

NEWSLETTER

JANUARY, 2004

Open House Wednesday, February 11

Hundreds of homeowners showed up for the Unveiling of the new clubhouse. Everyone had such a great time, the trustees decided to have another Open House for High Point families on Wednesday, February 11. Since it is wintertime, we thought families might like to visit with friends and neighbors. Bring your family and stop for a few minutes or stay a little longer. Snacks, desserts, pop, wine & cheese will be served from 7:00 p.m. to 9:00 p.m. No reservations are necessary. If you have not seen the clubhouse expansion and renovation, this is a great time to see the results! Come join us.

Annual Meeting Wednesday, January 28

High Point homeowners are invited to attend the Annual Association Meeting (normal meeting during the first quarter of the year) on **WEDNESDAY, JANUARY 28** at the clubhouse, beginning at 8:00 p.m. Reports will be made by trustees 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. Reminder signs will be posted, if weather permits.

Before the annual meeting on January 28, 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 4 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 16th 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, April 4**, 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 we will use the clubhouse. 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 April 4th!

TRUSTEE BALLOT INSIDE THIS NEWSLETTER

★★ Giving Thanks to Safety & City Employees ★★

For the past several years, High Point trustees, on behalf of our residents, have recognized and thanked our Police, Fire, Service and other city personnel. Sixteen message cookies were delivered again in early December 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 Renewed for Two Years

Association trustees reviewed the work performed by Bohac, Inc. during the past two years under our contract for landscape service. While there are always areas that need improvement, the work done has resulted in the trustees accepting the two-year option locking in the price with a modest increase. In keeping with our normal policy of bidding work on a regular basis, the trustees will prepare to go out to bid on the landscape contract in the fall of 2005. There are only a handful of contractors who can handle a job the size of High Point, limiting the number and quality of the bidders available.

City Hall Resides in High Point

Many residents know that High Point has been well represented around Strongsville City Hall. Not only is our new mayor, **Tom Perciak**, a long-time resident, but his predecessor, acting Mayor **Ray Haseley** (and our Ward 2 Councilperson) is also a homeowner in High Point. Congratulations to Tom and Debbie on the successful fall election. We look forward to many years of expert and enthusiastic leadership from Mayor Perciak. Many of our residents received their current, as well as many past mortgages from Tom at Strongsville Savings and then Fifth-Third Bank. Your association trustees are in full agreement with the Resolution of Appreciation passed recently by members of City Council and the new Mayor recognizing Ray Haseley for his unselfish dedication and service as acting mayor of our community following the tragic death of Walter F. Ehrnfelt. We are glad to have him back serving full time as our Ward 2 Councilperson. And also deserving mention is mayoral candidate **Tony Zubek**, a long-time resident on Timberline. While Tony was not elected, he represented High Point well in the campaign. One last observation from the trustees is that while **Joe DeMio**, a good friend of our association and a great at-large councilperson, was the runner-up in the election, we are pleased that he will continue on council. Joe has always been responsive and helpful to High Point residents.

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.

Clubhouse Gets WOW Cable Connection

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 for a price of \$49.99 through January 2005. You can call 1-866-496-9669 to sign up for residential service. To use cable at the clubhouse, residents need to bring their own TV.

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.

www.highpoint-homeowners.com

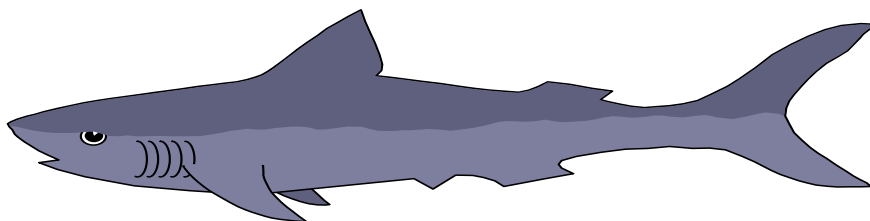
★★ High Point Swim Team ★★

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, 2004, 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 **Monday, March 15 at 7:30 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 sample swimwear will be available at this meeting.

Fees will be consistent (very reasonable) with 2003. (*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 these 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).

President	Rita Washko	878-9187
Vice President	Sue Kelly	572-4243
Secretary	Joan Buynak	238-4086
Treasurer	Greg DeBrock	238-0347



Good Luck Sharks in 2004!!!!

Sweetheart Gala

Under the Stars on Sunday, February 15

Westfield SouthPark Mall and the **Strongsville Education Foundation** will present this new event for our community on Sunday, February 15, 2004. Imagine the Center Palm Court at SouthPark Mall with romantic lighting and a non-stop evening of music for dancing or listening. Funds raised will establish the **Walter F. Ehrnfelt, Jr. Endowment for Education Mini-Grants** in the Strongsville City Schools. Come dance all night from 7:00 to 11:30 p.m. Stay out late, because this is the night before the Presidents Day holiday. Ditch the winter blues and celebrate romance with someone special!

Alternating music sets will be provided by **SHOUT!** (known throughout the Midwest – including the Strongsville Chamber Holiday Dance - for their music from rock to Motown to today's top 40) and **Strongsville City Jazz** (the best of swing, jazz and big band) under the direction of Ken Mehalko. A cash bar will be available serving beer, wine and soft drinks. Valet parking will be at the main mall entrance. Ken Evans, a High Point trustee, is an Education Foundation trustee and event chairman.

