

Dumpster policy for La Jolla Classics HOA

All homes in La Jolla Classics are older than 25 years, and many Owners will be looking to make major remodeling upgrades inside the home in the coming years. In nearly every case, it would be appropriate for the Owner's rehab contractor to order a dumpster for the initial tear-out phase of the construction. In order to expedite LJCHOA permission for these dumpster placements, the Board of Directors has adopted this policy directing our Association manager to administratively process these requests without seeking concurrence from the Board on each case.

A 10-yard rolloff dumpster (likely to be sufficient for most remodeling jobs) is permitted, and should be placed on the driveway. However, if an Owner and his contractor are convinced that a 15- or 20-yard dumpster is needed, then those sizes are also permitted. Photos of typical 10-, 15- and 20-yard rolloffs are shown below for reference, along with the rules associated with having an approvable request for a dumpster in LJC.



1. A dumpster may be placed on the street for up to 2 calendar weeks, parked parallel to the curb, as long as the dumpster is wholly contained within the projection of the Owner's two side lot lines.
2. A dumpster placed on the street must be "guarded" at night by Type 2 A-frame barricades with orange/white striped reflective sheeting - - one at each end of the dumpster. It is the responsibility of the Owner to assure that the barricades are in place every evening beginning no later than dusk.
3. A dumpster may be placed on the Owner's driveway for up to 1 calendar month, as long as no portion of the dumpster extends to the curblines. It is acceptable for the dumpster to extend into the sidewalk area. However, if any portion of a dumpster in the driveway extends into the street (but in no case more than 5 feet beyond the curblines), the above requirement for barricades is applicable for an approved request.
4. To prevent weight damage to LJCHOA's asphalt street pavement, plywood pieces no smaller than 4-feet by 4-feet shall be positioned under the dumpster's skids and rollers to spread the loading.



Adopted by the La Jolla Classic Board of Directors on July 21, 2016