

# NEWSLETTER

January, 2009

## ORDER 2009 POOL PASSES **NOW!**

Beginning this year, residents need to order summer pool passes with their annual dues. There will NOT be distribution dates this summer. **You must order passes now**, even if you are not sure you will use the pool in 2009. You will not have another opportunity later. WHY this change? Trustees filled pass orders all last summer. People waited until they wanted to use the pool and expected passes that day. That does not work. Passes will be mailed to homeowners by May 15 (you do NOT need to provide an envelope or stamp – we will provide). If your home is for sale, new owners will be exempted from this policy. Existing residents will not. A Pool Pass Registration form is included in this newsletter and was mailed with your dues invoice. Questions? Call 440-638-4304.

## Annual Meeting Wednesday, January 21

Every year there is an annual meeting. In addition to trustee elections, information is discussed about association projects. *If you are interested in the tennis courts and projected repairs to the surface, we encourage you to attend the meeting.* Join us at the clubhouse on **WEDNESDAY, JANUARY 21**, 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.

A “**WELCOME TO HIGH POINT**” program will be held for **new residents** before the annual meeting on Wednesday, January 21. This new resident meeting 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, April 5 at 2:00 p.m.*

Come celebrate spring at our **22nd** 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 5**, 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, April 11 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.**

***See you on Sunday, April 5th***

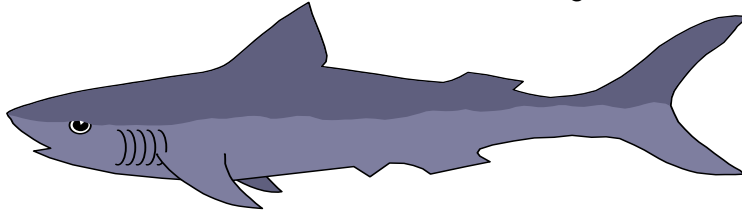
## ★★ High Point Swim Team ★★

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, 2009, 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 **Thursday, March 12, at 7:00pm at the High Point Clubhouse**. You can also come just to get information. 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  
2009!!!!**



**Good Luck  
Sharks in  
2009!!!!**

### 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.*

## ★ Recognizing Safety & City Employees ★

High Point trustees, on behalf of our residents, each year thank the Police, Fire, Service and other city personnel. In the past, we have delivered multiple message cookies to say thanks. This year the trustees decided to make a \$200 contribution to the Strongsville Foodbank to honor these servants. It was our feeling that due to the difficult economic times, this would be a fitting way to recognize these city employees who serve the community and help those less fortunate. It is a simple way to let them know we appreciate their efforts every day. Their dedicated service helps homeowners all year long.

## 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 a night, a call to the police is also warranted. Vandalism, damage and theft all usually take place a 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.

Pool Passes Must be Ordered With 2009 Dues  
Payment

# ★ ★ 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 [  ]

Trustees: \_\_\_\_\_ by \_\_\_\_\_

## Association Dues payable in January

2009 Association Dues Notices were sent out via first class mail to each High Point homeowner. You should have received your dues notice in late 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 dues be paid January 1 of each year. A grace period is authorized by 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 paying their dues, *please call a trustee immediately*. If your house is for sale, you still owe dues now and will receive money back when you sell later. **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 in May, **but you must order 2009 Pool Passes NOW**. Pool operating hours will be listed in early May newsletter, but you won't be able to order passes then. Association 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 Bigger and Better***

Our Holiday Party blew by the old attendance record with a packed house at the clubhouse for Santa Claus and our magic show at the clubhouse on Sunday, December 14. Well 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. Each youngster who attended received a special Hallmark holiday dancing character decoration. 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 make many fabulous bakery items. Their phone number is 440-572-2501. Our thanks to them. *(This event is for residents and grandkids, not cousins and other relatives or friends. We hate to check names and addresses, but that may happen.)*

High Point

# Annual Meeting

*Wednesday, January 21 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.

## Tennis Court Repairs

Association trustees are working on plans to renovate the tennis courts. Surface problems have become worse and scheduled repairs are being budgeted in coming years. If you are interested in the work that will be done, you are invited to attend the annual meeting on Wednesday, January 21 where this will be discussed. Repairs are being targeted for 2010 or later, but planning has begun.

## Election Ballot for Association Trustee

Three Board of Trustees positions are available for a two-year term that runs from January 2009 to December 2010. There are five trustee positions, with Bob Campobenedetto and Ken Evans serving a two-year term that began in January 2008. Three homeowner names appear on the trustee ballot. In this election the three 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 to the Association Annual Meeting at the clubhouse on **Wednesday, January 21 at 8:00 p.m.**

Send to: **High Point Trustee Ballot**, P.O. Box 361065, Strongsville, Ohio 44136  
Homeowners should vote for three candidates and mail the ballot to the address above no later than January 19 or bring it to the Annual Meeting on January 21. 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)

<b>Vote for ONLY 3</b>	<input type="checkbox"/> * David Knowles 18435 Yorktown Oval <input type="checkbox"/> * Jack Schneider 18275 N. Salem Row <input type="checkbox"/> * Mark Skalak 17716 Plymouth Row	<b>Vote for ONLY 3</b>
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Homeowner casting ballot (print) \_\_\_\_\_ (name required)

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

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

# 2008 Financial Report

# refer to multi-year projection document

High Point trustees are satisfied with the results of the 2008 Financial Report. We continue to work hard to stretch dollars through active bidding for major work and diligent project management. Our updated long-range financial forecast plan through calendar year 2019 is also included with this newsletter for your review.

