

## Holiday Celebration for High Point



# SANTA ARRIVES



## Sunday, December 19 at 2:00 pm

High Point families with young children and grandchildren are invited to join in the Holiday Fun as we celebrate the season. Our traditional Holiday party will feature that jolly old guy in the red suit. Santa Claus will be back to greet all of his friends at the High Point club house on **Sunday, December 19**. A Magic Show for kids will begin promptly at 2:00 pm. Santa will arrive soon after we start and there will be cookies and punch. (Reservations are not necessary.) **Mark your calendar now!!!!**

*Please note the Holiday Celebration was moved closer to Christmas at the suggestion of parents who thought this would help youngsters with last minute or modified requests for Santa. Avoid long lines at the mall and come visit with Santa here at High Point. And don't miss our magic show at 2:00 pm.*

Polaroid photos with Santa will be provided to all the kids attending. Youngsters will decorate cardboard frames to take home with their photo. All children (this event is designed for kids up to 10 years old) must have a parent with them. Youngsters will take home a stocking stuffed with seasonal treats.

## Election Day is Tuesday, November 2

Voters are reminded there are two very important local issues for the City of Strongsville and the Strongsville City Schools on the ballot this fall. City leaders are replacing two tax issues with a single levy to replace funds that pay for the day-to-day operations of the **Strongsville Fire and Rescue** Department. These two levies, which have been in place since the late 70's, have been renewed many times by voters. A new replacement is proposed that will be figured at current tax rates. This will not only pay for operating expenses, but also fund the purchase of an emergency warning system for the city, backup power generators for the Ehrnfelt Recreation Center (which is our local disaster shelter) and pay for needed renovations at the main fire station. Board members of the **Strongsville City Schools** are proposing the renewal of a permanent improvement levy that is due to expire in 2005. These funds pay for building maintenance and repairs and improvements to facilities, as well as buy new school buses. Details of these investments are available from school building principals or the business office at 440-572-7050. This renewal (no tax increase) is proposed to be continuous instead of the current five-year term. Long-term funding allows the schools to take advantage of a master plan for maintenance and improvement that saves money over the long term. Your vote is important, not just for the National election, but also our local issues. Polls are open from 6:30 am to 7:30 pm and you can vote conveniently here at our High Point clubhouse on November 2.



# **FALL SOCIAL**



## **Saturday, October 2 at clubhouse**

Following the Steak & Clam Bake (sorry, reservations are closed) at 8:30 p.m. all adult homeowners are invited to come to the clubhouse for an evening of Music & Karaoke by DJ Bob. Bring a snack or dessert to share. Beverages provided. There is no cost and no reservations needed to join us for Games, Prizes and Fun Galore!!! Many thanks to Tammi Carney, Fran Lavelle and Rita Washko who planned this event and put out flyers to homes. We appreciate them volunteering their time!

## **Street Repair Completed**

High Point trustees are very appreciative of efforts by the City of Strongsville in providing the street repair in our development. Despite there being no budget for this work, Mayor Tom Perciak and Ward Two Councilman Ray Haseley have made sure that repairs have been completed to Saratoga, Lexington, Brandywine, Heritage, Plymouth and High Point Club. This has been a very challenging year for the City with significant budget constraints. Our city administration is committed to maintaining and repairing our roadways as a matter of priority. Many thanks for their hard work and efforts.

## **Flag Dedication Ceremony**

Over 150 people gathered on Saturday, May 29 at the High Point clubhouse. It was a bright, sunny morning on Memorial Day weekend for the dedication of the new Flagpole at the clubhouse. In a brief half-hour ceremony, the new flag and flagpole were presented and put into service. Hopefully our residents will see this display when they are at the pool and driving by throughout the year.

This Flag was dedicated (and a plaque is mounted on a stone base by the flagpole) to Russ McKee (a military veteran who lived in High Point and served for many years as our clubhouse manager) and all military veterans. Mrs. Russell (Ginny) McKee and many family members attended the ceremony.

A special thanks was extended from the association trustees to a number of individuals who helped with the program. Among these participants were Mayor Tom Perciak, Councilman-at-Large James Kaminski, Father Robert Kraig (St. John Neumann), Ron Phillips (Strongsville VFW Post) and the Veteran Honor Guard and Vicky Eicher (Strongsville High School Vocal Director) who directed a musical presentation of the National Anthem. In addition, four young residents were recognized for their contribution on the topic of "Why Freedom is Important to Me."

