

High Point Homeowners Association

Wine Tasting Party February 25

Join us on Friday evening, February 25th to explore the pleasures of wine, presented by Sommelier Joe Soussou, owner of **Royal Park Fine Wines**. Our evening will include tasting 30+ fine wines from around the world. Among these will be premium selections of sparkling, cabernet, white and red wines to please everyone from novices to wine connoisseurs. Your evening will also be filled with a wonderful presentation of Hors d'Ouevres and live entertainment. Reservations will be a MUST and we can only accept 150 people. Based on wine tasting events at the sister store in North Royalton, this will probably sell out quickly. Bring your neighbors and friends to enjoy the event at our clubhouse from 6:00 pm to 9:00 pm. Your reservation must be accompanied by a check (payable to High Point) for \$40 per adult. Come and enjoy an evening of wine, food and fun. Send your check(s) to Wine Tasting, P.O. Box 361065, Strongsville, OH 44136. Reservations are first-come, first-serve.

Annual Meeting Thursday, January 27

High Point homeowners are invited to attend the Annual Association Meeting at the clubhouse on **THURSDAY, JANUARY 27**, beginning at 8:00 p.m. Trustees will report on association matters. Trustee election ballots (elsewhere in this newsletter) may be turned in at the meeting and dues payments will also be accepted. Time is set aside for open questions on other matters.

Before the annual meeting on January 27, a "WELCOME TO HIGH POINT" session is held for new residents in our association. This begins at 7:30 p.m. at the clubhouse. Information about High Point is discussed and questions are answered. Reservations are not needed to attend.

Easter Egg Scramble

Sunday, March 20 at 2:00 p.m.

It is way too early to think about spring, but it will be here before you know it. **Mark your calendars now, because there will not be another newsletter before this event.** Come celebrate spring with your kids in our 17th Annual Easter Egg Scramble. Thousands of brightly colored eggs scattered for children to gather. All age groups will be run consecutively (separate groups take only a few minutes each) on **Sunday, March 20**, beginning at 2:00 p.m. Don't be late and bring a bag or bucket. Yes, it's Palm Sunday.

Come to the tennis courts in the Recreation area, (please park at clubhouse and walk in) unless it is very bad weather, in which case it will be held Sunday, March 27 at 2:00 p.m. (**Call Homeowner Hotline for bad weather update at 440-238-1580.**) Kids should be ready for an **eggciting** time and lots of fun. Mom or dad must attend with participating children. Remember to wear clothes appropriate for being outdoors. Our event usually goes **very quickly**. There will be three age groups:

Walking to 3 years old

4 to 6 years old

7 to 10 years old

Children should bring a basket or bag with them to collect the eggs. (A few bags are available in case someone forgets.) There will be special surprises in each age group. (Moms and dads can help little ones collect eggs, **but we ask parents to use good judgment in having a FUN event for all kids, NOT a contest to see who can get the most eggs.**) Don't miss all the fun on March 20th!

★★ Recognizing Safety & City Employees ★★

High Point trustees, on behalf of our residents, again delivered a dozen message cookies to express our thanks to Police, Fire, Service and other city personnel. For a number of years your trustees have delivered these cookies to thank these folks who work for us and protect us year round. It is a simple way to let them know we appreciate their efforts every day. You can be proud that your association takes the time to express our thanks for their dedicated service day and night, all year long.

Landscape Contract Awarded for Two Years

Association trustees spent a significant amount of time in the fall in a search for a contractor for the next two years. A group of 11 landscape firms were included in the process and spent a number of hours walking the property with trustees to learn about the requirements of the contract. Bids were reviewed, references checked and interviews held with the lowest and best bids. Over the course of a few weeks, a considerable number of hours was invested by the trustees.

In the end, a new firm was chosen. **AccuCut** (a division of Aaron Landscape – part of the Zaremba family of businesses) took over as of January 1 for a two-year period. Association trustees expect to realize a savings and improvement in the quality of the work performed. Residents who border the common areas are asked to be patient during the first few weeks of the cutting season, as the new contractor learns the property. If you observe areas that are skipped or overlooked, please call the Homeowner Hotline at 238-1580 to let us know. We ask your cooperation and remind homeowners that our contractor is instructed to respond to direction from the association trustees, not residents in the development. We will do our best to correct situations quickly once you call the hotline.

