in annual mailing.
November 16, 2024, 5:00 p.m.	Deadline for receipt of nominations. Owners may self-nominate.
No later than November 26, 2024	Ballots mailed to owners at address of record.
December 31, 2024, 5:00 pm	Deadline for receipt of ballots from owners.
January 13, 2024, 6:00 pm	Ballots opened and counted. Winners determined.
February 1, 2024	New Board of Directors takes office.

NOMINATIONS FOR FY 2025 BOARD OF DIRECTORS

Owners wishing to serve on the HOA Board of Directors for FY 2025 should notify the HOA. Owners may nominate themselves. Persons who are not owners are ineligible to serve. Board members need not reside in the complex. The deadline for receipt of nominations is November 16, 2024 at 5:00 p.m.

There is no particular form for a nomination as long as it is in writing. A nomination may be (i) sent by first class mail with postage prepaid to the address listed above; (ii) sent by an overnight courier service such as FedEx; (iii) delivered to any current director in person; and/or (iv) sent via email to the HOA Board's email address listed above. A nomination posted on a door, placed in a USPS mailbox other than by USPS, sent via text message to any number, or sent via email to any current director's personal email address (i.e., anything not ending in @wplhoa.org) are not acceptable and will be rejected without further notice. Receipt of a nomination will be acknowledged via email if an email address is provided.

(Schedule as of 2024-09-17)

TEXT FOR APPROVAL AT BOD MEETING ON SEPTEMBER 17, 2024

FAST-TRACK PROCEDURE FOR SUBSTANTIALLY SIMILAR REPLACEMENT OF WINDOWS AND SLIDING GLASS DOORS

Replacing windows and sliding glass doors with ones that are substantially similar need not be complex or controversial. The HOA has adopted this procedure applicable to replacement of windows and sliding glass doors on a fast-track basis.

1. Substantial Similarity

The replacement must be substantially similar to the original in terms of appearance to qualify for the fast track process. Replacements that are not substantially similar must go through the full, formal review process.

Replacement of single pane glass with double pane glass is treated as substantially similar in appearance.

The original glass has no noticeable tint. Replacement glass that, if observed from outside the unit, would have a noticeable tint (including from any anti-UV coating) will be considered on a case by case basis.

The original glass does not have a mirrored or reflective surface. These are not substantially similar. The full, formal review process is required.

The metal portions of existing windows and doors are a dark brown or bronze. For windows and doors viewable from the generally accessible common area, neither white nor black are substantially similar. For sliding glass doors for rear units only: brown is preferred but black or white are acceptable.

2. Completed Form

Submission of a completed ARCHITECTURAL & LANDSCAPING APPROVAL APPLICATION is required. However, the portion entitled "VII. IMPACT ON OTHERS" is not required.

3. Detailed Product Information

Detailed information about the replacement product must be supplied to the HOA.

This information must be specific both as to brand, model, and color. The HOA must be able to tell immediately from the submitted materials that the replacement is substantially similar. Lack of detailed information will result in rejection from the fast-track process.

The HOA will not conduct online research. A link merely to a retailer's or manufacturer's home page without a specific link to the model and color is not sufficient.

4. Licensed, Bonded, and Insured Contractor

Installation must be performed by a California licensed contractor. Owners shall not install replacements themselves.

The mailing address, telephone number, email address, and contractor's license number must be supplied to the HOA. The contractor must be bonded and insured. This information is available online at the CSLB.

5. Building Permits

The owner must obtain any required building permit from the City of San Diego. A copy must be submitted to the HOA upon commencement of the work.

6. Building Code

The complex was built in 1979-80. It has not been subsequently upgraded. The owner must research and comply with any applicable changes in the building codes.

7. Construction Debris

No construction debris of any sort may be placed in the dumpsters. Garbage fines apply and will be vigorously enforced.

8. Leaks

The owner is responsible for water leaks due to improper installation.

9. Absolute Discretion of HOA

In its absolute discretion, the HOA may require the full, formal review process.

(9/14/24)

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APPENDIX - SECURITY, MOTORIZED GATES, PEDESTRIAN GATES, KEYS & LOCKS

SECURITY OVERVIEW

The complex was not designed to be a secure area. Locked gates and fencing discourage casual trespassers, cut down on foot traffic, and regulate parking. As a practical matter, however, the deterrence is limited even if everything is functioning properly.

The HOA does not represent that the complex is secure. No HOA officer, director, complex property manager, or other HOA employee has authority to make any representation to that effect. Under no circumstances will the HOA be liable for the criminal acts of third parties.

Gates requiring codes rather than keys are convenient. But the protection locked gates provide is undermined when the code is broadly disseminated. Please do not give out the code unnecessarily.

LIGHTING

When the complex was built around 1980, the original lighting consisted of:

- (1) Globe lights on posts, pagoda lights next to sidewalks, lights in the passageways between the front buildings, and spotlights at the entrance and exit gate ramps. The HOA is responsible these items (including electricity).
- (2) Lights adjacent to each unit front door and on each patio and balcony. Owners are responsible for these items.

The light-sensitive and motion-activated spotlights mounted on the overhang above the garages were added by the HOA. Power for those lights comes from inside garages. The electrical circuit for the garages is paid for by the HOA, not individual units. Residents must leave the power switch in the "on" position.

VIDEO CAMERAS

In August 2024, the HOA gained access to video cameras covering limited parts of the general use common area (primarily the driveway).

Residents have no direct access to the video feed. The images are not monitored by the HOA in real time or even on a regular basis (e.g., once a day). The HOA has no plans to do so. The HOA does not anticipate looking at the images except when there is a specific need (e.g., in connection with the HOA's enforcement of the parking rules when it has a reasonable suspicion that there has been a violation).

The HOA makes no commitment of any kind to maintain or preserve video footage for a particular length of time.

An owner desiring access to the video footage may make a written request to the HOA setting forth in detail why such access is needed and identifying the relevant times. Access is in the absolute discretion of the HOA Board of Directors.

Some residents have installed their own video systems (e.g., Ring doorbells). The HOA does not keep track of these systems. The HOA has no current plans to regulate them to ensure resident privacy in the generally accessible common area.

MOTORIZED GATES

Contact the HOA in the event that there is a problem with any motorized gate. **DO NOT TRY TO FIX IT YOURSELF.** If a gate is broken, the HOA may need to leave the gate open with the power off at the circuit breaker until repairs can be made. See Fines below.

