

Wine Tasting Party **JANUARY 28**

Chase away the winter blues and join us for a relaxing evening exploring the pleasures of wine. On **Saturday night, January 28th** we will experience many fine wines from around the world under the expert direction of the owners of Royal Park Fine Wines (Drake & Pearl). Our evening will include tasting premium selections of sparkling, cabernet, white and red wines that will please everyone from novices to wine connoisseurs. Your evening will also include wonderful Hors d'Ouevres. Reservations will be a **MUST** and are first-come, first-serve for a limited number. Bring your neighbors or 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 \$30 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 or drop it off to any association trustee (list in newsletter). Reservations are first-come, first-serve. Don't miss this!

Deadline for paid reservations is Saturday, January 21 or when full.

Annual Meeting **Wednesday, January 25**

High Point homeowners are invited to attend the Annual Association Meeting at the clubhouse on **WEDNESDAY, JANUARY 25**, 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 25, 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, April 9 at 2:00 p.m.

Come celebrate spring at our 19th Annual Easter Egg Scramble. **Mark your calendars now, because there will not be another newsletter before this event.** Thousands of brightly colored eggs will be scattered for children to gather. All age groups will be run consecutively (separate groups take only a few minutes each) on **Sunday, April 9**, beginning at 2:00 p.m. Don't be late and bring a bag or bucket to collect eggs. Yes, it's Palm Sunday.

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. There will be three age groups:

Walking to 3 years old

4 to 6 years old

7 to 10 years old

Come to the Recreation area tennis courts (please park at clubhouse and walk in). In case of very bad weather, it will be held on Saturday, April 15 at 2:00 p.m. (**Homeowner Hotline – 440-238-1580 – will have message if it is bad weather.**) Our event usually goes **very quickly**. 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.**

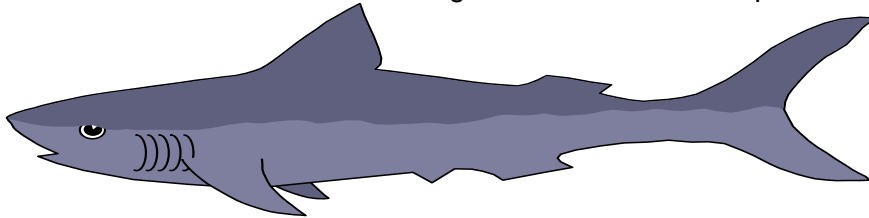
See you on Sunday, April 9th

★★ High Point Swim Team ★★

Believe it or not, it's time to start thinking about swimming! Your High Point swim team is open to all youngsters who can swim the length of the pool, who are 18 years or younger on June 1, 2006, and who reside in Deerfield Woods or High Point. While the Strongsville Swim League is competitive, the primary emphasis of coaching is skill development and fun.

There will be a PARENT information/child registration meeting on **Tuesday, March 14, at 7:00pm @ the High Point clubhouse**. Registration forms will be available at the meeting. Since committee assignments are made at this meeting, parents need to make a time commitment that night to receive their first choice of duties. Swimmer registrations are not accepted without a commitment by parents to serve on a committee or other assignment. Please remember the swim meets cannot operate without the wonderful support of our parent volunteers.

Shark Team swim wear will be available to view at this meeting. Plan to order swimsuits early to have them on hand by the first meet. Fees will be consistent with 2005 fees. Please bring a current e-mail address as important information is sent via the internet (i.e. practice times, schedule changes, cancellation, etc.). If you don't have e-mail, we will still get information to parents via the swim team mailboxes or signs posted at the High Point clubhouse. If you have any questions about the team please call Rita Washko @ 878-9187 or Chris Fitzgerald @ 878-0319. Hope to see you there!



Good Luck Sharks in 2006!!!!

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.

Sweetheart Gala Dance

Saturday, February 11 at Westfield SouthPark

Westfield SouthPark Mall and the **Strongsville Education Foundation** will present this repeat event to raise funds for the **Walter F. Ehrnfelt, Jr. Endowment for Education Mini-Grants** in the Strongsville City Schools. This is a wonderfully romantic evening in the SouthPark Mall Center Palm Court with romantic lighting and non-stop music for dancing or listening. Ditch the winter blues and celebrate romance with someone special! This event begins with Hors d'Ouevres at 8:00 pm and special activities, followed with dancing beginning at 9:30 p.m. Music will be provided by **Jerry Bruno Orchestra**. 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. Complementary Valet parking will pamper guests. A secure coat check is provided.