As part of the arrangement, AccuCut will be renovating and replacing landscape plants at the five entrance signs early this summer. New plants and annuals will brighten up and highlight our signs. We are excited about this new relationship and wish to thank Bohac, Inc for their many years of service to High Point. As with all of our major contracts, the trustees go out to bid on a frequent basis in search of first-quality work at the best prices to deliver the best value to our residents.

City Business ... City Business

With a year under his belt, our new mayor – **Tom Perciak** – has been a busy fellow. Hopefully you have noticed infra-structure work around the city, especially our local streets. His business-sense and enthusiastic leadership are helping him to make significant progress in addressing ongoing issues and planning for the future. Our Ward 2 Councilperson – **Ray Haseley** – recently relocated within High Point to Williamsburg Oval with his wife, Tammy. We are glad they chose to stay in High Point.

Association Trustees

David Knowles	18435 Yorktown Oval	440-238-5769
Jack Schneider	18275 North Salem Row	440-238-8679
Mark Skalak	17716 Plymouth Row	440-238-5955
Ken Evans	18399 Yorktown Oval	440-572-3292
Bob Campobenedetto	18156 Rustic Hollow	440-238-3013

Please remember family members can take messages for the trustees, but are unable to answer questions about concerns or issues within the association. Thank you for your cooperation.

Superbowl XXXIX Party on February 6

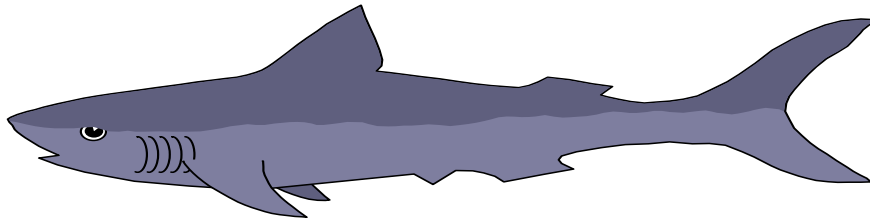
Join fellow High Point residents in watching the 39th Superbowl at the clubhouse live from Jacksonville. Beginning at 6:00 p.m., the clubhouse will be open (kickoff is 6:25 p.m.) for you to join the festivities. This year we will have our 55-inch Philips big Screen TV for every exciting play. No matter who the teams are in the game, you won't want to miss the fabulous commercials and football action. Reservations are not required and there is no cost, **but you are asked to bring a dessert or snack to share and your own drinks**. Questions? Call trustee Mark Skalak at 238-5955.

★★ High Point Swim Team ★★

Now that the holidays are over ... it's not too early to start thinking about swimming! Your High Point Shark swim team is open to all youngsters who can swim the length of the pool, are 18 years or younger on June 1, 2005, and who reside in High Point or Deerfield Woods. While the Strongsville Swim League is competitive, the primary emphasis of coaching is skill learning and development.

There will be a PARENT registration and information meeting on **Tuesday, March 15 at 7:00 pm** at the High Point clubhouse. Registration forms will be available at the meeting. Parents of returning swimmers should have medical forms to bring with them. **Since committee assignments are made at this meeting, parents need to make a time commitment that night to receive their choice of duties.** Swimmer registrations are not accepted without a commitment by parents to serve on a committee or other assignment. Shark team swimwear will be available to view at this meeting.

Fees will be consistent (very reasonable) with 2004. (*Please bring your email address and medical form to this meeting.*) Important information is sent via the Internet (i.e. meet line-up, practice times, etc.). If you don't have e-mail, don't worry. We will still get information to parents. (*Plan to order swim suits early to have them on hand by the first meet.*) Thanks to the hard work and extra effort of the individuals who serve as swim team officers, our swimmers enjoy a very strong support network. If you have any questions about the team please call Rita (878-9187) or Sue (572-4243).