The motorized gates **MUST NOT** be pushed open while the power is on. If you try, you will break the motor. The HOA can open a motorized gate in the event of an emergency even if the power is out.

The motorized gates have been adjusted so that in typical use they will remain open long enough for a vehicle to drive through. The HOA has installed sensors that are intended to prevent a gate from closing on a vehicle under ordinary circumstances. But keep in mind that mechanical things break or go out of adjustment from time to time. Do not rely on the sensors. Do not assume that any motorized gate will stop if it encounters an obstacle. **NEVER WAIT IN ANY MOTORIZED GATE'S PATH.**

East Gate (a/k/a Entrance Gate)

The motorized gate on the east side of the complex (next to unit 4532) opens when triggered by a gate transmitter. The presence of a vehicle is not required.

The East Gate is intended for entrance only. It is not intended for use by vehicles exiting the complex.

Vehicles attempting to enter the complex from West Point Loma Blvd. do not expect to encounter vehicles exiting from the East Gate. This is a safety hazard. The HOA bars routine use of the East Gate for exiting the complex. See Fines below.

Pedestrians exiting the East Gate are also a safety hazard. Arguably more so than vehicles, as they will be less visible from the street. Because of ADA concerns related to stairs, however, the HOA allows pedestrian use of the East Gate for entering and exiting the complex. Residents with transmitters choosing to use the East Gate rather than the West Gate to exit the complex do so at their own risk.

Using the East Gate:

- Click your gate transmitter once. It may take 5 to 10 seconds before the gate starts moving. Clicking the transmitter more than once does not make the gate open any faster.
- Wait at the top of the ramp (the street side of the gate) until the entrance gate opens completely.
- If you cannot drive through within 30 seconds after the gate is fully open – typically more time than is needed – click your gate transmitter once more before starting through. Clicking your gate transmitter after the gate has started to close may not stop the gate in time if you are in its path.
- If the gate has not yet begun to close, a sensor under the ramp will ordinarily keep the gate open while an automobile drives through.
- Drive to the bottom of the ramp (the asphalt, not the tan cement). Be careful turning the corner.
- If you are the second vehicle trying to enter, wait at the top of the ramp until the first vehicle has rounded the corner into the parking area and is no longer visible. **DO NOT TAILGATE.** Drive to the bottom of the ramp (the asphalt, not the tan cement). Be careful turning the corner. You may need to wait briefly at the bottom of the ramp until the first vehicle has parked.

The HOA has installed a magnetic lock on the East Gate to prevent it from being pushed open. Triggering the gate transmitter opens the lock in addition to opening the gate.

West Gate (a/k/a Exit Gate)

The motorized gate on the west side of the complex (next to unit 4546) opens when triggered by a vehicle sensor embedded in the pavement at the base of the ramp. Most passenger vehicles will trigger the sensor. Motorcycles, hybrid vehicles with non-metal bodies, and vehicles with high ground clearance might not trigger the sensor. The gate transmitters do not work on the East Gate.

Using the West Gate:

- Drive part way up the ramp, triggering the sensor in the pavement. Keep in mind that the gate opens inward. Signs are posted clearly indicating the safe waiting distance from the gate path.
- Wait until the gate opens completely. The gate will remain open as long as your vehicle is above the sensor.
- Drive all the way up to street level. Be alert for pedestrians and bicyclists when exiting.
- Once your vehicle has moved away from the sensor – and after a brief delay – the gate will start to close. Be aware that the delay may be as short as 10 seconds.
- Wait on the street side of the gate for an opening in traffic. The gate will close behind you. An optical sensor is intended to stop the gate from closing completely if a vehicle is in the gate's fully closed position.
- The distance from the gate to the street edge of the sidewalk is about 21 feet. Most mid- to full-sized cars are less than 17 feet in length. Most large pickups and SUVs are less than 19 feet in length. Vehicles of any size towing trailers are likely to have problems.
- If you are the second vehicle trying to exit, wait at the bottom of the ramp until the first vehicle has entered traffic. Traffic is often heavy; you may need to wait for a while. **DO NOT GO UP THE RAMP INTO THE GATE'S PATH UNTIL THE STREET SIDE IS ABSOLUTELY CLEAR.**

Be aware of the traffic hazard caused by UPS, FedEx, and Amazon delivery trucks parking in the red zone by the West Gate, blocking the view of traffic heading west on West Point Loma Blvd.

Keypad at West Gate

The complex was not designed to be ADA accessible. All of the pedestrian gates from the sidewalk and by the mailbox area have steps, limiting access by persons with movement limitations. In August 2024, the HOA installed a keypad at the base of the West Gate ramp, allowing pedestrians to trigger the gate and exit the complex. The code is [REDACTED] (as of September 2024).

Before using the West Gate, persons with limited mobility should ensure that they will have sufficient time to reach the street before the gate starts to close. There are no sensors on the ramp that would prevent the gate from closing on a pedestrian in the gate's pathway. Restated somewhat bluntly, if you walk very slowly – more than about 30 seconds to go from the ramp to the street – there may be problems.

Motorcycles typically will not trigger the embedded sensor for the West Gate. Motorcyclists may find that they must use the keypad to exit. Prior to installation of the keypad, the HOA tolerated motorcyclists routinely exiting the complex using a gate transmitter and the East Gate. This is no longer permitted.

Emergency Exit at East Gate

Vehicles exiting the East Gate under ordinary circumstances are subject to a fine. If – but only if – the West Gate is not working, you can use your transmitter to open the East Gate and reach the street.

- Wait at the bottom of the ramp. Click your transmitter. Watch and wait for the gate to open completely.
- When you are absolutely sure that no vehicle might be trying to use the West Gate to enter the complex, drive up the ramp to the street side of the gate. Do not wait in the gate's path. There are no sensors at the top of the ramp that would prevent the gate from closing.
- Be alert for pedestrians and bicyclists when exiting.
- Wait on the street side of the gate for an opening in traffic. The gate will close behind you.
- If the gate is open or opening before you have used your transmitter, it means that a vehicle – possibly one you cannot yet see – is trying to enter from the street. You must wait in the parking area.

