

# NEWSLETTER

January, 2008

## New Landscape Contractor in 2008

During the course of the year the trustees constantly evaluate the services our association receives from our contractors to make sure we not only get great service, but at reasonable prices. This year the trustees spent several months interviewing a number of local landscape firms to determine our options for 2008. We checked references and work performance and are pleased to report that Erie Landscape, a local Strongsville firm, will provide landscape services to the association for 2008. This will include lawn maintenance, tree and shrub pruning and cleaning creeks and drainage headwalls. We anticipate improved service and ask for patience during the first months of 2008, as the new firm becomes acclimated to the common areas. Please report any problems or issues to the trustees.

## Annual Meeting Wednesday, January 30

This is the meeting you have been waiting for!! We will have a **huge** announcement for residents. In addition to announcement and trustee elections, there will be information about association projects. Join us at the clubhouse on **WEDNESDAY, JANUARY 30**, beginning at 8:00 p.m. Trustee ballots may be turned in at the meeting and dues payments will also be accepted. Time is set aside to ask questions on other matters. Mark the date on your calendar. Come hear the BIG announcement!

A **"WELCOME TO HIGH POINT"** session will be held for **new residents** in our association before the annual meeting on Wednesday, January 30. This begins at 7:30 p.m. at the clubhouse. Information about High Point is discussed and questions are answered. Reservations are not needed.

## Easter Egg Scramble

*Sunday, March 16 at 2:00 p.m.*

Come celebrate spring at our **21st** 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, March 16**, 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 will have an **eggciting** time and lots of fun. Moms, dads or grandparents must attend with participating children. Remember to wear outdoor clothes. 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, March 22 at 2:00 p.m. (**Homeowner Hotline – 440-638-4304 – 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.**

And there will be a BIG SURPRISE for those attending the event!

***See you on Sunday, March 16th***

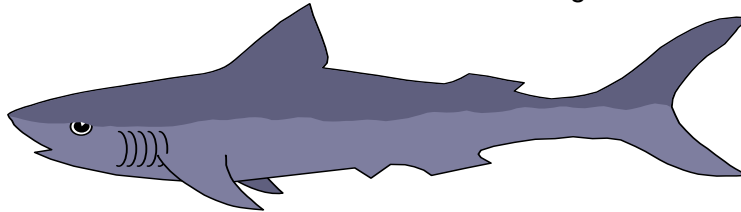
## ★★ High Point Swim Team ★★

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, 2008, and who reside in High Point or Deerfield Woods (a special arrangement). 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 11, at 7:00pm @ the High Point Clubhouse**. Registration forms will be available at the meeting. Since **required** committee assignments are made at this meeting, parents who make a time commitment that night 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 swim meets cannot operate without the wonderful support of our parent volunteers. (Home meets require at least 40 parents and away meets require at least 28 volunteers.)

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 swim team mailboxes or signs posted at the High Point clubhouse. If you have questions about the team please call Rita Washko @ 878-9187 or Chris Fitzgerald @ 878-0319. Join the team!

**Good Luck  
Sharks in  
2008!!!!**



**Good Luck  
Sharks in  
2008!!!!**

### 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.*

## Cable TV for Clubhouse Rentals

WOW basic cable is included when renting the clubhouse. WOW is rated by JD Powers as among the best in Performance & Reliability, Billing, Image and Customer Service. Call 1-866-496-9669 to sign up for residential service. When you rent the clubhouse, you also get our 55-inch big screen TV.

## ★ Recognizing Safety & City Employees ★

High Point trustees, on behalf of our residents, again delivered holiday message cookies to express our thanks to Police, Fire, Service and other city personnel. It is a simple way to let them know we appreciate their efforts every day. Their dedicated service helps homeowners all year long.

## Financial Review Completed for 2006

A financial review of the association for 2006 was completed by Jurcago & Company, certified public accountants in Strongsville. Copies of the report, a comprehensive financial review of receipts and procedures, are available on request. This report assures residents of continued safe and sound business practices. Although not an audit, the review addresses four major items: 1) reconcile cash on deposit to balances shown as of December 31, 2006; 2) test dues and rental income as stated on the balance sheet; 3) review disbursements for proper payment and classification as reported on statements; and 4) check financial statements as of December 31, 2006. This protects residents so they can be sure funds are on deposit and used appropriately. Questions about this report may be directed to trustees Bob Campobenedetto (238-3013) or Ken Evans 572-3292).