Good Luck Sharks in 2005!!!!

Sweetheart Gala

Under the Stars on Sunday, February 20

Westfield SouthPark Mall and the **Strongsville Education Foundation** will present this repeat event for our community on Sunday, **February 20**, 2005. You can't begin to imagine the Center Palm Court at SouthPark looking elegant with romantic lighting and non-stop music for dancing or listening. Funds raised will be added to the **Walter F. Ehrnfelt, Jr. Endowment for Education Mini-Grants** in the Strongsville City Schools. Come dance all night from 7:00 to 11:00 p.m. Stay out late, because this is the night before the Presidents Day holiday. No school and many businesses are closed with banks and government offices. Ditch the winter blues and celebrate romance with someone special!

Music will be provided by **Jerry Bruno Orchestra** (known for playing the top events in Cleveland). They will be playing music including Bib Band, Swing, Rock, Motown, Jazz and today's top 40. A cash bar will be available serving wine and beer. Coffee and soft drinks are provided. Complimentary Valet parking will pamper guests at the main mall entrance. A secure coat check is provided.

Tickets are \$30 per person and can be purchased at the front desk of the Walter Ehrnfelt Recreation Center or Westfield Shoppingtown SouthPark Customer Service kiosk. Reserved Patron Tables with 10 tickets are \$350 by calling 238-5778 by February 7. Only checks payable to Strongsville Education Foundation (no cash) can be accepted. As a 501(c)(3) organization, your contribution is deductible.

↗ ↗ **www.highpoint-homeowners.com** ↙ ↙

Association Dues payable in January

Notices for the 2005 Association Dues were sent out in the mail to each High Point homeowner. You should have received your dues notice in late December. If you did not receive your invoice or have misplaced it, call Bob Campobenedetto at 238-3013 or Ken Evans at 572-3292. Homeowners of record (property owners listed in Cuyahoga County records) are legally responsible to pay dues.

Our By-Laws require that dues be paid January 1 of each year. A grace period is authorized by the trustees for payments received during January. Payments made after January 31 (determined by postmark date) are subject to a late fee of \$25 per calendar month, until paid. Dues remain at \$330 per year. If a homeowner has financial or special difficulties, please call a trustee listed above. **We appreciate homeowners who pay their dues on time each year.**

Next Newsletter in early May

Association trustees will send the next newsletter out with information on pool pass registrations and operating hours in early May. Continuing the process of keeping postage costs down by only sending three newsletters a year, the trustees encourage residents to keep up to date using our website.

High Point Website available

Remember that you can always check for up-to-date information on our association by going on line to our website. This information on the internet is your fastest connection to your development.

www.highpoint-homeowners.com

This site is operated by the association trustees and is updated as needed. Check here first for information on events and activities. If you can't find it here, call the Homeowner Hotline at 238-1580.

Planning to add or renovate?

High Point residents are governed by Covenants and Restrictions. If you plan to remodel or add to your home this summer, it is necessary to first contact the homeowner association. An Architectural Review form must be completed and submitted to the trustees for approval. City departments will not approve plans until they receive approval from the association. Forms are available on our website or by calling the Homeowner Hotline at 440-238-1580. Save yourself time and come to us first.

Santa and Guests Attract Record Crowd

Our clubhouse was filled to capacity with the largest crowd in history, as Santa Claus visited High Point on Sunday, December 19. Over 200 people attended the magic show by Tim Hill and stayed to receive a visit with Santa and balloon figures from Mr. Balloon. Everyone had a great time, despite the ugly weather. Stockings filled with holiday candy went home with each youngster. We were asked for the contact information for both our magician and our balloon sculptor. Several folks who were impressed with Tim and Mr. Balloon wanted their contact information. Here it is: Tim Hill is a local Magician who can be reached at 888-843-0045. His website is **www.timhillmagic.com**. He has performed all over the United States and on a number of cruise lines. Mr. Balloon is a local sculptor who can be reached at 330-725-7188. Paul's website is **www.mrballoon.net**. Our thanks to them.