## NOTES TO 2008 FINANCIAL REPORT

1. Dues Receipt – We collected several unpaid dues from previous years and realized a few new clusters.
2. Utilities – Our utility costs were above budget largely due to heating control problems with the pool heater.
3. Capital Projects – In 2007 & 08 we replaced our playground equipment. We budgeted \$69,000 and paid a total of \$82,182 over two years (2007 payment allowed us to save money and obtain a grant). While we under-budgeted this project, it was a result of obtaining a recreational grant that allowed us to purchase \$80,000 worth of playground equipment for \$40,000. Our installation cost was slightly higher than planned due to ground repair work. We now have two age-appropriate structures, and were pleased with the results.
4. Association improvements included replacing the rest of the pool deck chairs, as some were 15 years old.
5. Groundskeeping was over due to the contractor transition and timing of the last payments for 2007.
6. Our future dues collection numbers have been reduced due to the slowdown in the Monticello build-out.



## 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) ←←←**

## Club House Rentals Booking Now

As a homeowner, you may rent our club house for private parties. Dates for 2009 – 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 \$250, 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. (Note that this has ***increased by \$25*** due to lifeguard and utility cost increases. It is only for parties that go beyond 10:00 pm. See option below.)

***Summer Pool Rentals may also be done from 5:00 p.m. ending at 10:00 p.m. any day (including Saturday or Sunday), for a discounted price of \$125.*** These events must end at 10:00 p.m. and cleanup must be done by 11:00 pm. (No extensions are permitted.)

**NON-POOL summer rentals are \$125 (anniversaries, showers, retirements, etc.).** These can be any time during the day or evening. NO pool use is allowed with these rentals.

Call the Hotline (440-638-4304) for information on these pool and clubhouse rental 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.***

**ORDER POOL PASSES NOW**

**ANNUAL MEETING WEDNESDAY, JANUARY**

# 2009 Pool Registration Form

HIGH POINT HOMEOWNERS ASSOCIATION

Copies can be printed from website. See Forms section.

Copies of form permitted. Please return full sheet.

HOMEOWNER LAST NAME (Please PRINT) \_\_\_\_\_

ADDRESS \_\_\_\_\_ Home Phone \_\_\_\_\_

Emergency Contact \_\_\_\_\_ Phone Number (\_\_\_\_) \_\_\_\_\_

**FAMILY MEMBERS:** (Defined as immediate family members living at the above address. *In 2009, verification will be required for any household requesting more than 8 individual passes.*)

PRINT FIRST & LAST NAME	DATE OF BIRTH REQUIRED for everyone under 25 years - print "ADULT" for over 25
1.	Date of Birth: / /
2.	Date of Birth: / /
3.	Date of Birth: / /
4.	Date of Birth: / /
5.	Date of Birth: / /
6.	Date of Birth: / /

**NO PASSES  
WITHOUT  
DATE OF BIRTH**

*Verification of  
information may  
be required by  
trustees prior to  
issuance of  
pool passes.*

I have read and understand the High Point pool rules in the May newsletter and agree to abide by these rules as well as any which may be posted at High Point pool by association trustees. Use of High Point Pool Pass constitutes full acceptance of these published and posted rules. I affirm the information on this registration form is accurate and acknowledge that falsification will lead to revocation of passes by the High Point trustees.

HOMEOWNER SIGNATURE \_\_\_\_\_ Date \_\_\_\_\_

Special Homeowner Consent for **Family Guest Pass** - I hereby authorize our Guest Pass to be used by Teenage family members to bring up to two guests, 12 to 15 years of age, per teen and to be responsible for this use. Teen pass **MUST** be presented w/Guest Pass. I fully accept responsibility for any and all persons admitted by this pass.

HOMEOWNER SIGNATURE \_\_\_\_\_ Date \_\_\_\_\_

Complete Pool Pass Registration form and return it with your 2009 dues payment to: High Point Dues and Pool Passes, P.O. Box 361065, Strongsville, Ohio 44136

- \* Dues payments and Pool Pass Registration forms must be received by January 31, 2009.
- \* Dues payments and Pool Pass Registration Forms **received after January 31 will be subject to the prescribed late fee and may not be processed prior to the start of the season.** Pool pass registration forms turned in during the summer months by new residents will be honored, but delivered to the lifeguard podium. (Daily pool operations begin June 11.)

Homeowners may drop off completed registration forms at Lifeguard podium any time after pool is open. **Orders may be filled by trustees irregularly and available for pickup at lifeguard podium.**

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Passes distributed by \_\_\_\_\_ Date \_\_\_\_\_ Advance Mail Podium

**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, APRIL 5 at 2:00 p.m.**

## HIGH POINT NEWSLETTER

### ***Annual Meeting Wednesday, January 21***

High Point homeowners are encouraged to attend the Annual Meeting of the Association at the club house on **WEDNESDAY, JANUARY 21**, 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 21***, 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.

### **✱✱ order pool passes now ✱✱**

Beginning in 2009, residents need to order summer pool passes when they pay their annual dues. There will NOT be distribution dates this summer. You must order passes now, even if you are not sure you will use the pool in 2009. You will not have another opportunity later. WHY this change? Trustees filled orders all last summer. People waited until they wanted to use the pool. That will not be the case in 2009. Passes will be mailed to homeowners by May 15 (you do NOT need to provide an envelope or stamp – we will provide). If your home is for sale, new owners will be exempted from this policy. Existing residents will not. A Pool Pass Registration form is in this newsletter.

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

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