# ★ ★ Architectural Review Reminder ★ ★

Architectural Control for the High Point Homeowners Association is defined in Article VI, Section 2 (Amended June, 1986) of the High Point Homeowners Association Covenants and Restrictions, titled Architectural Control. "No building, fence wall, or other structure shall be commenced, erected or maintained upon the Properties except by the Developer, or its authorized builder, building company, or other person, firm or entity. No exterior addition to or change or alteration to the Properties shall be made until the plans and specification showing the nature, kind, shape, heights, materials and location of the same have been submitted to and approved in writing as to harmony or external design and relocation in relation to surrounding structures and topography by the Board of Trustees of the Association, or by an architectural committee composed of three or more representatives appointed by the Board (until December 31, 1999, the architectural committee shall consist of three (3) members, two (2) of whom shall be appointed by the Developer and the other being appointed by all Owners other than Developer). In the event said Board or its designated committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the addition, alteration or change has been commenced prior to the completion thereof, approval will not be required and this Article will be deemed to have been fully complied with."

These protective covenants (part of the Association Covenants and Restrictions) maintain amenities and protect property values in the association. Keeping this in mind, homeowners are required to follow these simple steps when performing repairs, making renovations or adding to their homes. (This includes additions, alterations, decks, patios or any other work that requires a building permit from the City of Strongsville Building Department.)

Step 1 – Complete this application and deliver to High Point trustees. Copies of plans, drawings, sketches or blue prints must be submitted with this application. (These will be returned to you.) A response from the trustees will be returned to the homeowner within a few days.

Step 2 – File for a Building Permit with the City of Strongsville and inform the City that you have already made application with the High Point Homeowner Association.

Step 3 – Association will return your plans indicating action of approval or rejection. Association will respond with same information when contacted by the City of Strongsville.

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**Application for Review of Construction, Addition, Renovation Plans**

Send to: High Point Homeowner Assoc., P.O. Box 361065, Strongsville, Ohio 44136

Resident Name (please print) \_\_\_\_\_ Date \_\_\_\_\_

Property Address \_\_\_\_\_ Sublot # \_\_\_\_\_

Home Phone (     ) \_\_\_\_\_ Day Phone (     ) \_\_\_\_\_

Description of work to be performed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed finish & colors: \_\_\_\_\_  
\_\_\_\_\_

Include plans, drawings, sketches or blue prints with details and specifications of proposed work.

Homeowner signature \_\_\_\_\_

DO NOT WRITE BELOW THIS LINE -----

Date Received \_\_\_\_\_ Decision Date \_\_\_\_\_ ACTION: Approve [ ] Reject [ ] Qualify [ ]

## Association Dues payable in January

Notices for the 2008 Association Dues were sent out in the mail to each High Point homeowner. You should have received your dues notice in December. If you did not receive your invoice or 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*. **We appreciate homeowners who pay their dues on time each year. It is a big help to the trustees.**

## 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 URL

Our URL is short, fast and easy to remember. Information on the internet is always available to you.

**[www.hpohio.com](http://www.hpohio.com)**

Check here first for information on events and activities. If you can't find it here, call 440-638-4304.

## Planning to add or renovate?

High Point residents are governed by Covenants and Restrictions. If you plan to remodel or add to your home, it is necessary to first contact the homeowner association. An Architectural Review form must be submitted for approval. Forms are available on our website or by calling 440-638-4304.

## ***Holiday Party Despite Blizzard***

A snowy blizzard could not stop our Holiday Party and a large crowd turned out at the clubhouse as Santa Claus visited High Point on Sunday, December 16. Over 200 people (kids, parents and grandparents) attended the magic show by Bill Gang and stayed to receive a visit with Santa and receive personalized balloon figures. Everyone had a great time. Stockings with holiday candy went home with each youngster. We were asked for the contact information for our magician and the wonderful holiday cookies. Bill Gang can be contacted through **AJ Sunny** at 440-238-8880, our agent for our guest in the red suit as well. Our cookies and cup cakes were prepared by **Western Reserve Bakery** at the corner of Pearl and Drake. They showcase many fabulous bakery items. Their phone number is 440-572-2501. Our thanks to them. *(Please note that when scheduled events may be impacted by weather conditions – our Homeowner Hotline has up-to-the-minute event status. 440-638-4304)*

Association trustees would like to extend a big thank you to residents who helped stuff special holiday candy-filled stockings given to each Holiday Party attendee.