High Point Annual Meeting
Thursday, January 27 at 8:00 p.m.
www.highpoint-homeowners.com

2004 Financial Report

Sorry. Document not available
electronically.

Please call Hotline and request a copy.

High Point trustees are satisfied with the results of the 2004 Financial Report. We have continued to make progress on our master development plans and will continue to move forward in 2005.

NOTES TO 2004 FINANCIAL REPORT

1. Dues Receipt - There are 5 unpaid dues from 2004. This is an unusual circumstance. It has been several years since there were delinquencies. We incurred legal fees in regards to legal filings to protect our interest and attempts to collect these outstanding amounts. As required by the Covenants and Restrictions, the trustees will initiate foreclosure action as necessary to enforce collection of outstanding dues and legal fees in 2005.
2. Utilities - Despite best efforts by the trustees, our utility costs continue to increase and are difficult to project.
3. Clubhouse Renovation - This was slightly over anticipated cost due to a few extras that enhanced the project.
4. Recreation Area - Work performed to repair the basketball court that was vandalized two years ago added \$4,500 in unbudgeted costs. Repairs were done and the court surface was restored to its previous condition.
5. Social - We enjoyed the Flagpole Dedication event and the clambake in addition to planned events.
6. Supplies - Our expanded clubhouse required additional supplies to be purchased.
7. Loans - A loan for \$60,000 was taken from private sources at the end of 2003 and paid back in 2004. A loan was also taken out at the end of 2004 and will be paid back in the first quarter of 2005. These amounts facilitated a carryover balance that allowed the trustees to meet obligations and keep money market accounts

open. A low rate of 1.5% was obtained through private sources. These loans are clearly shown on the 12-year budget plan.

School Board Property Update

BREAKING NEWS - AS WE GO TO PRESS - BREAKING NEWS

It has come to pass that the high bidder (Sandstone, Inc.) defaulted on the obligations of the bid to purchase the school board property auctioned by the School Board. It was required that the deal be closed by December 31, 2004. That did not happen and the developer forfeited his \$10,000 deposit.

Now school board members must decide how to proceed. Recognizing that the high bidder might not complete the deal, the board sought legal advice on what to do if the winning bid did not close by the deadline. With that opinion in hand, the board met in executive session on Thursday, January 6 to address and hopefully resolve that issue. No decision was yet available at press time.

HOWEVER – Just before the end of the year, the Royal Manor Health Care Group contacted the City of Strongsville looking for a site to build a 105 bed Skilled Nursing and Rehab facility. They were looking for land zoned for public facility, which includes use for health services. There are very few PF parcels in the city and they were told about the school board parcel that had been put up for auction. Joe Pilla, an agent for RMHCG was told that the deal to purchase it for \$975,000 might fall through. He was directed to the Strongsville City Schools and the High Point trustees. Your trustees did in fact receive a call from him and a preliminary development plan was discussed. Both Crain's Business News and the Plain Dealer have had recent articles about their purchase of a 22 acre piece of property in Independence for a 149-bed facility. This is the old Marycrest school property. RMHCG expressed a strong interest in the school board property and wanted to submit an offer to purchase.

Needless to say, this was a shock for the trustees. In the days that followed, the trustees scrambled to find out information about Royal Manor and specific requirements for commercial use in a public facility zoned property. We have been in discussion with Mayor Tom Perciak and Council President Ray Haseley, who are concerned. It appears this would be a permitted use in the PF code, but your trustees do NOT support this use and have taken numerous actions to attempt to prevent this project.

One action taken was for the five trustees to appear before the school board at their January 6 meeting (before they went into executive session) to speak in favor of developing the property for residential use and not commercial development. Both Royal Manor Health Care and at least one residential developer have pushed to put a deal on the table, but the school administration had to wait until the December 31 deadline was past and the school board determined the subsequent selection process. We are waiting to hear what happens now. **We suggest you check our website for the most recent information. Click on the NEWS button. News will be posted as it is available.**

Clubhouse Construction in the Fall

Association trustees are moving ahead with plans for the next phase of the clubhouse renovation. This will include remodeling the kitchen and lobby. In addition, a new enclosed entry will feature a ramp entry extended closer to the parking lot. Plans call for construction to begin the day after the Labor Day holiday and be completed by the fall election. Rentals not available during construction.