To repeat, using the East Gate for vehicle exits is only permitted when the West Gate is not working. If the keypad at the base of the East Gate ramp would open that gate, the gate is working.

Residents who have exited the East Gate must immediately notify the HOA so that gates can be fixed. The failure to provide such notice to the HOA can result in a fine, unless the resident proves to the satisfaction of the HOA that the East Gate was not working.

VEHICLE TYPE AND SIZE LIMITS

The indoor and outdoor parking spaces and the motorized gates are for standard-sized, non-commercial, passenger vehicles only. By way of illustration:¹

- Motorcycles, sedans, pickups without campers, and SUVs are acceptable.
- Pickups with campers are acceptable if they meet the size restrictions below. Height is more likely to be an issue than length.
- A vehicle towing a trailer, boat, or similar item is acceptable only if the combined length and height of the vehicle and the towed item meets the size restrictions below.
- Passenger vans are acceptable if they meet the size restrictions below.
- RVs (also known as “housecars”²) are acceptable only if they meet the size restrictions below.
- U-Haul and similar rental vehicles which are modified versions of pickups are acceptable, if they meet the size restrictions below. Most other U-Haul and similar rental vehicles are not acceptable because they are too big. Contact the HOA if in doubt.
- Commercial vehicles of all kinds are not acceptable unless they meet the size restrictions below.
- Moving vans are almost never acceptable.
- UPS, FedEx, and Amazon delivery vehicles are almost never acceptable because they are too big.³

¹The illustrations relate only to size. There are restrictions other than size that relate to different types of vehicles.

²“Housecar” is defined in the California Vehicle Code. All RVs are housecars regardless of size or length. Many van conversions are housecars. All pickups with permanently attached campers are housecars. Pickups with temporary, removable campers are not housecars.

³You can open the East Gate with your gate transmitter or the West Gate with the keypad to allow the deliveryperson to walk large items to your unit. Deliverypersons expect that sometimes it takes a bit more effort to make a delivery. Never allow the deliveryperson to drive the van into the complex. If you do, you will be fined.

See Fines below.

Large vehicles – more than 7.5 feet (90 inches) tall (measured from the ground) or more than 20 feet long – are not permitted in the parking area.⁴ They must not use either motorized gate. See Fines below. The ramps, turns, and areas between the gates and the street are too small for large vehicles. In the past, commercial trucks often hit the corner of the building by the East Gate. Once the West Gate closes, long vehicles have insufficient space to wait for an opening in traffic by the exit.

MOTORIZED GATE TRANSMITTERS

Two gate transmitters have been issued to each unit, one for a vehicle to occupy the outdoor parking space and one for a vehicle in the garage. At no time will any unit have more than two working transmitters for any reason. Lost or stolen transmitters will be removed from the system.

Gate access codes may be deleted from the system after a unit changes ownership or a rental unit changes tenants unless the HOA is promptly provided with updated information regarding occupants of the unit. Deletion will occur fourteen calendar days after the change, or 48 hours after notice posted on the front door of the unit, whichever occurs first.

Transmitters are issued to owners, not tenants. The owner and tenant should decide between themselves without involving the HOA how to allocate the two transmitters.

If a transmitter does not work and the battery has been replaced, contact the HOA. A new transmitter can be issued. If you hand in the broken transmitter, there is no charge for the replacement. If the old transmitter is lost, stolen, or for any other reason cannot be handed in to the HOA, you will be charged the replacement cost (about \$27 as of September 2024).

For reasons that are not entirely clear, sometimes gate transmitters need to be reset. The process takes less than 10 minutes during daylight hours, but the HOA will need access to both of your transmitters. The HOA will ordinarily try to reset a “broken” transmitter before issuing a new one.

EXTENDED AUTOMOBILE ACCESS

Using either a gate transmitter or the keypad, residents can provide temporary access through the motorized gates. The HOA can arrange for extended access through the motorized gates. This is common (i) when a maintenance project is underway and workmen need access to the complex, or (ii) when residents are moving into or out of the complex and using the ramps would be easier than using the sidewalks and stairs. Contact the HOA.

PEDESTRIAN GATES

Do not prop any pedestrian gate open. Do not unlock any pedestrian gate (i.e., make it so entering the entry code is not required). Do not disable the locks.

Street Gates

The four street gates (one for each of the four front buildings) work on a code. As of September 2024, the code is [REDACTED]

⁴Large vehicles are expressly excluded because of gate-related concerns. There are other rules that apply in contexts other than the entry and exit gates.

Spa Gate

The spa gate works on a code. As of September 2024, the code is [REDACTED]. Currently, this is the same as the street gates, but is subject to change if spa access becomes problematic.

State and local law requires that the spa gate be closed and locked at all times. Violations may result in the spa being shut down by the County Health Department. A reinspection fee is charged before the spa can reopen. Notify the HOA immediately if the spa gate lock is not working.

Unsupervised access to the spa by young children is a major safety issue. Do not give the spa gate code to young children.

Residents have no need to access the spa machinery enclosure. Access is prohibited.

Main Entry Gate

As of September 2024, the code for the main entry gate is [REDACTED].

The telephone aspect of the telephone-based system at the central gate near the mailboxes is no longer functional. However, the gate can still be activated by punching in an entry code. At present, the code for residents is "#OPEN" or "#6736."

The regular postal carrier for the complex has the entry code and can deliver packages to your doorstep. Substitute carriers may not always have the code. When UPS and FedEx had drivers with regular routes, they usually had the gate security codes. Because online shopping deliveries are increasingly being made by independent contractors rather than regular UPS or FedEx drivers, deliveries other than by the mailboxes is problematic.

Giving out the gate security codes defeats the purpose of a security system. If it appears that the codes are being used by non-residents, the codes will be changed.

KEYS AND LOCKS

Front Doors

The HOA does not have keys to the front doors of individual units. When access is needed, the HOA will make arrangements with the residents for temporary possession of keys. There are no restrictions on rekeying front door locks.

If a resident plans to be away for an extended period, arrangements must be made with the HOA to have a key available. Either a key can be provided to the HOA, or the HOA can be informed of a local contact who will have a key.

Water Heater Doors (rear units)

Water heater closet keys were supplied to each rear unit. Replacement keys are available at cost from the HOA. You must not change this lock. Water from a leaking water heater may flow into an adjacent unit, so the HOA may need emergency access to the closet.