***Our thanks to Bob and Nancy Jirik, Ralph and Terri Mog, Tom and Sandy Jeresko Lori Campobenedetto, Allison Knowles, Jane Skalak, Pam Evans, Nancy Schneider and Scott Campobenedetto for helping with this task.***

High Point Annual Meeting  
*Wednesday, January 30 at 8:00 p.m.*

## About Fences & Sheds in High Point

Calls are received periodically about fences and sheds in High Point. These are **NOT** permitted in our development as they are prohibited by the Covenants and Restrictions. There are a number of these that were constructed prior to 1990, when the developer had controlling authority and allowed them to be built. Your trustees are charged with a fiduciary responsibility to uphold and enforce the articles of the Covenants and Restrictions, a serious responsibility in the eyes of the law. Association trustees do not search for violators, but when situations are reported, they must investigate the complaint.

If you see a shed or fence, it is either one that was permitted prior to 1990 by the developer or one that is being investigated or litigated by the trustees. Because civil litigation is a slow process in the court system, it may seem like a condition exists longer than it should. Going to court to enforce the Covenants and Restrictions is not only time consuming and expensive, but it is what the trustees are legally required to do. Residents ask about changing the C&R and the answer is that it requires a vote of 90% of the residents (572 of 635) to approve any change. Your trustees consider this to be an impossible task and must therefore enforce the C&R as they were written in 1976.

Article VI, Section 2 of the Covenants and Restrictions (amended in 1986) says in part, "... No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, except by the developer, or its authorized builder, building company, or other person, firm or entity." This statement has been interpreted by the Cuyahoga County Common Pleas Court to mean that fences and sheds in High Point are prohibited. As trustees, we are obliged to enforce this restriction in a uniform manner within the association. Homeowners who violate the Covenants and Restrictions, including the above, should expect the trustees to pursue the matter as necessary, including taking legal action against violations. We appreciate the cooperation of High Point residents in observing the requirements of the Covenants and Restrictions. Direct questions to any trustee.

## Retention Lake Safety

High Point residents are reminded that the two retention lakes in the development are NOT intended for fishing, swimming, boating or other recreational activity. These bodies of water are designed for the purpose of detaining runoff water from the development and surrounding areas. **It is especially important to understand that these lakes do not easily freeze and should NEVER be used for ice skating.** Parents should not allow children in the area because the banks of the lakes are steep and the water can have debris and contaminants. Lifesaving equipment is not provided at either lake.

## *For Your Personal Sledding Safety*

Sledding is not allowed on common property. As hills in the common area are too small for this activity and are close to homes, it is dangerous and can easily cause property damage. Certain areas were identified incorrectly by the developer as winter sports areas. Please observe this restriction.

Our association is fortunate that Southwest General Health Center has agreed to allow sledding on the mounds which buffer our development. Sledding is allowed on the slope facing the health center (not on the High Point side where trees were planted on the slope and exist in back yards). This is a large area which can accommodate a large number of people. **As with any activity of this type, parents should be present with participants under 12. Please note those going to this area should NOT use the yards to cut through to the mound.** Ample parking is available to drive and park behind the Health Center. We appreciate this generous arrangement by SWGHC officials.

## Neighborhood Safety

During the winter season, many visitors come into our development. Some are invited and some are not. Be on the lookout for activity that does not look right and call police. If neighbors are on vacation and you see lights on in the house, it is usually a bad sign. If you see or hear people roaming the area late at night, a call to the police is also warranted. Vandalism, damage and theft all usually take place at night, under the cover of darkness. Look out for your neighbors and call police when you see something that does not look right. Police would rather respond to false alarms than not be called and complete crime reports later on. Make sure your front post light is working to light the night.

# 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 our easy URL in your favorites.

*(To be added to the Association's mass e-mail list to be notified of updates to the site and special events please **send your e-mail address to [www.high\\_point\\_hoa@yahoo.com](mailto:www.high_point_hoa@yahoo.com)** with the subject line "MASS E-EMAIL". This will put you first on the notification list when there is NEWS!)*

**→→→ [www.hpohio.com](http://www.hpohio.com) ←←←**

## *Litter and Trash Abound*

Our association entrances take a beating every weekend throughout the year. Who cleans all of this litter and trash up every week? One member of the trustees makes at least a weekly trip around the entrances picking up trash. Wouldn't it be great if teenagers living in our development didn't dump their weekend garbage on the streets? Or perhaps parents could talk to family members and help them understand it would be better to bring rubbish home to dispose than dump it at our entrances. While there is litter throughout High Point, the entrances seem to take the brunt. Some residents see the trash on their streets and clean it up so neighbors don't have to look at it while other residents seem content to let trash remain forever or until someone else picks it up. One can't help but wonder why people don't care about the look of our community.

