



## Holiday Celebration for High Point

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**Sunday, December 20 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 guest (aka Santa Claus) who will be at High Point to greet friends at the clubhouse on **Sunday, December 20**. Our family magic entertainment (**NEW magician this year!!**) 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 20. (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 21



Association trustees announce the annual association meeting will be **Thursday, January 21, 2016** 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.

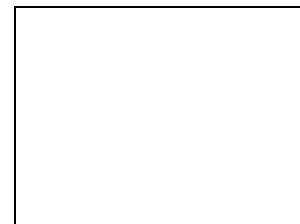
*A Welcome to High Point session for new residents will take place prior to the meeting at 7:30 pm. No reservations are necessary to attend.*

## Association Dues Increase for 2016

High Point dues increase to \$360 per residential lot (**first increase since 2004**) for 2016. Payments 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 2016 Pool Passes must be ordered at the same time as dues are paid. 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.**

*2 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](http://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 2016 (your annual **\$360.00** assessment) will be sent to homeowners at the end of December. Both the 2016 Dues Invoice and 2016 Pool Pass Registration Form can also be found under the "Forms" tab at [www.hpohio.com](http://www.hpohio.com).

### ***2016 Clubhouse Rentals Booking Fast***

If you look at the up-to-date 2016 rental calendar on our website for Clubhouse rentals, you will find many 2016 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 2016. 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. **PJ Warner**, resident and parade organizer, 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.

### *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](http://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

<b>Bob Campobenedetto</b>	<b>18156 Rustic Hollow</b>	<b>440-238-3013</b>
<b>Ken Evans</b>	<b>18399 Yorktown Oval</b>	<b>440-572-3292</b>
<b>David Knowles</b>	<b>18435 Yorktown Oval</b>	<b>216-870-7951</b>
<b>Jack Schneider</b>	<b>18275 N. Salem Row</b>	<b>440-238-8679</b>

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 2014 Complete ←

An independent review was conducted of Association revenue and expenses for the 2014 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 12/31/2014; 2) test reported dues and rental income; 3) review disbursements for classification and documentation; and 4) check financial statements as of 12/31/2014. That report is on the Governance and Administration tab, as “Financial Review 2014.” Direct questions to Bob Campobenedetto (440-238-3013) or Ken Evans (440-572-3292).

## ◆ ◆ DUES COLLECTIONS ◆ ◆

Your High Point trustees appreciate 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.

**Why are my dues going from \$330 to \$360 for 2016?** Please note that annual dues in High Point were \$270 from 1976 to 2003; \$330 from 2004 to 2015 and beginning in 2016 will be \$360 per year. Thanks to an active board and financial management oversight, the trustees expect to keep the dues at \$360 for at least the next five years.



## Swim Passes Ordered with 2016 Dues Payments

Attention residents! Pool pass registration forms for next summer will be distributed with the Dues Invoices. **Pool Pass Registration forms for 2016 MUST BE RETURNED WITH YOUR DUES PAYMENT BY JANUARY 31.** Passes for the summer of 2016 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 2016**, 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 2016 – If you do not order pool passes before May 1, 2016, you will pay a \$10.00 late order fee (which trustees donate to the High Point Swim Team) to obtain 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 2016 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. **A special thanks to co-presidents Janie DeVito and Kathleen Gadd who organized a successful season for our swimmers.** We appreciate their hard work and commitment to the kids in our community. And thanks to other board members for their help and assistance.

## 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

Two trustee positions expire in January. There are a total of five trustees, each elected for a two-year term. Bob Campobenedetto and Ken Evans are finishing a term that began in January of 2014. David Knowles and Jack Schneider are in the middle of their two-year term. Interested candidates should call David Knowles at 216-870-7951 before December 20 to be included on the ballot. A January newsletter will include a trustee ballot. Our two 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 of the mound where trees were planted). 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 and events. To check availability, go to our website and click on the “clubhouse rentals” tab. 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.**

### 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 TO MARK SKALAK**

Association trustees would like to recognize and thank Mark Skalak (Plymouth Row resident) who has been a valued trustee since 1988 for his respected service to the association. During his years on the board, he has helped with countless construction projects (new pool, tennis courts, expansion of the clubhouse, chemical storage addition, pool porch replacement, etc) and improvements. Few people realize the time and commitment necessary to serve on an active board like High Point and the many hours that are volunteered over time. His leadership and expertise have been much appreciated. We also thank Jane Skalak for her assistance while Mark was part of the trustee team.

### **High Point Annual Meeting**

**Thursday, January 21, 2016**

**8:00 p.m.**

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