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

APPENDIX - GARBAGE AND RECYCLING

COST

The HOA does not qualify for curbside trash pickup through the City of San Diego. We have a contract with Waste Management and pay for every service we receive. It's expensive – more than $35K per year. The cost has been increasing at more than twice the rate of inflation in general. Trash pickup is the HOA's largest operating expense. It's more than what we pay for water and sewer and more than we pay for insurance (casualty, liability, and earthquake).

BASICS

As of October 2026, the HOA has:

- a 3 cubic yard metal dumpster for general trash
- a 3 cubic yard metal dumpster for recyclables
- a 64 gallon barrel for organic household waste

The two dumpster are picked up twice a week (Monday and Thursday as of October 2026). If pickup day is a widely recognized holiday when the Miramar dump is likely to be closed, then pickup will happen on the next business day. There are never any pickups on Saturday or Sunday.

The barrel is picked up once week (Wednesday as of October 2026).

GENERAL PRINCIPLES

The HOA provides trash service for day to day household garbage generated by complex residents. The HOA does NOT provide trash service for any business (whether onsite or offsite), for non-residents, or for construction materials related to any unit in the complex.

Trash service for the complex is shared by 24 units. The size and number of pickups has been adjusted by the HOA to meet the typical demand, while not paying for excess capacity. Higher than expected usage by any one unit limits the ability of other residents to dispose of their garbage. For reference, (i) the bin suggested by the City of San Diego for medium-sized households is 65 gallons, picked up once a week, and (ii) the organics barrel for the complex is 64 gallons.

The dumpsters are not intended for large or bulky items. Residents need to take them to the dump themselves. This is really not any different than what the users of the City's trash collection need to do.

Trash not in its proper place is unsightly.

The HOA should not have to deal with trash disposed of improperly.

The HOA must comply with laws and Waste Management rules related to recycling.

Waste Management imposes additional charges on the HOA for not complying with the procedures related to trash pickup.

Each unit owner is fully responsible and strictly liable for the safe removal and disposal of any hazardous waste generated by that owner, that owner's tenants, guests of the owner, and/or guests of the tenants.

FINES

The HOA can impose fines on owners and residents who violate any of the garbage and recycling rules. There are three broad categories of fines:

(1) Up to $500 per item for "hazardous materials" placed in any dumpster or anywhere in the complex.

(2) Up to $500 per item for putting non-recyclables in the recycling dumpster or organic waste barrel.

(3) Up to $150 per item for other violations.

Any costs imposed on the HOA by Waste Management, any fines or costs imposed on the HOA by any government agency, and any costs the HOA incurs in remedying the situation are in addition to the stated fine.

ITEMS COMPLETELY BANNED FROM GARBAGE AND RECYCLING

No Christmas trees.	No furniture or carpet.
No construction debris.	No tires.
No "hazardous waste."	No appliances (e.g., refrigerators, stoves, dishwashers, washing machines, dryers).

RULES APPLYING TO ALL DUMPSTERS AND CONTAINERS

(1) The garbage collectors do <u>not</u> pick up items which are outside a dumpster or container. If you can't put it in the dumpster or container, it won't be picked up. Items left in the trash area but not placed in a dumpster or container will result in a fine. Do not leave something outside a dumpster just in case someone else might want it. $150 fine per item.

(2) Do not put e-waste items such as computers, laptops, tablets, printers, scanners, monitors, televisions, stereos or similar in a dumpster or container. These must be recycled through an e-waste collector. $500 fine per item.

(3) Keep the dumpster or container lid closed to avoid odors and pests. Do not overfill any dumpster or container. The lid must stay completely shut. Overfilling means so much material is placed in any dumpster or container that the lid will not close. $150 fine per item.

RULES APPLYING TO RECYCLING DUMPSTER

(1) Do not bag recyclables in plastic trash bags or plastic grocery bags. Waste Management has banned them from recycling dumpsters because the sort of thin plastic bags used for household garbage or formerly for groceries tend to jam up the recycling machinery. It charges the HOA extra when it encounters them. $150 fine plus Waste Management charges.

(2) Empty and then break down (flatten) all cardboard boxes before placing them in the recycling dumpster. Do not leave a cardboard box unflattened because you filled it with other recycling materials. $150 fine per item.

(3) Do not contaminate materials in the recycling dumpster with food. For example, used pizza boxes cannot go in the recycling dumpster. $150 fine per item.

(4) Do not contaminate materials in the recycling dumpster with non-recyclable items. $150 fine per item, unless a higher fine applies (e.g., hazardous waste).

