

Holiday Celebration for High Point



SANTA ARRIVES



Sunday, December 17 at 2:00 pm

High Point residents with young children and grandchildren are invited to join in the Holiday Fun as we celebrate the season. Our traditional Holiday Celebration will feature that jolly old guy in the red suit. Santa Claus will be at High Point to greet his friends at the High Point club house on **Sunday, December 17**. A family Magic Show will begin promptly at 2:00 pm. Santa will arrive soon after we start and there will be cookies and punch. Mr. Balloon will also fashion wonderful creations with balloons for kids to take home. (Reservations are not necessary.) **Mark your calendar now!!!!**

If your child or grandchild needs to see Santa to communicate last minute requests or updates, put this party on your calendar. Avoid long lines at the mall and visit with Santa here at High Point.

Polaroid photos with Santa will be provided to all children attending. A parent must accompany any child who attends (this event is designed for kids 10 years old and younger).

Welcome Monticello Residents

High Point welcomes the first of the new residents on Vincennes and Bunker Hill, the two new streets of clusters in our development. A total of 33 new lots are being developed by Parkview Homes off Admiralty. If you have not stopped to see the new exciting floor plans, drop in at the model! Welcome.



Annual Meeting January 24



Association trustees announce the annual association meeting will be **Wednesday, January 24** at 8:00 pm at the clubhouse. In addition to the election of trustees, there will be information about projects going on in the association. **Not only will there be a major announcement of significant proportions, but up to two lucky residents will win a drawing for a non-pool rental (valued at \$125) in the 2007 calendar year.** (Minimum of one rental will be given away and two if over 50 people attend.) All residents are invited to attend. *A Welcome to High Point for new residents will take place prior to the meeting at 7:30 pm. No reservations are necessary to attend.*

Special Holiday Rental Rate Offered

Holiday dates for 2006 booked quickly. To increase accessibility of our beautiful facility for groups (like youth sports teams, small office parties, local organizations and families), the trustees announce an experimental Holiday rental rate of \$75 for Monday, Tuesday, Wednesday and Thursday nights. Set-up and clean-up must be done the same day, but this opens up more availability for neighbors to use our facility to celebrate the holidays with a pot-luck or catered weekday evening event. Check the calendar on our website for available dates and call the Hotline (238-1580) to reserve your evening.

Association Dues Required in January

High Point dues for 2007 will again remain at \$330 per residential lot. These are due January 1st. Invoices will be sent to each homeowner at the end of the year. Dues payments received after January 31 will be assessed late fees. *We appreciate residents who pay their dues on time.*

Sharks Score Big Season Results

High Point's swim team finished with a strong third place in the Strongsville Swim League (SSL) for the 2006 summer season. With a 5-2-1 record, our coaches and swimmers are to be congratulated. A third place finish behind powerhouse Bent Tree/Spyglass and the Recreation Center is a great achievement for our swimmers. Thanks to swim team parents, Rita Washko (president) and officers for their hard work during the season. High Point residents should be proud of our team, because in addition to the competition, the team works hard to instruct swimmers and recognize personal development and achievement. Association trustees appreciate the understanding of nearby residents who put up with the traffic for the home swim meets. This is a great program for our youth.

Pet Owners Take Note

Residents who own pets are asked to be considerate of their neighbors. Whether you own a cat or dog, your pet is your responsibility. Do not let pets roam the neighborhood or leave their waste on a neighbor's property. Association trustees receive complaints all the time. We have noted fewer complaints in recent months about dogs as owners may be taking more responsibility for their pets and cleaning up after them. We appreciate those owners who regularly walk with their pets and carry a bag to clean up deposits. Some people have not yet figured it out, but it is getting better.

In this past year, residents are complaining more about cats than dogs. This is a growing problem in our development and cat owners need to beware that the city does not permit cats to roam freely. Residents have complained about cats being out all night outside windows and making noise. Homeowners complain their flower beds have become litter boxes and others say dead birds and small animals are victims of cats. We have consistently advised residents that if there are problem animals, they can call the City Animal Warden and register a complaint against a specific resident or animal. It would seem to trustees that cat owners could figure this out. Pets should be on a leash or indoors.

Neighborhood Safety

During the holiday season, many strangers visit families in our development. Some are invited and some are not. Be on the lookout for activity that does not look right and call the police. If neighbors are on vacation and you see someone at the home, 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. When you think of darkness, make sure your front post light is not burned out. A dark home is inviting to a criminal. Safety is everyone's concern.

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.

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 Skalac at 440-238-5955. This is a small informal group that enjoys a good time skiing.

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.

Club House Parking Lot Restrictions

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.**

Our 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 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. 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.

Landscape Firm Contract Renewed

Aaron Landscaping has been contracted for an additional two years as our association landscaper. While there has been a learning curve in the first two years, the trustees believe the services have improved and will continue to get better. Our overall review of the services provided has realized significant improvement in many areas and many challenges have been addressed. There is still improvement that will be monitored in the 2007 calendar year. We continue to appreciate residents who watch and let the trustees know when there are concerns. In the overall analysis of the work done by Aaron, the trustees were pleased with the quality of the work in many areas and noted significant enhancements. It is the practice of the trustees to bid out contracts on a regular basis and landscape if no exception. In this situation, the contract renewal was judged to be the best option for the association. We expect to continue to resolve concerns and problem areas to our satisfaction.

