



Newsletter

November 2014

P.O. Box 361065 • Strongsville, Ohio 44136 • 440-638-4304

Holiday Celebration for High Point

❄️ ❄️ ❄️ **SANTA ARRIVES** ❄️ ❄️ ❄️

Sunday, December 14 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 a festive Father Christmas (aka Santa Claus) who will be at High Point to greet friends at the High Point clubhouse on **Sunday, December 14**. Our family magic entertainment will begin promptly at 2:00 pm. We anticipate a big crowd and so **please plan to arrive on time**. To fully appreciate the magical entertainment, please arrive before the show begins. Space on the floor is available up front for younger children to sit and be up close to the show.

There will be cookies and punch. Children will be able to select from many wonderful balloon creations to take home. (Reservations are not necessary to attend.) **Mark your calendar now!!!!** This event takes place no matter what the weather, so please plan to join us at the High Point clubhouse on Sunday, December 14. (This event is only open to High Point residents and their children or grandchildren.) Activities conclude by 4:00 p.m.

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

Photos with Santa will be provided to all children attending the event. A parent must accompany any child who attends (*This event is intended for children 10 years old and younger*). Join us for this wonderful holiday tradition!!



Annual Meeting January 22



Association trustees announce the annual association meeting will be **Thursday, January 22, 2015** at 8:00 pm at the clubhouse. In addition to the election of trustees, there will be information about projects in the association. Our meetings are short and to the point.

A time is available for residents to ask questions. All residents are invited to attend.

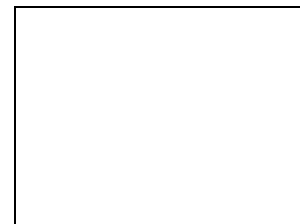
A Welcome to High Point session for new residents will take place prior to the meeting at 7:30 pm. No reservations are necessary to attend.

Association Dues Required in January

High Point dues for 2015 will again remain at \$330 per residential lot (**same since 2004**). 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. Please note that 2015 Pool Passes will be ordered at the same time as dues are collected. A Pool Pass Registration form will be sent with the dues and be on the website to download. **We appreciate residents who pay their dues on time.**

3 Trustee positions available in January election

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



FIRST CLASS

HIGH POINT NEWSLETTER

www.hpohio.com

Next Newsletter in January

Our last newsletter came out in May and our next newsletter is early January. With our website, we publish only three newsletters a year. Invoices for association dues for 2015 (your annual \$330.00 assessment) will be sent to homeowners at the end of December. Both the 2015 Dues Invoice and 2015 Pool Pass Registration Form can also be found under the "Forms" tab at www.hpohio.com.

2015 Clubhouse Rentals Booking Fast

If you look at the up-to-date 2015 rental calendar on our website for Clubhouse rentals, you will find many 2015 dates already rented. If you have a graduation, anniversary, shower, wedding reception or other event you are planning, we suggest you reserve your date as early as possible to get your choice. Check the website and call the Homeowner Hotline (440-638-4304) to make your reservation.

Summer rentals using the pool *until midnight* (private use from 10:00 pm to midnight) are available for **\$250** for the summer of 2015. Clubhouse rentals (with or without pool use) where the party ends at 10:00 pm are still \$125. A security deposit of \$500 (two checks for \$100 & \$400) is required. Signups are done in small groups at the clubhouse and checks for the rental are submitted at that time.

Snow, Snow, Snow

Snow season is upon us. Here are two important reminders. **DO** shovel your sidewalks so students who walk to the bus and residents who walk can get where they need to go. Our city does require sidewalks be cleared within 24 hours of a snowfall. **DON'T** push snow from your driveway into the street. This is dangerous for drivers and creates problems for city snowplow crews. Thanks.

*Happy Holidays & Best Wishes for the New Year
from Association Trustees!!!*



THANKS TO RESIDENTS

This past summer one of our residents again stepped forward to hold a JULY FOURTH PARADE for kids in High Point. A large group came out to celebrate the holiday and participate in the Parade that was led by the Strongsville Police. Based on that success, **PJ Warner** is planning a July Fourth Parade next summer. Watch for details! Many thanks to PJ Warner and volunteers for providing the leadership and energy to make this event happen!

Trustees are always looking for new or different events. If you want to organize a group to put on an association event, contact the trustees.

A big THANKS to **Rhonda Christian** who organized a group including Nancy Jirik, Colleen Morgan, Linda Rudnicki, Nancy Schmitz, Eileen Sike and Jane Skalak that put on our High Point Reunion last May. A great time was had by many long-time and new residents. Thanks to Bob Jirik, Joe Schmitz, Mark Skalak, Jack Schneider, Joe Rudnicki, Tom Morgan, Benita and Jayraj Sheth for their help during the festivities. Keep an eye out for future adult events that were proposed by this group.