Water Heater Doors (front units)

The water heater closet doors for front units are on balconies inaccessible except through a unit's front door. The HOA does not keep water heater closet keys for front units.

Garages

Each garage has a latch that can be secured with a padlock. The HOA does not have the key or the combination. The latch may be replaced at the owner's expense with substantially equivalent hardware.

Electric garage door openers are an owner-installed item. The HOA does not have keys or transmitters.

Owners are encouraged to lock their garages. Under no circumstances will the HOA be liable for theft of personal property from any garage. For security reasons, garages may be rented only to other owners or to persons who are residents of the complex.

Mailboxes

Two mailbox keys were supplied to each unit. The HOA does not have copies. Replacement locks are widely available at hardware stores.

Utility Closets

The utility closets nearest the East and West Gates are padlocked at all times. The padlock is issued by SDG&E, which means that it can be used by it as well as some other service providers. The HOA has a key. Utility closets nearest the spa serve the rear units. In general, they are not padlocked. Should this change, the HOA will use an SDG&E padlock.

Spa Pump and Heater Enclosure

The walled area enclosing the pump and heater for the spa is padlocked. The heater itself is also padlocked. Residents do not have access.

Water Faucets

The HOA has had problems with homeless persons using water faucets in the common area, then leaving the water running. Once, it ran overnight resulted in a flooded spa. Locks have been installed on the more obvious faucets.

FINES

Up to \$150 fine for violations involving the pedestrian street and main entry gates. Up to \$250 fine for violations involving the spa gate.

\$150 fine for a vehicle exiting the East Gate. No fine will be imposed if the resident proves that there was an emergency or that the West Gate was broken. \$150 fine for a vehicle entering the West Gate. If the East Gate is broken, residents must park on the street and notify the HOA.

\$150 fine for pushing open a motorized gate (other than in an actual and serious emergency). If a service call is necessary to check for damage, the cost of the service call is in addition to the fine. If the gate is damaged, up to \$500 fine plus the cost of the service call and any repairs. Be aware that it would not be unusual for the cost of repairs to be \$2,000 or more.

Fine for large vehicles – \$150 for the first infraction and \$250 for each subsequent infraction. A fine may be imposed each time a vehicle enters the parking area. A fine may be imposed for each 24-hour period (or part thereof) that a large vehicle is parked in the driveway area.

Owners are responsible for their visitors, their tenants, and their tenants' visitors. Owners are responsible for providing access to large delivery and other commercial vehicles.

(printed 2024-09)

EXISTING LANGUAGE ARGUABLY RELATED TO EV CHARGING STATIONS

Each garage is wired for electricity. Because the power flows through the HOA's electric meter rather than that of any individual owner, residents must not use power in a way that would materially increase the HOA's utility bill above base usage levels.

- Acceptable uses: electric garage door openers, the occasional use of home power tools, lights and personal fans inside the garage but only while a person is in the garage.
- Unacceptable uses: refrigerators and freezers (any size), air conditioners, washing machines, clothes dryers, industrial equipment, greenhouse/nursery/hydroponics, cryptomining, bit coin mining.
- Usage in excess of 12 kwh in a week is per se excessive. A 60-watt incandescent lightbulb operated 24 hours a day, 7 days a week would consume slightly less than 11 kwh in a week. An electric space heater operating at 1500 watts would consume 12 kwh in about 8 hours.

The batteries of electric or hybrid cars must not be charged using the garage power circuits under any circumstances. In addition to any fine, the HOA may charge violators of this paragraph up to \$20 per day (\$100 minimum) plus the cost of the power used. The HOA may estimate the amount and cost of power used using any reasonable method. Typically, this will be the top tier rate paid by the HOA.

Fine for violation of any garage limitation - up to \$250.

PROPOSED NEW LANGUAGE RELATED TO EVS AND EV CHARGING STATIONS

ELECTRIC VEHICLES (EV) AND CHARGING STATIONS

Electric and hybrid vehicles (EV) are not prohibited in garages or outdoor parking spaces.

EV batteries must not be charged using the original garage power circuits under any circumstances. "Original" means

The garage power circuits in the complex as originally built in or about 1979/1980 are not conducive to charging EV batteries. Charging EV batteries using any garage power circuit is prohibited.

Fine for charging EV batteries - up to \$250. In addition to any fine, the HOA may charge violators of this paragraph up to \$20 per day (\$100 minimum) plus the cost of the power used. The HOA may estimate the amount and cost of power used using any reasonable method. Typically, this will be the top tier rate paid by the HOA.

Residents may charge EV batteries in outdoor parking spaces using electric power from the resident's unit and on that resident's personal electric meter. Residents must do so in a safe manner using well-maintained equipment intended for the purpose, in appropriate weather conditions, and with due regard for the safety of others. Power cords may extend from inside the unit during charging. When charging takes place overnight, power cords may remain in place until 10:00 a.m. even if active charging finished earlier that morning. Power cords must not remain outside the unit when an EV is not being charged. Power cords must not obstruct the driveway.

Owners desiring to install an EV charging station must comply with California Civil Code § 4745 in all respects. It is the owner's responsibility when submitting an architectural approval application to clearly and expressly show compliance with statute.

Owners desiring to install an EV-dedicated TOU meter must comply with California Civil Code § 4745.1 in all respects. It is the owner's responsibility when submitting an architectural approval application to clearly and expressly show compliance with statute.

The HOA may from time to create a form for the convenience of owners requesting architectural approval. Nothing in such form shall constitute a waiver by the HOA of any provision of the statutes.

DRAFT FOR BOD MEETING ON SEPTEMBER 17, 2024

Proposed changed to fine schedule

FINE SCHEDULE AS OF OCTOBER 31, 2023

Notes:

- (1) *Fines are in addition to, and not in lieu of, the cost of remedying violations of the CC&Rs.*
- (2) *Where a fixed amount is listed, that is the presumptive amount of the fine. When the phrase "up to" is used, the maximum amount will not automatically be imposed.*

DESCRIPTION	MAX FINE
Littering	\$100 \$150
Item / garbage left outside a dumpster	\$100 first item, then \$50 per additional item Up to \$150 per item
Christmas tree in any dumpster or barrel	\$100 \$150
Other garbage violations	\$100 \$150

Pedestrian gate fines (street and main entry)	\$100 \$150
Entering or exiting the wrong motorized gate	\$100 \$150
Pushing open a motorized gate (no damage)	\$100 \$150

Violating no-trucks policy	1st offense - \$100 \$150 Subsequent offense - \$250
Parking violations	1st offense - \$100 \$150 Subsequent offense - \$250

Spa violations	
- Underage children in the spa	\$100 per child \$150 per child
- After hours use or contrary to any posted notice	\$100 \$150
- Excessive noise, glass or pets, sexual activity	\$100 \$150
Amounts double for subsequent offenses in any 12 month period	

Other animal violations:

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BOARD @ WPLHOA.ORG

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

BOARD OF DIRECTORS MEETING AGENDA (revised 8/4/2024)

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

August 6, 2024

Executive session at 6:00 p.m.