## ***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.

## How About That Website on the Internet?

No matter what you need to know about High Point, you can find it on web. Need pool hours? A pool pass registration form? Covenants and Restrictions? Rent the clubhouse? Up-to-the-minute rental calendar? Can't find the newsletter in the kitchen? Need a map to guide guests to the clubhouse? This is your one-stop information source at your fingertips 365/24/7. *We guarantee you'll like it.*

### **www.highpoint-homeowners.com**

Make our website your first stop when you need information. We keep it updated regularly with new information and current events. With over 2200 hits on the site since the first of the year, you know it is being used and helping get answers quickly and easily. You can find just about anything.

### **Homeowner Hotline 238-1580**

Our Homeowner Hotline is available when you need to report problems or concerns about High Point, place club house reservations or contact an association trustee. You can call 440-238-1580 day or night and leave a message. Calls are checked regularly and returned within a few days.

## **Holiday Party Dates Available**

Do you have a holiday party for your office, a club, your family? You might want to consider our club house for this holiday season. Why not get your employees, fellow club members or relatives on a weeknight for a potluck holiday dinner? Our rental cost is only \$125. We will be festively decorated and you won't find a better location to celebrate friendships and the spirit of the season. Check dates on our club house rental calendar (on our website) and call the Homeowner Hotline at 440-238-1580.

## **Pool Season a Great Success**

Summer is over and the 2004 pool season is now history. Association trustees want to express our thanks to Metropolitan Pool Service and especially pool manager Jim Duffy for a great summer. This was another great summer in terms of resident compliments. We appreciate homeowners who tell us when things need to be improved and also when operations are smooth. Safety is always number one. Thanks to Jim and all of the High Point lifeguard staff for their hard work and efforts.

## **Next Newsletter in January**

Our last newsletter came out in May and you will receive your next newsletter in early January. With our new Website, we publish only three newsletters a year. Invoices for association dues for 2005 (your annual \$330.00 assessment) will be sent to homeowners at the end of December.

## **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.

## **Club House Parking Lot Off Limits**

With winter approaching, residents who live by the club house are reminded that **overnight parking at the club house is prohibited** This is especially important during the winter months when we have to clear snow in the lot. Our contractor will not work (insurance and liability issues) if there are cars in the lot. Residents in the club house area are asked to park in their own driveways. **Vehicles parked overnight will be towed at the owner's expense.**

# About Fences in High Point

As an owner of property in High Point, each and every homeowner is required to observe the Covenants and Restrictions of the Association. Your trustees are charged with a fiduciary responsibility to uphold and enforce the articles of the Covenants and Restrictions, as serious responsibility in the eyes of the law. As volunteers in the position, trustees do not search for violators, but when situations are reported, they are obligated to investigate the circumstances.

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 in High Point are prohibited. As a Board of 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 all of the requirements of the Covenants and Restrictions. Direct questions about this to any trustee.

## Homeowner Reminders

1. **Dog owners are asked to be considerate of others in the association and not allow their pets to relieve themselves on their neighbors lawns or in the common area. This is the number one complaint on our association voicemail.** Association trustees remind owners they are responsible for cleaning up after their animals. This as a common courtesy.
2. **FEEDING DUCKS AND GEESE ARE PROHIBITED BY THE ASSOCIATION.** While these animals are protected, they are a nuisance. Do not encourage them to come or remain in our lakes.
3. **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 an important element of our night 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.
4. **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 are not permitted in the common areas or the development at any time.

## ***Ski Season Around the Corner***

Snow Birds are already talking about snow and winter. If you are interested in joining other High Point residents on the ski slopes in Northeastern Ohio, or on a trip to the big slopes a little farther away, call Mark Skalak at 440-238-5955. This is a small informal group that enjoys a good time skiing.

## **Trustee Positions Available**

Three trustee positions will expire in January. There are a total of five trustees, each elected for a two-year term. Bob Campobenedetto and Ken Evans were elected in January of 2004 for a new term. David Knowles, Jack Schneider and Mark Skalak will complete their current two-year term that began in January of 2003. Anyone interested in submitting their name as a candidate for a trustee position should contact Bob Campobenedetto (440-238-3013) or Ken Evans (440-572-3292) by December 20. A January newsletter will announce the annual meeting date and include a ballot for association trustee. It is anticipated that all three current trustee's whose term expires will submit their names as candidates for re-election. High Point, like other businesses, is governed by a board of trustees who make financial and operational decisions regarding the day-to-day activities of the corporation. This requires a significant time commitment of time on the part of those who volunteer their talents.