RULES APPLYING TO ORGANIC WASTE BARREL

(1) Do not place improper materials in the container. The 64-gallon container for "organic waste" is labeled by Waste Management to indicate what can go in. If it doesn't clearly meet those labeling requirements, don't put it in the container. If in any doubt, throw it in the regular trash container.

(2) Bags are not needed.

(3) Never use compostable bags or plastic bags; the local recycling program can't handle them. Brown paper grocery bags are acceptable.

(4) Do not leave the lid of the container open. Includes overfilling the container such that the top will not securely shut.

(5) No large quantities of yard waste, even though the container might suggest that this is okay. No Christmas trees. There is no space when pickup is only once a week.

$150 fine per item for violations.

LITTERING

Your neighbors should not have to pick up after you and your guests. Up to $150 per item fine for littering in the common area. Smokers who toss cigarette butts are littering and will be fined.

HAZARDOUS WASTE

"Hazardous waste" means any substance considered to be hazardous by any applicable regulatory authority, including but not limited to city, county, state, or federal. In addition, it means any substance barred from local landfills.

This definition includes items that can be safely used in the home, such as computers, monitors, and other electronic items. They are "hazardous" because their disposal causes issues.

Examples

"Hazardous waste" includes, but is not limited to:

Used motor oil	Batteries (even small household batteries)
Pesticides	Fluorescent light bulbs
Computers	Televisions and computer monitors
Smoke detectors (radioactive)	Some types of paint

Electronic products containing lead or other heavy metals

If you are in doubt whether a substance or item is hazardous, contact the local authorities for guidance and assistance.

Each unit owner is fully responsible for the safe removal and disposal of any hazardous waste generated by that owner, that owner's tenants, guests of the owner, and/or guests of the tenants.

COMMENTS ABOUT "RECYCLING"

Forget what you think you know about "recycling" or what may appear next to a recycling logo on an item. There are specific rules on what may be recycled. Not everything can be recycled.

Moreover, not everything that is theoretically recyclable can be put in the recycling dumpster. There is no point in putting items in the recycling dumpster that won't get processed by the City of San Diego.

What is and isn't recyclable is listed below. These are the only things that should be put in the recycling dumpster. If in doubt whether an item is recyclable, throw it in the regular dumpster (unless it is household hazardous waste).

Do not contaminate the recyclables with food or other non-recyclables. If you do, the recycling dumpster may not be picked up.

Do not bag your recyclables in plastic bags.

The HOA will impose a fine of up to $500 for putting non-recyclables in the recycle dumpster.

ITEMS THAT ARE RECYCLABLE, BUT NOT IN EITHER HOA DUMPSTER:

All fluorescent light bulbs

Batteries
(including all household batteries)

Tires

Electronics and other e-waste (including computers, printers, monitors, telephones, cell phones)

These items are "household hazardous waste." Don't put them in the recycling or the trash bins. Go to earth911.com to find out where you can drop off these items.

The City of San Diego has free recycling events where you can drop off your e-waste.

ITEMS THAT ARE RECYCLABLE IN THE HOA RECYCLING DUMPSTER:

Aluminum cans

Steel (tin) cans

Empty aerosol cans

Glass bottles

Glass jars

Detergent and fabric softener bottles

Plastic microwave trays

Plastic beverage containers (#1-7)

Plastic containers (#1 & 2)

Any plastic bottle or jar

Plastic clamshell containers (Usually holding fruit)

Aluminum foil and aluminum trays

Clean and dry paint cans (cannot be recycled in the dumpster if paint is not absolutely dry)

Paper (anything that can tear, no laminatedpaper)

Paper bags

Newspapers

Cereal boxes (with liner removed)

Junk mail (including envelopes)

Paper (computer or colored)

Magazines

Gift wrap

Catalogs

Phone books

Frozen dinner boxes

Soda or beer cardboard carrying boxes

Cardboard boxes (remove plastic labels and plastic tape)

ITEMS THAT ARE NOT RECYCLABLE IN THE HOA RECYCLING DUMPSTER

Pizza boxes contaminated with food !

Plastic garbage bags, plastic grocery bags, plastic dry cleaning bags ! Not only is there currently no market for

that plastic, but the bags themselves clog the recycling machinery.

Paper cups	Chip bags and candy wrappers	Carbon paper
Paper towels	Flexible plastic packaging	Clothing
Tissue	Flexible plastic/foil containers	Shoes
Wax paper	Plastic pots	Toys
Milk or juice cartons	Yogurt cups	Wood
Foam products	Plastic knives & forks	Carpet
White foam food clamshells	Drinking glasses	Furniture
Foam coffee cups	Mirrors	Construction debris
Styrofoam	Ceramics	

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