West Point Loma Owners Association, Inc.

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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 generally accessible 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 up 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.
- 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.

[1]The 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.

- 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.

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.

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[3]You 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.

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

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.

Violation of this rule “may result in an adverse health or safety impact on the common area or another association member’s property.”

CURRENT GATE CODES AS OF:	October 31, 2026
WEST GATE	None. Transmitter required.
EAST GATE (vehicles)	None. Operated by sensor.
EAST GATE KEYPAD	[redacted]
PEDESTRIAN GATES	
PEDESTRIAN GATES WITH ROUND HANDLES	
SPA GATE	
TELEPHONE SYSTEM	
TRANSMITTER REPLACEMENT COST	About $36.

(updated 2026-10)