## **Pets and Pet Problems**

Household pets are a frequent matter referred to the Homeowner Hotline. Countless calls are received regarding dogs and cats that belong to residents. While there is an Animal Warden for the City to handle complaints, most calls received by the Hotline have to do with common courtesy and common sense. Not a week goes by that people don't complain about neighbors who allow their cat to roam the neighborhood day and night. Most people can't figure out why someone would allow their pet to forage through the yards of neighbors looking for rodents, baby birds or squirrels. People ask if there isn't something in the Covenants and Restrictions. There is nothing in these documents that requires people to be courteous or use common sense.

In the same way, a considerable number (some weeks many more) of calls are received about dogs. In any given week, these are about dogs who do their business on a neighbor's yard and dogs that bark. It is always amazing to trustees how people can allow dogs to howl and bark at all hours of the day and night. We have some sound sleepers in this development. Again we can only point people to the Animal Warden as a solution. Most people would rather call and complain to us anonymously than to contact the City where you have to identify yourself and the problem. It all comes down to people being considerate of their neighbors. Some are and some are not. Go Figure.

## **School Board Property Sold to Developer**

High Point trustees delivered two letters of notification to residents who border the school property (Admiralty – Heritage – Rustic Hollow) to alert them to the sale of the parcels by the School Board. Following the determination that this land would never be needed for an elementary building, the land was put up for auction and subsequently sold for \$975,000. There were a number of developers who bid on the property with Michael Orley, a builder from Brecksville, winning the auction. This land was donated by Parkview (the original High Point developer) many years ago and is currently zoned for Public Facility. None of those bidding on the property appeared to be interested in using the land for that purpose, but rather were all home builders and appeared to be interested in creating housing.

As the School Board sold off Hampton Chase a number of years ago, they did not need to obtain any permission from the city. Those who would develop the property will need to go through the proper channels and approval processes to build on the parcels. If, as announced in the Sun Star, the top bidder goes ahead with the deal and creates cluster housing, Mr. Orley would need to abide by the building codes and requirements of Strongsville. Residents in the immediate area have been assured by association trustees that as this moves forward, they will be kept informed. For now, Mr. Orley has until the end of the year to close the deal. If he would default on his purchase agreement, he would forfeit a \$10,000 good-faith deposit he placed with the School Board. Information will be delivered to adjoining neighbors as it becomes available and also posted on [www.highpoint-homeowners.com](http://www.highpoint-homeowners.com) for others in our development. Your trustees are committed to represent the association in this process.

## **2005 Landscape Contract Out for Bid**

Association trustees will be engaged in the process of bidding out the landscape contract in October. This is part of our normal process of going out to bid on all major contracts on a regular basis. This helps to assure that homeowners get the best return on their investment. Should any resident be aware of landscape companies who would be interested in bidding on the contract, they can contact any of the trustees (listed elsewhere in this newsletter) with the information. A formal bid package is being prepared for interested companies (expected to be less than half a dozen that can handle a property the size and complexity of High Point). A common walk-through of the property will be done with interested bidders on Monday, October 11 in the late afternoon. This helps to ensure that each interested firm understands the expectations of the association. With the written specifications and maps that have been developed over the years, it is anticipated that this will be a smooth process.

## You May Not Have Noticed, But...

Our **basketball court** in the recreation area has been rehabilitated. Residents will remember that it was the object of significant vandalism two years ago. This work was completed this summer by a local contractor at a cost to the association in excess of \$4,000. We appreciate residents who keep an eye on the association facilities and call police when they see something going on or an activity that is not appropriate. Our community policing officers are very good to respond and help when they know there is a problem. Several of our residents have taken the time to complain about speeding in the development and we have enjoyed increased enforcement based on those calls.

Residents who used the pool this summer should have noticed significant work on repairing and replacing **pool deck chairs and lounges**. This work was done over the winter. Hopefully we will continue this over the next few seasons so that all of the chairs are restored to new condition.

Along the walking trails there are a number of **wooden bridges** that require maintenance. All of the bridges were stained this summer and look new. Our thanks to Jack Schneider who not only takes care of the clubhouse, but also performs most of the work on our behalf throughout the association.