Tickets are \$30 per person and can be purchased at Westfield SouthPark Customer Service. Reserved Patron Tables with 10 tickets are \$350 by calling 238-5778 by February 4. As a 501(c)(3) organization, your contribution to the Strongsville Education Foundation may be deductible.

Association Dues payable in January

Notices for the 2006 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 18. Over 230 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 and the weather cooperated. 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
Wednesday, January 25 at 8:00 p.m.
www.highpoint-homeowners.com

2005 Financial Report

This area left blank. Please see 2005 Financial Report as separate document. Rolling Budget Projection was also in paper newsletter and is listed as a separate document.

High Point trustees are satisfied with the results of the 2005 Financial Report. We have continued to make progress on our master development plans and will continue to move forward in 2006.

NOTES TO 2005 FINANCIAL REPORT

1. Dues Receipt – We collected several unpaid dues from previous years through litigation and collection.
2. Utilities – Through the best efforts by the trustees, our utility costs were contained below what was budgeted. Although we expect to face continued challenges in 2006, it was good to come in under budget.
3. Clubhouse Renovation – Initial work included architectural plans, replacing the two original furnaces with upgrades to full air conditioning. We were unable to tackle the entire project due to higher than anticipated project bids. With modifications, the project will move ahead in 2006 and complete the kitchen and lobby renovation.
4. Recreation Area – Further repairs were necessary due to continued vandalism.
5. Social - We were slightly over in this category due to upgraded events.
6. Pool Repair & Equipment – As noted in the fall newsletter, extensive repairs were done to the pool shell in the fall. This consisted of repairing leaks in the pool basin and underground pipe system.

★★ Recognizing Safety & City Employees ★★

High Point trustees, on behalf of our residents, again delivered twenty 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.

School Board Property Update

Two new streets have been added to High Point. Monticello at High Point will add Bunker Hill and Vincennes Place to our list of streets. A total of 33 luxury clusters will be constructed over the next few years and add tremendous value to our association. Parkview Homes is the developer and will have a sales representative at our Annual Meeting on January 25 to show the cluster home plans and exterior elevations available. Many current High Point residents have already put down deposits for these new homes. Individual home construction will begin this spring, since the utilities and streets were completed in the fall. These clusters will range in sizes up to 2,600 square feet.

Although everyone understands that construction brings traffic, noise and dust, it also brings higher values to surrounding residences. Real Estate agents can prove that values top off when a development is fully built out. When new construction is going on, values increase. We appreciate your patience as this work begins and look forward to the addition of these new homes in High Point.

Clubhouse & Pool Construction in the Spring

Our clubhouse will be closed from February 6 to March 9 for extensive renovations. In the kitchen, we will be replacing the floor, cabinets, appliances, and countertop. New lighting will be added and a new fixed service counter/bar will be added in front of the kitchen. Our lobby will undergo with the replacement of al painted wood with new stained wood and doors. Entrance doors will be replaced with commercial doors, as well as several sets of windows. New carpet will be installed and the old bar will become a storage room so that the old office can be used as a conference room. Details on use of this room will be available at the annual meeting. This work will bring the rest of the building up to the quality of the party room and restrooms.

When you come to the pool this summer, you will find a new interior surface. Trustees have bid out the project and now have a contract in place to install DiamondBrite for a long-lasting and cleaner surface inside the pool. In addition, we will be replacing the two pumps in the water system to ensure that we have uninterrupted service for our residents.

It has been asked why the association does not maintain a reserve fund and the answer is that your trustees maintain a budget forecast that projects our expenditures for a number of years and the plan includes scheduled replacement of our facilities and equipment. In this way, we can plan ahead for work and continue to maintain our dues without increases.

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 2006 – graduations, Communion, birthdays, anniversaries, sports parties, weddings, showers, family parties - 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 \$225, 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., for 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

Two Board of Trustees positions are available for a two-year term that runs from January 2006 to December 2007. There are five trustee positions, with David Knowles, Jack Schneider and Mark Skalak now serving a two-year term that began in January of 2005. Two homeowner names appear on the ballot. In this election the two 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 **Wednesday, January 25 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 two** candidates and mail it to the address above no later than January 21 or bring it to the Annual Meeting on January 25. All ballots require the homeowner name and address for validation. Vote for no more than two trustees. A simple majority of votes from the ballots cast will determine the successful trustees. (* indicates current trustee)

**Vote for
two**

- * Bob Campobenedetto 18156 Rustic Hollow
 * Ken Evans 18399 Yorktown Oval

**Vote for
two**

Homeowner casting ballot (print) _____ (name required)

Homeowner address _____ Date _____

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