Looking for Information – Try Our Website

Whatever you want to know about High Point, you can find it all on our association website. Available 24/7, this resource is updated regularly. Go to www.hpohio.com and check us out. **You may notice “NEWS FLASH” signs periodically posted around the development** directing you to our website tab for NEWS, where you will find important *breaking news* about High Point in the “News Flash” box.

HIGH POINT TRUSTEES

Bob Campobenedetto	18156 Rustic Hollow	440-238-3013
Ken Evans	18399 Yorktown Oval	440-572-3292
David Knowles	18435 Yorktown Oval	440-238-5769
Jack Schneider	18275 N. Salem Row	440-238-8679
Mark Skalak	17716 Plymouth Row	440-238-5955

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 for 2013 Complete ➔

An independent review was conducted of Association revenue and expenses for the 2013 calendar year by Jurcago & Company (a local CPA firm). Although not an audit, the review addresses four major items: 1) reconcile cash on deposit as of 12/31/2013; 2) test reported dues and rental income; 3) review disbursements for classification and documentation; and 4) check financial statements as of 12/31/2013. That report is on the Governance and Administration tab, as “Financial Review 2013.” Direct questions to Bob Campobenedetto (440-238-3013) or Ken Evans (440-572-3292).

◆ ◆ DUES COLLECTIONS ◆ ◆

Your High Point trustees appreciate all of the residents who pay their association dues faithfully and on time. These past several years have been very stressful for every homeowners association in the City and ours has been no exception. Despite the challenges, only a few outstanding dues remain uncollected from homes in bankruptcy or foreclosure. We have been very fortunate.

Trustees remind residents that if your family experiences financial difficulties resulting from the loss of a job, medical situation or some other calamity, you can contact the trustees to arrange a plan to work out the payments. When we understand the circumstances (which means contacting trustees before the dues are late), we are able to work around the hardships and difficult times.



Swim Passes Ordered with 2015 Dues Payments

Attention residents! Pool pass registration forms for next summer will be distributed with the Dues Invoices. **Pool Pass Registration forms for 2015 MUST BE RETURNED WITH YOUR DUES PAYMENT BY JANUARY 31.** Passes for the summer of 2015 will be mailed first-class to residents the first week in May of next year. (Trustees will supply the postage and label – no self-addressed, stamped envelope is necessary.) Thank you for your cooperation.

IF YOU EVEN THINK YOU MIGHT WANT TO USE THE POOL IN 2015, then you should order pool passes with your dues payment. You have already paid for these in your dues. We know there are many homes for sale in the development, and in the event your home is for sale and sells before or early in the summer, new residents will have the opportunity to get pool passes at that time.

AGAIN IN 2015 – If you do not order pool passes before April 1, 2015, you will pay a \$10.00 late order fee (which the trustees will donate to the High Point Swim Team) to get your passes. As trustees, our time is valuable and when pool pass orders are filled during the spring, it is done at times that are convenient for board members. After April 1, everyone wants their passes right away and the element of convenience is no longer available. Please order your 2015 pool passes with your dues payment and you will be ready for next summer. So please order your pool passes when you pay your dues. Thank you for your cooperation.

A Big Thanks to Residents

Our High Point Swim Team, the Sharks, would like to extend a special thank you to local businesses and individuals that helped support them this past summer. As always, the team enjoyed a fantastic season of learning and competing in the Strongsville Swim League. We thank our coaches for their hard work. **Association trustees would like to extend our thanks to resident Rita Washko who has served as president of the High Point Sharks for many years, and agreed to serve her last term on the High Point Sharks board last summer.** We appreciate the hard work and extra time Rita and other board members spend pulling things together for youngsters in our development.

This past summer resident **Angie Warmuth** and her family ran the pool snack shop and offered a great variety of items for families that visited the pool. We appreciate them providing this service.

Winter Reminders

Our two retention lakes are NOT for activities, including ice skating. These **lakes do not freeze** and are dangerous. **Sledding** can be done on the hills at Southwest General Health Center on Pearl Rd, that backs up to High Point, but please do not cut through neighborhood yards to get to the hills.

Is your front yard **post light** on? Light is the best crime deterrent, especially during the holidays when we sometimes have unwanted guests. If you see something that is not right, please call the Police.

Trustee Positions Available

Three trustee positions expire in January. There are five trustees, each elected for a two-year term. Bob Campobenedetto and Ken Evans are serving a term that began in January of 2014. David Knowles, Jack Schneider and Mark Skalak are finishing their two-year term. Interested candidates should call Bob Campobenedetto (238-3013) or Ken Evans (572-3292) before December 20. A January newsletter will include a trustee ballot. Our three current trustees whose term expires will be candidates for re-election. High Point, like other businesses, is governed by a board that makes financial and operational decisions regarding corporate day-to-day activities. This requires a significant commitment of time throughout the year on the part of those who serve on the board.