Regular session to follow immediately thereafter,
but not later than about 6:10 p.m.

Executive session

1. Fine hearing - garbage violations, overfilling dumpsters with furniture (up to \$150 + costs)

Regular session

2. Comments from residents regarding matters not on the agenda.¹
3. Old business:
 - a. Barnes Tennis Center parking lot - status
 - b. Quieter Homes (San Diego Airport) - status
4. Balcony decks for front units - status of ongoing work
5. Maintenance issues from prior meetings
 - a. Window/door policy (from 2020)
6. New maintenance issues
7. New landscape issues
8. Earthquake insurance for 2024-25 - status
9. Financial issues / status report
10. Vehicles exiting the entrance gate²

¹ By law, the HOA is limited in its ability to take action on matters raised for the first time in the resident comment section of the meeting.

² Last minute addition to agenda. Safety-related matter than should not be postponed until the next regularly scheduled Board meeting.

**FAST-TRACK PROCEDURE FOR SUBSTANTIALLY SIMILAR
REPLACEMENT OF WINDOWS AND SLIDING GLASS DOORS**

Replacing windows and sliding glass doors with ones that are substantially similar need not be complex or controversial. The HOA has adopted this procedure applicable to replacement of windows and sliding glass doors on a fast-track basis.

1. Substantial Similarity

The replacement must be substantially similar to the original in terms of appearance to qualify for the fast track process. Replacements that are not substantially similar must go through the full, formal review process.

Replacement of single pane glass with double pane glass is treated as substantially similar in appearance.

The original glass has no noticeable tint. Replacement glass that, if observed from outside the unit, would have a noticeable tint (including from any anti-UV coating) will be considered on a case by case basis.

The original glass does not have a mirrored or reflective surface. These are not substantially similar. The full, formal review process is required.

The metal portions of existing windows and doors are a dark brown or bronze. For windows and doors viewable from the generally accessible common area, neither white nor black are substantially similar. For sliding glass doors for rear units only: brown is preferred but black or white are acceptable.

2. Completed Form

Submission of a completed ARCHITECTURAL & LANDSCAPING APPROVAL APPLICATION is required. However, the portion entitled "VII. IMPACT ON OTHERS" is not required.

3. Detailed Product Information

Detailed information about the replacement product must be supplied to the HOA.

This information must be specific both as to brand, model, and color. The HOA must be able to tell immediately from the submitted materials that the replacement is substantially similar. Lack of detailed information will result in rejection from the fast-track process.

The HOA will not conduct online research. A link merely to a retailer's or manufacturer's home page without a specific link to the model and color is not sufficient.

4. Licensed, Bonded, and Insured Contractor

Installation must be performed by a California licensed contractor. Owners shall not install replacements themselves.

The mailing address, telephone number, email address, and contractor's license number must be supplied to the HOA. The contractor must be bonded and insured. This information is available online at the CSLB.

5. Building Permits

The owner must obtain any required building permit from the City of San Diego. A copy must be submitted to the HOA upon commencement of the work.

6. Building Code

The complex was built in 1979-80. It has not been subsequently upgraded. The owner must research and comply with any applicable changes in the building codes.

7. Construction Debris

No construction debris of any sort may be placed in the dumpsters. Garbage fines apply and will be vigorously enforced.

8. Leaks

The owner is responsible for water leaks due to improper installation.

9. Absolute Discretion of HOA

In its absolute discretion, the HOA may require the full, formal review process.

(8/6/24)

WEST POINT LOMA OWNERS ASSOCIATION, INC.

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

BOARD @ WPLHOA.ORG

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

BOARD OF DIRECTORS MEETING AGENDA

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

June 25, 2024

Executive session at 6:00 p.m.

Regular session to follow immediately thereafter,
but not later than about 6:10 p.m.

Executive session

1. Fine hearing - parking in another unit’s outdoor parking space (up to \$100)

Regular session

2. Comments from residents regarding matters not on the agenda.¹
3. Barnes Tennis Center parking lot (discussion, likely not an action item)
4. Quieter Homes (San Diego Airport) status
5. Maintenance issues from prior meetings
 - a. Balcony decks for front units
 - b. Entry gate
 - c. Organics recycling - ongoing problems with Waste Management
6. New maintenance issues
 - a. Window/door policy (from 2020)
7. Spa - cover (old) and filter (new)
8. New landscape issues
9. Financial issues / status report

¹ By law, the HOA is limited in its ability to take action on matters raised for the first time in the resident comment section of the meeting.

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BOARD OF DIRECTORS MEETING AGENDA

May 14, 2024 at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

1. Comments from residents regarding matters not on the agenda.¹
2. Maintenance issues from prior meetings
3. New maintenance issues
4. New landscape issues
5. Financial issues / status report.

¹ By law, the HOA is limited in its ability to take action on matters raised for the first time in the resident comment section of the meeting.

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BOARD OF DIRECTORS MEETING AGENDA

April 2, 2024 at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

1. Board of Directors Election for FY 2024 - Round 2
Review of ballots, counting of votes, election of officers for FY 2024
2. Comments from residents regarding matters not on the agenda.¹
3. Maintenance issues from prior meetings
4. New maintenance issues
5. New landscape issues
6. Financial issues / status report.

¹ By law, the HOA is limited in its ability to take action on matters raised for the first time in the resident comment section of the meeting.

WEST POINT LOMA OWNERS ASSOCIATION, INC.