Cable TV for Clubhouse Rentals

Trustees have installed WOW basic cable in the new clubhouse addition for parties using the facility. WOW is rated by JD Powers as among the best, or better than most in the Performance & Reliability, Billing, Image and Customer Service. A special value package is offered with Internet connection at 112 kbps and Basic Cable. You can call 1-866-496-9669 to sign up for residential service. When you rent the clubhouse, you not only get the cable connection, but also our 55-inch big screen TV to use.

Internet at Your Fingertips

Have you visited our website lately? You will find tremendous resources at your fingertips. Included are news, forms, maps, Covenants & Restrictions, clubhouse rental calendar, and much more. You can also find it using popular search engines. Bookmark it in your favorites.

www.highpoint-homeowners.com

Club House rentals booking now

As a homeowner, you may rent our club house for private parties. Dates for 2005 are now booking quickly. To determine available dates, go to our website and click on "Clubhouse Rentals" in the left margin. Then click on "View Calendar" in the upper right. You will see the rental calendar and can check what dates are available. Call the High Point **Homeowner Hotline, 238-1580**, with your date request. Dates are booking quickly. Your call about a rental will be returned within a few days.

Summer rentals are \$200, which includes the cost of lifeguards. **Summer parties using the pool may start as early as 5:00 p.m.**, with parties sharing the pool with High Point residents during homeowner hours. When the pool closes to residents at 10:00 p.m., parties have the pool to themselves. **All parties MUST END BY MIDNIGHT - 12:00 A.M.** Clean-up must be completed and the club house locked up by 1:00 a.m. **Summer pool rentals** may also be done from 5:00 p.m. to 10:00 p.m., with a discounted price of \$125. **Another option is available for a NON-POOL rental for \$125 (anniversaries, showers, retirements, etc.).** These can be any time during the day or evening. Call for more information on any of these options.

A refundable security deposit of \$300 is required and returned if no damage is done to the club house. Rental dates are confirmed only when separate checks (rental fee and security deposit) are received, a rental contract has been signed by the homeowner, and a "Release From Liability and Agreement to Indemnify" form has been executed. **Residents who rent the club house are responsible for cleaning the facility when they are done, removing all trash and debris, taking down decorations and tape, vacuuming the floor, and putting tables and chairs away.**

Club House rentals are a privilege reserved for High Point residents only and not friends, other relatives or the general public. Activities are limited to family entertainment and recreation, unless otherwise approved by the trustees prior to a contract being signed. Residents renting the facility must be present at all times and are responsible for the conduct of guests and any damage. Inspections of the facility are done before and after each party. **Fire code capacity is 120 people.**

Election Ballot for Association Trustee

Three Board of Trustees positions are available for a two-year term that runs from January 2005 to December 2006. There are five trustee positions, with Bob Campobenedetto and Ken Evans now serving a two-year term that began in January of 2004. Three homeowner names appear on the ballot for three trustee positions. In this election, the three candidates with the highest number of votes will be elected. Ballots may be mailed to the association post office box or delivered in person by the deadline of the Association Annual Meeting at the clubhouse on **Thursday, January 27 at 8:00 p. -m.**

Send to: **High Point Trustee Ballot**, P.O. Box 361065, Strongsville, Ohio 44136

Homeowners should vote for **no more than three** candidates and mail it to the address above no later than January 24 or bring it to the Annual Meeting on January 27. All ballots require the homeowner name and address for validation. Vote for no more than three trustees. A simple majority of votes from the ballots cast will determine the successful trustees. (* indicates current trustee)

**VOTE
FOR
THREE**

- * David Knowles 18435 Yorktown Oval
- * Jack Schneider 18275 North Salem Row
- * Mark Skalak 17716 Plymouth Row

**VOTE
FOR
THREE**

Homeowner casting ballot (print) _____ (name required)

Homeowner address _____ Date _____

Thank you in advance to residents who support the association and cast ballots.