High Point has a great number of people who walk for exercise. Have you noticed some residents in their driveways **park their cars blocking the sidewalks**? Our Homeowner Hotline receives calls on a regular basis. While city law prohibits this, enforcement is only carried out when someone calls the police to complain. We encourage residents to park cars so they do not block sidewalks. It is not only safer, and makes sense, but it can save you money. Tickets in Mayor's court are expensive.

## Club House Rentals Available

As a High Point resident, one of the many benefits you enjoy is the ability to rent our club house for family or other private parties. Why worry about your home, when you can have the party here. Our club house can seat up to 120, with new round or rectangular tables and chairs on hand. **Non-pool rental rates for 2004-05 are \$125 for any day of the week** (party ends by midnight). Call the High Point Homeowner Hotline at 440-238-1580 to request a rental. It helps to have two dates in mind when calling, since dates book quickly. Your call about renting the club house will be returned by an association trustee within a few days. *Dates are still available for parties this holiday season.*

It's not too early to think about 2005 spring and summer rentals. Some dates are already booked. **You can check a rental date online ([www.highpoint-homeowners.com](http://www.highpoint-homeowners.com) – click on Clubhouse Rentals on the left side and then Rental Calendar)**. If you are thinking about next summer for an anniversary, graduation, birthday or communion party, call now to lock in your preferred rental date. **Summer rental rates for 2005 are \$200 to midnight and \$125 until 10:00 pm.**, which includes the cost of lifeguards. Summer rentals may begin as early as 5:00 p.m., but parties must share the pool with High Point residents during homeowner hours. After 10:00 p.m., parties have exclusive use of the pool. All parties must end by 12:00 a.m. with cleanup completed by 1:00 a.m. Rental prices for 2005 have not increased. These rental prices are still very reasonable compared to similar facilities.

A refundable security deposit of \$300 (one check for \$50 and a second check for \$250) is required and returned if the club house is cleaned and no damage is done. 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" form has been executed. **Residents who rent the club house are responsible for cleaning the facility, 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 only High Point residents and not friends, 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 are done before and after each party, covering entire facility. **Fire code capacity is 120 people.**

## Association Trustees

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

Please remember that family members will take messages, but are not always able to answer homeowner questions or respond to concerns. Calls will be returned as soon as possible by trustees.

## Financial Review Complete for 2003

A financial review of the association for 2003 was completed by Jurcago & Company, certified public accountants in Strongsville. Copies are available on request. This report is a comprehensive financial review of receipts and procedures to assure residents of continued safe and sound business practices. Although not an audit (which would cost several thousand dollars), the review addresses four major items: 1) reconcile cash on deposit to balances shown as of December 31, 2003; 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, 2003. Questions about this report may be directed to trustees Bob Campobenedetto or Ken Evans.

**[www.highpoint-homeowners.com](http://www.highpoint-homeowners.com)**

## Election Day is Tuesday, November 2

Two important local issues are on the November ballot. Strongsville residents will decide on tax issues for the City of Strongsville (Fire and Paramedic replacement funding) and the Strongsville City Schools (Permanent Improvement Renewal) have many important choices at the state and Federal level. High Point residents all vote at the clubhouse. Polls are open 6:30 am to 7:30 pm. More info inside. ***Your vote is significant.***

## *Kid's Holiday Party, December 19*

We asked Santa if he might stop by just a bit later this year to be able to handle last minute requests and modifications. Why wait in the mall to see Santa when you can visit here and get a Polaroid free. Don't be late for the new Magic Show that starts promptly at 2:00 pm.

## ***FALL SOCIAL on Saturday, October 2***

Come and party with your neighbors. Details inside for the Fall Social, which follows the Steak and Clam Bake (sold out). Music, Dance and Karaoke provided by DJ Bob from 8:30 pm to midnight. No cost and no reservations needed. See more details inside. Games! Prizes! Fun Galore!

## WOW Cable TV Available with Rentals

Residents renting the clubhouse for private events have made good use of the **Wide Open West** (WOW) basic cable that is available with our big screen TV. Cable use is included in all rentals and many people have found it great to watch sports and other events during their parties. WOW offers great selections of cable TV access packages and internet packages as well. Association trustees researched the options and chose WOW. Call today for your family. 1-866-496-9669.

# ★ ★ 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 \_\_\_\_\_