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BOARD OF DIRECTORS MEETING AGENDA

February 27, 2024 at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

1. Comments from residents regarding matters not on the agenda.¹
2. Status of Board of Directors Election for FY 2024
3. Maintenance issues from prior meetings
4. New maintenance issues
5. New landscape issues
6. Financial issues / status report.

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BOARD OF DIRECTORS MEETING AGENDA

January 16, 2024 at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

1. Board of Directors Election for FY 2024
Review of ballots, counting of votes, election of officers for FY 2024
2. Comments from residents regarding matters not on the agenda.¹
3. Maintenance issues from prior meetings
4. New maintenance issues
5. New landscape issues
6. Financial issues / status report.

¹ By law, the HOA is limited in its ability to take action on matters raised for the first time in the resident comment section of the meeting.

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BOARD OF DIRECTORS MEETING AGENDA

October 31, 2023 at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

Open Session

1. Comments from residents regarding matters not on the agenda.¹
2. Budget FY 2024 and dues increase
3. Balconies and decks status
4. Maintenance/repair issues (previous and new)
5. Landscaping issues (previous and new)
6. Financial issues / status report

¹ By law, the HOA is limited in its ability to take action on matters raised for the first time in the resident comment section of the meeting.

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BOARD OF DIRECTORS MEETING AGENDA

September 19, 2023 at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

Open Session

1. Comments from residents regarding matters not on the agenda.¹
2. BOD election calendar
3. Balcony decks
 - a. Bid status
 - b. Special assessment
4. Status reports
 - a. Address update mailing and termite inspection notice
5. Maintenance/repair issues (previous and new)
6. Landscaping issues (previous and new)
7. Financial issues / status report

¹ By law, the HOA is limited in its ability to take action on matters raised for the first time in the resident comment section of the meeting.

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PROCEDURE FOR BOARD OF DIRECTOR ELECTIONS

The HOA is governed by a Board of Directors consisting of three persons, each with a one year term. The directors select the HOA officers – president, secretary, and treasurer – typically by allocating the three positions among the three directors. Terms commence on February 1.

Each unit has three votes. Voting is cumulative, which means you may cast more than one vote for a candidate. For example, you could cast all three votes for one candidate, or two votes for one candidate and one vote for another candidate, or one vote for each of three candidates. The three candidates with the most votes are elected.

<i>DATE</i>	<i>EVENT</i>
September	HOA sets election schedule. HOA provides general notice of nomination period through posting on HOA's website.
Early November	HOA mails notice of nomination period to unit owners in annual mailing.
November 28, 2023, 5:00 p.m.	Deadline for receipt of nominations. Owners may self-nominate.
No later than December 6, 2023	Ballots mailed to owners at address of record.
January 8, 2024, 5:00 pm	Deadline for receipt of ballots from owners.
January 16, 2024, 6:00 pm	Ballots opened and counted. Winners determined.
February 1, 2024	New Board of Directors takes office.

NOMINATIONS FOR FY 2024 BOARD OF DIRECTORS

Owners wishing to serve on the HOA Board of Directors for FY 2024 should notify the HOA. Owners may nominate themselves. Persons who are not owners are ineligible to serve. Board members need not reside in the complex. The deadline for receipt of nominations is November 28, 2023 at 5:00 p.m.

There is no particular form for a nomination as long as it is in writing. A nomination may be (i) sent by first class mail with postage prepaid to the address listed above; (ii) sent by an overnight courier service such as FedEx; (iii) delivered to any current director in person; and/or (iv) sent via email to the HOA Board's email address listed above. A nomination posted on a door, placed in a USPS mailbox other than by USPS, sent via text message to any number, or sent via email to any current director's personal email address (i.e., anything not ending in @wplhoa.org) are not acceptable and will be rejected without further notice. Receipt of a nomination will be acknowledged via email if an email address is provided.

(Schedule as of 2023-09-__)

D R A F T

WEST POINT LOMA OWNERS ASSOCIATION, INC.

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BOARD OF DIRECTORS MEETING AGENDA

August 22, 2023 at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

Open Session

1. Comments from residents regarding matters not on the agenda.¹
2. Status reports re existing matters:
 - a. Water heater leak - Units 4574 and 4576
 - b. Electric vehicle charging station installed without permission - Unit 4550
 - c. Gas leak - Unit 4552
3. Gates
 - a. Exit gate repair / replacement
 - b. Entrance gate status and signage
4. Balcony inspection and repairs
5. Maintenance/repair issues (previous and new)
 - a. Roof overhang
 - b. Fascia repair
 - c. Spa pipe
 - d. Minor jobs (painting? power washing?)
6. Landscaping issues (previous and new)
7. Status report: Insurance renewals for 2023-24
8. Financial issues / status report

¹ By law, the HOA is limited in its ability to take action on matters raised for the first time in the resident comment section of the meeting.

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BOARD OF DIRECTORS MEETING AGENDA

July 11, 2023 at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

Open Session

1. Comments from residents regarding matters not on the agenda.¹
2. Water heater leak - Units 4574 and 4576
3. Electric vehicle charging station installed without permission - Unit 4550
4. Gas leak - Unit 4552
5. Gates
 - A. Exit gate repair / replacement
 - B. Entrance gate status and signage
6. Balcony inspection and repairs
7. Maintenance/repair issues (previous and new)
 - a. Roof overhang
 - b. Fascia repair
 - c. Spa pipe
 - d. Minor jobs (painting? power washing?)
8. Landscaping issues (previous and new)
9. Insurance
10. Financial issues / status report

¹ By law, the HOA is limited in its ability to take action on matters raised for the first time in the resident comment section of the meeting.

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BOARD OF DIRECTORS MEETING AGENDA

May 23, 2023 at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

Open Session

1. Comments from residents regarding matters not on the agenda.¹
2. Issues raised by owners:
 - a. Smoking
 - b. Non-residents with gate access codes
3. Comments from owners re updated fine schedule
4. Maintenance/repair issues (previous and new)
 - a. Roof overhang
 - b. Fascia repair
 - c. Spa pipe
5. Landscaping issues (previous and new)
6. Financial issues / status report

¹By law, the HOA is limited in its ability to take action on matters raised for the first time in the resident comment section of the meeting.