## Club House Rentals Booking Now

As a homeowner, you may rent our club house for private parties. Dates for 2008 – 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 available dates. Call the High Point **Homeowner Hotline, 440-638-4304**, 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. An 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.**

ANNUAL MEETING WEDNESDAY, JANUARY 30 – HUGE  
ANNOUNCEMENT



## Conference Room at Clubhouse

Residents are reminded that a conference room is available for use by local organizations. If a High Point resident has a committee or small group that needs to meet during the day or in the evening, there is no charge to use this room that can hold as many as 20 people for small group meetings. Call the Homeowner Hotline for reservations. **440-638-4304** (Resident must be present with group.)

## Homeowner Reminders

**FEEDING DUCKS AND GEESE PROHIBITED BY THE ASSOCIATION.** While these animals are protected, they are a big nuisance. Do not encourage them to come to or remain at our lakes.

**Neighborhood Security** - During the winter when it gets dark earlier, residents should be alert and watch out for neighbor's homes. **Replace burned out lamp post lights**, as this is a critical element of our neighborhood security. Light is the best deterrent for criminals. If you have a home security system, the police require an automatic reset to prevent false alarms from sounding for hours.

**Winter Notes** - Residents should remember it is their responsibility to clear sidewalks within 24 hours of a snow. Clearing driveway aprons into the street defeats the city snow plow efforts. Snowmobiles, all-terrain vehicles or motor bikes are not permitted in common areas or the development at any time.

**Signs at Entrances** – Signs at association entrances (house for sale, garage sale, party directions, etc). can be placed temporarily on the center island or tree lawns. Please do not put them in the beds of the High Point monuments. Signs in the beds or left up for more than three days will be removed.

## Tennis Court Report

This past summer the tennis court was not locked as an experiment. For the most part, there was a minimum of damage. Because of the custom lock design, the trustees decided to keep it unlocked in 2008. Should we encounter problems with vandalism, the lock will go back and require the old key.

## Election Ballot for Association Trustee

Two Board of Trustees positions are available for a two-year term that runs from January 2008 to December 2009. There are five trustee positions, with David Knowles, Jack Schneider and Mark Skalak serving a two-year term that began in January 2007. Two homeowner names appear on the trustee ballot. These are Bob Campobenedetto and Ken Evans. In this election the two candidates with the highest number of votes (from ballots cast) will be elected. Ballots may be mailed to the association post office box or delivered in person by the annual meeting deadline of the Association Annual Meeting at the clubhouse on **Wednesday, January 30 at 8:00 p.m.** *Please cast your ballot.*

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

Homeowners should vote for two candidates and mail the ballot to the address above no later than January 26 or bring it to the Annual Meeting on January 30. 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**

**ONLY two**

\* Bob Campobenedetto 18156 Rustic Hollow

\* Ken Evans 18399 Yorktown Oval

**Vote for**

**ONLY two**

Homeowner casting ballot (print) \_\_\_\_\_ (name required)

Homeowner address \_\_\_\_\_ Date \_\_\_\_\_

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

High Point Homeowners Association  
P.O. Box 361065 - Strongsville, Ohio 44136

PRESORT - STD  
U.S. Postage Paid  
Cleveland, Ohio  
Permit No. 2808

## Association dues payable by January 31

😊😊😊😊 *Easter Egg Scramble* 😊😊😊😊  
SUNDAY, MARCH 16 at 2:00 p.m.

## HIGH POINT NEWSLETTER

### *Annual Meeting Wednesday, January 30*

High Point homeowners are encouraged to attend the Annual Meeting of the Association at the club house on **WEDNESDAY, JANUARY 30**, beginning at 8:00 p.m. Our business meetings are short and to the point. In addition to trustee reports, there will be a time for questions from the audience.

***Before the annual meeting on January 30***, a “**WELCOME TO HIGH POINT**” session is held for **new residents**. This begins at 7:30 p.m. at the club house. No reservations are needed to attend.

### ✱ ✱ **BIG ANNOUNCEMENT** ✱ ✱

High Point residents are invited to attend the January 30 Annual Meeting where a big announcement will be made about a new 2008 project. If you are unable to attend the meeting, be sure to check our website under the “NEWS” tab on January 31<sup>st</sup> for the details of the new project. This new project in 2008 responds to the Online Homeowner Survey conducted last January, where one association amenity received a significantly low approval rating. Budgeted for replacement in 2008 to improve our association’s amenities, this will replace and upgrade a recreation asset that was installed in 1994. As part of our planned replacement and improvement schedule, this maintains your home value.

**WEB ADDRESS: [www.hpohio.com](http://www.hpohio.com)**

**HOMEOWNER HOTLINE: 440-638-4304**