Tickets are \$30 per person and can be purchased at the front desk of the Walter Ehrnfelt Recreation Center or Westfield Mall Customer Service. Reserved Patron Tables with 10 tickets are available for \$350 by calling 238-5778 by January 31. Only checks payable to Strongsville Education Foundation (no cash) can be accepted. As a 501(c)(3) organization, your contribution to the Foundation is fully tax-deductible. Special sponsorship is being provided by *Catan's On the Town* and *Catan Bridal*.

Association Dues payable in January

Notices for the 2004 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. Beginning January 1, 2004, High Point dues are \$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.**

Clubhouse to be Shown to Realtors

Because Strongsville Realtors help to sell homes in our community, association trustees will present the renovated and expanded clubhouse to area sales associates in February. New listings are viewed on a regular basis so agents know what is available, and we thought sales associates should know about the excellent facilities our residents enjoy. While we have a number of local real estate agents who live in High Point, the trustees thought it would be good to show our facility off to the people who have to sell our association to prospective buyers.

Clubhouse Contractor List

High Point trustees want to thank these contractors who played an important role in the expansion and renovation project. Their hard work and professional expertise delivered an exceptional facility. All work went through the general contractor bid process or was bid out by association trustees separately.

Architect
Davison, Smith & Certo

Jeff Certo, Principal 440-835-3957
Chuck Collings, Associate
26031 Center Ridge Road Westlake, OH 44145

General Contractor
Amicon Medical Group

Bruce Baum PE, President 216-591-0606 x 102
28001 Chagrin Blvd. Suite 206 Cleveland, OH 44122

Electrical Contractor
Harstone Electric

Tom Johnstone, Principal ♦ 216-341-5505
6529 Union Avenue Cleveland, Ohio 44105

Carpet & Installation Contractor
Permanent Floors, Inc.

Ken Kassouf, Principal ♦ 440-884-3300
Keith Kassouf, Managing Associate
5620 Ridge Road Parma, OH 44129

Drapes & Blinds Contractor
JCP Custom Decorating

Mary Malley, Decorator 440-846-8419 ext 350
17177 Royalton - SouthPark Mall Strongsville, OH 44136

Roofing Contractor
Great Lakes Residential

1-888-352-7663 toll-free 330-764-3786
567 N State Road Medina, OH 44256

Siding & Gutter Contractor
Mike's Home Improvement

Mike Bando, Owner 440-946-8460
38167 Airport Pkwy. Willoughby, OH 44094

Security System Contractor
A&H Fire & Security

Frank Feleppelle, Sales Mgr 216-362-6909
13222 Enterprise Avenue Cleveland, OH 44135

♦ *Just for the record, these contractors are also residents in High Point.
They provided the lowest and best bid. We appreciate their contribution to this project.*

High Point trustees cannot recommend contractors or service providers, however those listed above did excellent work at a reasonable price. Should homeowners require similar services in their personal or business activities, it might be a good idea to solicit a bid from these local contractors along with other proposals that might be obtained.

Notes to 2004 Financial Statements

Two financial reports appear in this newsletter. First is a "Budget vs. Actual" recap of revenue and expenses for the 2004 calendar year. You will note there are a number of budget items that are over budget and some that are below. Trustees do their best to project revenue and expenses, using past years and forecast formulas. Sometimes we do better than others. Most obvious is the overspend on the Clubhouse project. This is a bookkeeping situation where a portion of payments to the contractor was anticipated in 2004 and came early. Association trustees borrowed funds against 2004 revenue to cover the expenses. A number of mechanical repairs in the pool took us over budget and we also were higher in clubhouse supplies which were related to the clubhouse project. Thanks to contract negotiations, our pool management cost was under budget. Interest revenue was also under budget.

Our ten-year rolling budget reflects the final actual numbers for 2003. While we finished with the High Point 2000 series of capital improvements, you can see several renovation and replacement projects are planned over the next few years to keep our facilities in premier condition. One special note to the ten-year review is the \$60,000 loan is shown as income for 2003 and repaid in 2004 as an expense. Questions about any financial item can be directed to the trustees or raised at the annual meeting.

Strongsville Associations Meet in February

Several years ago the High Point trustees began hosting informal meetings with trustees of other homeowner associations in Strongsville. That practice has continued because developments face common problems. Your trustees have discovered a wealth of information by exchanging ideas with trustees from other associations. On February 25, trustees from associations all over our city have been invited to gather at High Point to have roundtable discussions on many important issues.

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.

Annual Association Meeting – WEDNESDAY, January 28 - 8:00 pm

Welcome to High Point (new residents) before meeting at 7:30 pm

Don't forget to return your ballot for trustee elections

Club House rentals booking now

As a homeowner, you may rent our club house for private parties. Dates for 2004 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., where the cost is \$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 positions on the Board of Trustees are available for a two-year term that runs from January 2004 to December 2005. There are five trustee positions, with David Knowles, Jack Schneider and Mark Skalak now serving a two-year term that began in January of 2003. Three homeowner names appear on the ballot for two trustee positions. *(Please note the October 2003 newsletter incorrectly reported three trustee positions would be on the ballot. We apologize for this error.)* 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 club house on **Wednesday, January 28 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 24 or bring it to the Annual Meeting on January 28. 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 two successful trustees. (* indicates current trustee)

**VOTE FOR
NO MORE
THAN 2**

- Tony Zubek 16689 Timberline Drive
- * Ken Evans 18399 Yorktown Oval
- * Bob Camobenedetto 18156 Rustic Hollow

**VOTE FOR
NO MORE
THAN 2**

Homeowner casting ballot (print) _____ (name required)

Homeowner address _____ Date _____

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