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BOARD OF DIRECTORS MEETING AGENDA

April 18, 2023 at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

Open Session

1. Comments from residents regarding matters not on the agenda.¹
2. Maintenance/repair issues (previous and new)
 - a. Roof overhang
 - b. Fascia repair
 - c. Front deck soft spots
3. Landscaping issues (previous and new)
4. Comments from owners re updated fine schedule
5. Financial issues / status report

¹By law, the HOA is limited in its ability to take action on matters raised for the first time in the resident comment section of the meeting.

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BOARD OF DIRECTORS MEETING AGENDA

March 7, 2023

Closed sessions (fines): 6:00 pm and 6:15 pm
Open session to follow immediately (~6:30 pm)

*Meeting to be conducted via Zoom.
To “attend” the meeting, send an
email to info@wplhoa.org. Well
before the meeting is best, but HOA
will check email a few minutes before
the meeting starts.*

Closed Sessions

1. Fines
 - a. Pet / animal failure to register fine
 - b. Termite inspection denial of access fine

Open Session

2. Comments from residents regarding matters not on the agenda.¹
3. Creation of motorcycle parking space at east end of complex.
4. Discussion of increasing fine levels generally. Any increase to be effective later in the year.
5. Maintenance/repair issues (previous and new)
 - a. Chimneys
 - b. Handyman services and minor repairs
 - c. Fascia repair
 - d. Front deck soft spots
6. Landscaping issues (previous and new)
7. Financial issues / status report

¹By law, the HOA is limited in its ability to take action on matters raised for the first time in the resident comment section of the meeting.

FOR MARCH 7, 2023 BOARD MEETING

Description:

Parking space for one motorcycle to be located at the far eastern end of the complex.

Restrictions:

- (1) The space is only for motorcycles. No other vehicles (including bicycles).
- (2) The space is for one (1) motorcycle only. If the outlines of the space are marked, the motorcycle must be parked entirely within those lines.
- (3) The space is only for the use of motorcycles belonging to residents of the complex. It is not guest parking.
- (4) The motorcycle space will be treated as a form of reserved parking. Any resident intending to use the motorcycle space must provide the HOA in advance with the name of the resident, the unit number, and the license number and state of registration of the motorcycle.
 - (a) There is no particular form for this, but it must be in writing.
 - (i) An email to an HOA email address (not a personal email address) is fine. No texts. No oral notification.
 - (ii) Notification to the HOA does NOT include the circumstance that an HOA board member or spouse may have previously seen a resident riding a motorcycle.
 - (b) A resident need only notify the HOA once. The HOA does not require multiple notifications.
- (5) If a motorcycle is parked in the space and the HOA does not have the information described in (4) above, then:
 - (a) The HOA may treat it as though it were a vehicle were parked outside of one of the full-sized spaces. At minimum, the parking violation fines will apply.
 - (b) In addition, the HOA may treat it as belonging to a stranger or guest rather than a resident and may have it towed without notice.
- (6) The space is shared by those who have provided the required information to the HOA. It is not assigned exclusively to any particular unit.
- (7) Usage is on a first come, first served basis.
- (8) No owner or resident shall have a vested right to continuation. The HOA may terminate the motorcycle space at any time, for any reason, and without advance notice. However, the HOA will not fine or tow any resident who provided the information describe in (4) above without advance notice that the motorcycle space has been cancelled.

PROPOSED CHANGES TO FINE SCHEDULE

Notes: (1) Fines are in addition to, and not in lieu of, the cost of remedying violations of the CC&Rs.

(2) Where a fixed amount is listed, that is the presumptive amount of the fine. When the phrase "up to" is used, the maximum amount will not automatically be imposed.

DESCRIPTION	MAX FINE AS OF 11/10/2022	PROPOSED MAX FINE
Littering	\$50	\$100
Item / garbage left outside a dumpster	\$50 per item	\$100 first item, then \$50 per additional item
Christmas tree in any dumpster or barrel	\$50	\$100
Putting non-recyclables in a recycle dumpster or organic waste barrel	Up to \$500 + disposal costs	Up to \$500 + disposal costs
Putting non-organic waste in an organic waste barrel	Up to \$500 + disposal costs	Up to \$500 + disposal costs
Leaving hazardous waste anywhere in the complex	\$250 per item + disposal costs	Up to \$500 per item + disposal costs
Other garbage violations	\$50 per item	\$100
<hr/>		
Damaging or altering locks or gates	Up to \$500 + repair costs	Up to \$500 + repair costs
Pedestrian gate fines (street and main entry)	\$100	\$100
Pedestrian gate fines (spa)	\$200	\$250
Entering or exiting the wrong motorized gate	\$50	\$100
Pushing open a motorized gate (no damage)	\$50	\$100
Pushing open a motorized gate (possible damage)	\$250 plus service call and repair costs	Up to \$500 + service call and repair costs

Violating no-trucks policy	1st offense - \$100 Subsequent offense - \$200	1st offense - \$100 Subsequent offense - \$250
Parking violations	1st offense - \$100 Subsequent offense - \$200	1st offense - \$100 Subsequent offense - \$250
Garage limitations	\$250	\$250
Unauthorized use of garage electrical power	\$10 per day (\$25 minimum) + cost of power	\$20 per day + cost of power (\$100 minimum)

Spa violations

- Changing any spa setting in the locked enclosure	\$250	\$250
- Underage children in the spa	\$100 per child	\$100 per child
- After hours use or contrary to any posted notice	\$100	\$100
- Excessive noise, glass or pets, sexual activity	\$100	\$100

Amounts double for subsequent offenses in any 12 month period

Changing timers on lighting or irrigation systems	\$250	\$250
Screen door policy violations	\$250 per month	\$250 per month
Unauthorized roof access	\$250	\$250
Unauthorized satellite dish	\$250 plus \$100 per day after notice of violation	\$250 plus \$100 per day after notice of violation
Failure to provide maintenance access (includes vehicles in parking spaces)	\$250	\$250

Pet / animal not registered:

- 1st week or part thereof	\$300 per animal	\$300 per animal
- 2d through 9th weeks	\$100 per animal per week (or part thereof)	\$100 per animal per week (or part thereof)
- 10th and succeeding weeks	\$250 per animal per week (or part thereof)	\$250 per animal per week (or part thereof)

Other animal violations:

- Dogs off leash in the common area	\$100	\$100
- Animal nuisance (noise, odors, or the like)	\$100	\$100
- Animal defecates or urinates in common areas	\$50 per incident	\$100 per incident
- Pet food out of doors	\$50	\$100
- Unbagged animal waste/litter	\$50	\$100
- Other animal violations	\$100	\$100

- Fine amounts listed above are for registered pets / animals. Fine amounts are tripled for unregistered pets / animals.