For Your Sledding Safety

Sledding is not allowed on association 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 behind the Southwest General Health Center. We appreciate this generous arrangement by SWGHC officials.

HOW CAN I RENT THE CLUBHOUSE?

Homeowners may rent our clubhouse for private parties. Due to heavy rental activity, we suggest you reserve dates well in advance, but can check on short notice. Call the Homeowner Hotline, 440-638-4304, and leave a message. It helps to have several dates in mind when calling. Your call about a rental will be returned within a few days. Clubhouse rentals are a privilege reserved for High Point residents only and not friends, relatives or the general public. Activities are limited to family entertainment and recreation, unless otherwise approved by the trustees in advance. **Room capacity is 120 people.** For info refer to our website and click on the “clubhouse rentals” tab.

Non-Summer Rentals

All rentals for non-summer months (when the pool is closed from Labor Day to Memorial Day each year) are \$125 per day. Our clubhouse is available for rent weekends, weekdays and weeknights for events. We suggest booking as far in advance as possible, especially for Holiday parties.

Summer Rentals

POOL RENTALS may begin as early as 5:00 p.m. for any weekday, Friday, Saturday or Sunday evenings, but must share the pool with residents during homeowner hours. Parties that end by 10:00 p.m. are charged \$125 for the rental, which includes the cost of lifeguards and shared time with residents. Parties may go beyond 10:00 p.m. to midnight, which provides up to two hours of private pool time, and the rental cost is then \$250. All rentals must end when the pool closes (10:00 p.m. or 12:00 a.m.) and cleanup must be done immediately. (Note: Summer rentals using the pool may not begin until after 5:00 p.m. due to the heavy bather load between the hours of noon and 5:00 p.m. Allowing private rentals during the afternoon hours would compromise safety for swimmers and that is the highest priority for association trustees and lifeguards.)

NON-POOL RENTAL fee is \$125 (anniversaries, baby or wedding showers, retirements, etc.) and may begin any time during the day. Residents who rent as a Non-pool rental may not use the pool for their guests, even after 5:00 p.m. Any use of the pool for a Non-Pool Rental violates the rental contract and can result in forfeiture of security deposit, as it is a safety issue for the association.

Give Kids a Brake

Even in the winter, drivers in High Point need to be aware and careful. Snow mounds and winter road conditions make driving (especially at night) hazardous for kids and pedestrians. While everyone is in a hurry during the holiday season, we ask you to take your time as you drive through High Point and keep your speed within the posted limits. Even in the mornings as kids wait for school buses, we ask that you watch out. As the winter evolves more into the snow season, the snow piles at intersections will hide youngsters who wait for school buses. Please drive carefully and give our kids a brake.

HOMEOWNER HOTLINE – 440-638-4304

ABOUT FENCES AND SHEDS IN HIGH POINT

Calls are received periodically about fences and sheds in High Point. These are **NOT** permitted by the Covenants and Restrictions. There are several built prior to 1990, when the developer had control and allowed them. Trustees have a legal responsibility to uphold and enforce Covenants and Restrictions and do not search for violators, but must investigate reported complaints. Changing the C&R 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 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. Trustees are obliged to enforce this restriction in a uniform manner. Homeowners who violate Covenants and Restrictions, including the above, should expect the trustees to pursue the matter as necessary, including taking legal action against violations. Civil litigation is a slow process, as well as time consuming and expensive. We appreciate High Point residents who observe the requirements.

Clubhouse Conference Room Available

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

Wooded Areas & Common Grounds

Greenbelt areas benefit all residents and are maintained in a natural state. **Residents may not dispose of landscape debris, trash, leaves or junk in common areas.** Homeowners are NOT permitted to clear greenbelt areas or cut down trees. ***Weapons may not be discharged in the city, including common areas. Paintball guns and BB guns are illegal and violators are subject to arrest.*** Common areas are NOT places to build forts, treehouses or fire pits, position swing sets or cut down trees. Report damage to these natural areas by calling the Homeowner Hotline.

THANKS FOR STREET REPAIRS

Our development received substantial street repair and replacement this fall. We extend our thanks and appreciation to Mayor Tom Perciak and Ward 2 Councilman Matt Schonhut for their assistance. We are fortunate to have the support of all City Council members that have budgeted for community-wide street repair and improvement efforts throughout Strongsville. As a result of that work, many of our streets (including Admiralty) have a No Salt sign posted for city plow crews. New concrete cannot be salted during the first winter. This means drivers will have to slow down and use caution during the winter months when roads can be slippery and ice can require longer stopping distances.

High Point Annual Meeting

Thursday, January 22

8:00 p.m.

WELCOME TO HIGH POINT FOR NEW RESIDENTS AT 7:30 PM