Monticello Payment Received

As required by the City of Strongsville, Parkview Homes, the developer of Monticello cluster homes at High Point, made a payment to the association in the amount of \$26,400 (33 @ \$800). This is a one-time payment in lieu of recreation facilities that represents the developer's contribution. These funds were used to help pay for the pool renovations and new interior finish accomplished this spring. When trustees report the finances for 2006, this amount will be shown as miscellaneous income.

2007 Clubhouse Rentals Booking Fast

If you look at the website calendar for Clubhouse and pool rentals for 2007, you will find many dated already rented. You can check the rental calendar on our website for an up-to-date schedule of dates available. If you have a graduation, anniversary, shower, wedding reception or other event you are planning, we suggest you reserve your date as quickly as possible to get your choice. Check the website and then call the Homeowner Hotline (440-2238-1580) to make your reservations.

Summer rentals where the pool is used until midnight (private use from 10:00 pm to midnight) remain at \$225 for the summer of 2007. This cost is necessary because it is expensive to keep lifeguards during the two private hours. Pool rentals where the party ends at 10:00 pm or where there is no pool use will still be \$125. A security deposit of \$300 (one check for \$50 and one for \$250) is still required.

Homeowner Reminders

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

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 – Residents sometimes have the need to put signs at association entrances (house for sale, garage sale, party directions, etc). These can be placed temporarily on the center island or the tree lawns. Please do not put them in the beds of the High Point monuments. Signs that are in the beds or left up for more than three days will be removed by trustees.

Tennis Court Report

This past summer, the tennis court lock was stolen. It turned out to not only be an expensive repair, but a difficult one. When the court door was fabricated many years ago, the lock was a custom design. Replacing the stolen lock was a challenge. It took a few months to find a substitute. In the meantime, the court was unlocked. It was decided not to put the replacement lock (**which will use the same key as has been used for many years**) back on the door in the spring of 2007.

Trustee Positions Available

Three trustee positions 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 2006 to new two-year terms. David Knowles, Jack Schneider and Mark Skalak will complete their current two-year term that began in January of 2005. 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 30. A January newsletter will include a ballot for association trustee. It is anticipated that the 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.

Conference Room at Clubhouse

Residents are reminded that as a result of the clubhouse renovations completed in the spring of 2006, there is now a conference room available for use at no charge for local organizations. If you have a committee or small group that needs a place to meet during the day or in the evening, you can use the room at the clubhouse. There is no charge to use this room that can hold as many as 20 people for small group meetings. Call the Homeowner Hotline to make arrangements. 238-1580

Trustees Report on Delayed Pool Opening

Although association trustees worked hard to make sure everything fell into place for the pool to open this past summer on Memorial Day weekend, that did not happen. Repairs to the pool in the fall of 2005 eliminated leaks in the underground plumbing of the pool in preparation for the installation of a new DiamondBrite surface over the old cracking marcite. Two things worked against the plan. Bad weather set the Cincinnati crew back two weeks, but even more of a problem were structural hollows discovered under the pool surface when resurfacing began. While the trustees wanted to open on time, it was even more critical that the repairs be done correctly for the long term. These structural issues required additional work beyond our contract. Work was completed as quickly as possible and the pool opened a week late. As your trustees, we apologize for the inconvenience this caused for families in High Point, especially the swim team. We were very grateful to Kate Dashner, a trustee for Deerfield Woods, who worked with us to allow residents to use their pool temporarily.

In the end, the new pool surface surpassed not only our expectations, but homeowners as well. All summer, residents reported that the new surface was smooth and much nicer. We are confident the DiamondBrite will hold up much better for a longer period of time. Thanks for your patience.

Also "new" this summer was the water feature referred to as the bubbler ring. Repairs last fall were anticipated to fix underground leaks that hampered the operation of the water feature in the past. We were very happy that the bubblers worked as they were originally intended. In addition, new portable lifeguard chairs were purchased to make our safety protection more comprehensive. These could be moved during the day to achieve maximum visibility when there were reflections on the water.

Even with the late opening, it was a good summer swim season. Association trustees would like to thank Metropolitan Pool Services who provides our lifeguards. Safety was again the number one job of the lifeguard staff, and this year the crew did a great job. We are very thankful for their service.

Anonymous Hotline Calls

When residents call the Homeowner Hotline and choose not to leave their name, the trustees are unable to contact callers to obtain additional information or to discuss the caller's concerns. This is unfortunate, because here is no situation where the trustees would reveal the origin of a complaint. When these calls are received, incomplete information often makes it impossible for the trustees to act. If you make anonymous calls, don't be surprised when your concerns seem to be ignored.

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 2007 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 coming summer.*

It's not too early to think about 2007 spring and summer rentals. Many dates are already booked. **You can check a rental date online (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 2007 are \$225 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. Parties that go to midnight have exclusive use of the pool from 10:00 pm to midnight. All parties must end by 12:00 a.m. with cleanup completed by 1:00 a.m. Our 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 Completed for 2005

A financial review of the association for 2005 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, 2005; 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, 2005. 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 or Ken Evans.

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