WEST POINT LOMA OWNERS ASSOCIATION, INC.

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BOARD @ WPLHOA.ORG

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BOARD OF DIRECTORS MEETING AGENDA

January 24, 2023 at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

1. 2023 FY Board of Directors election

Review of ballot envelopes and opportunity for objections; opening and counting of ballots by election inspector; determination of successful candidates

Selection of 2023 FY officers (president, secretary, treasurer) by newly elected board (to take office effective Feb. 1, 2023)

2. Comments from residents regarding matters not on the agenda.¹

3. HOA bank accounts

Discussion (if needed) re signers on current Union Bank and SDCCU bank accounts

Opening new checking accounts and reserve CDs at Home Street Bank

4. Maintenance/repair issues (previous and new)

a. Termites - status re units not inspected on 11/17/22

b. 4566 deck

c. Stucco repair on chimney

d. Fascia repair

e. Decks and balcony repairs

5. Landscaping issues (previous and new)

a. Tree trimming

6. Financial issues / status report

¹By law, the HOA is limited in its ability to take action on matters raised for the first time in the resident comment section of the meeting.

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BOARD OF DIRECTORS MEETING AGENDA

December 13, 2022 at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

1. Comments from residents regarding matters not on the agenda.¹
2. Maintenance/repair issues (previous and new)
 - a. Termites - status re units not inspected on 11/17/22
 - b. 4566 deck
 - c. Chimneys
 - d. Faucets and locks
 - e. Handyman services and minor repairs
 - f. Spa status
 - g. Roof leak
 - h. Stucco repair on chimney
 - i. Fascia repair
3. Landscaping issues (previous and new)
 - a. Tree trimming
4. HOA administration issues
 - a. BOD election matters
5. Financial issues / status report

¹By law, the HOA is limited in its ability to take action on matters raised for the first time in the resident comment section of the meeting.

WEST POINT LOMA OWNERS ASSOCIATION, INC.

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

BOARD @ WPLHOA.ORG

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

BOARD OF DIRECTORS MEETING AGENDA

November 8, 2022 at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

1. Comments from residents regarding matters not on the agenda.¹
2. Maintenance/repair issues (previous and new)
 - a. Annual termite inspection
 - b. Roof leak
 - c. Chimneys
 - d. Faucets and locks
 - e. Handyman services and minor repairs
3. Landscaping issues (previous and new)
 - a. Tree trimming
4. Brief follow-up to prior issues
 - a. Wells Fargo bill pay slow payments
 - b. Organic waste and Waste Management
 - c. November 1 executive session re fine for unregistered pets / animals
4. HOA administration issues
 - a. Reserve study
 - b. FY 2023 budget
 - c. Dues increase
 - d. Revision to election dates

Note: This meeting was rescheduled from November 1 because a board member was unexpectedly called out of town.

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BOARD OF DIRECTORS MEETING AGENDA

September 20, 2022 at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

REVISED 9/20/2022

1. Comments from residents regarding matters not on the agenda.¹
2. Maintenance/repair issues (previous and new)
 - a. Locking hose bibs
 - b. Annual termite inspection
 - c. Spa pump
 - d. Roof leak
3. Landscaping issues (previous and new)
 - a. Tree trimming
4. Resident issues
 - a. Recent late night noise
5. HOA administration issues
 - a. Annual owner information forms mailed
 - b. FY 2023 Board elections calendar
 - c. Reserve study
 - d. Organics recycling (ongoing WM issue)
6. Financial issues
 - a. Late payments from bill-paying service

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BOARD OF DIRECTORS MEETING AGENDA

August 16, 2022 at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

1. Comments from residents regarding matters not on the agenda.¹
2. Follow-up to previous maintenance/repair issues
3. New maintenance/repair issues
 - a. Security
 - b. Termites
4. Landscaping issues (previous and new)
 - a. Tree trimming
5. Financial issues
 - a. Insurance renewal
 - b. Reserve study

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BOARD OF DIRECTORS MEETING AGENDA

July 5, 2022 at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

REVISED

Part 1 - Regular (Open) Session - 6:00 pm

1. Comments from residents regarding matters not on the agenda.¹
2. Follow-up to previous maintenance/repair issues
3. New maintenance/repair issues
4. Landscaping issues (previous and new)
5. Financial issues / status report

Part 2 - Executive (Closed) Session - 7:30 pm

6. Hearing re garbage/recycling violation and fine

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BOARD OF DIRECTORS MEETING AGENDA

May 24, 2022 at 6:00 p.m.

Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. Well before the meeting is best, but HOA will check email a few minutes before the meeting starts.

Part 1 - Regular (Open) Session

1. Comments from residents regarding matters not on the agenda.¹
2. Follow-up to previous maintenance/repair issues
 - a. Front decks for back units
 - b. Partition walls in rear unit backyards
 - c. Roof – critters
 - d. Organic waste recycling - status report
3. New maintenance/repair issues
4. Landscaping issues (previous and new)
5. Financial issues / status report

Part 2 - Executive (Closed) Session

6. Issue re fine

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AGENDA - BOARD OF DIRECTORS MEETING

April 12, 2022 at 6:00 pm

Note: Meeting to be conducted via Zoom. To “attend” the meeting, send an email to info@wplhoa.org. The morning of the meeting or earlier is best, but HOA will check email a few minutes before the meeting starts.

Part 1 - Executive (Closed) Session

1. Parking fine

Part 2 - Regular (Open) Session

Anticipated to start by 6:15 pm. The Zoom waiting room will be available.

2. Comments from residents regarding matters not on the agenda.¹
3. Gas issues with unit 4534 – status and wrap-up.
4. Organic waste recycling requirement.
No change. WM still not picking it up. Revised trash rules deferred to next meeting.
5. Maintenance and landscape issues from prior meetings
 - a. Front decks for back units
 - b. Partition walls in rear unit backyards
 - c. Roof – critters
6. Parking: Large vehicles. Creating list of known vehicles. Discussion only, not an action item at this meeting.
7. New maintenance and landscape issues
8. Financial issues / status report.

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