



Holiday Celebration for High Point



Santa in the House



Sunday, December 18 at 2:00 pm

Santa is coming to the High Point Club House for young children and grandchildren of High Point residents as we celebrate the season. Our traditional Christmas 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 18**. 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 enjoy and 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 magic show.

There will be cookies, fruit and treats. Children will be able to have wonderful balloon creations made 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 18. (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 19



Association trustees announce the annual association meeting will be **Thursday, January 19, 2017** at 8:00 pm at the clubhouse. In addition to the election of trustees, there will be information about ongoing 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 Remain Same for 2017

High Point dues increased last year to \$360 per residential lot (*first increase since 2004*). They stay the same for 2017. 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. Pool Passes for 2017 must be ordered at the same time dues are paid. A Pool Pass Registration form will be sent with the dues invoice. ***We appreciate residents who pay their dues on time.***

3 TRUSTEE POSITIONS AVAILABLE IN JANUARY ELECTION



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.

➔ Financial Review for 2015 Complete ➔

An independent review was conducted of Association revenue and expenses for the 2015 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 12/31/2015; 2) test reported dues and rental income; 3) review disbursements for classification and documentation; and 4) check financial statements as of 12/31/2015. That report is on the Governance and Administration tab, as “Financial Review 2015.” Direct questions to Bob Campobenedetto (440-238-3013) or Ken Evans (440-572-3292).

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

David Allen	17840 Heritage Trail	440-572-1026
Bob Campobenedetto	18156 Rustic Hollow	440-238-3013
Ken Evans	18399 Yorktown Oval	440-572-3292
David Knowles	18435 Yorktown Oval	216-870-7951
Jack Schneider	18275 N. Salem Row	440-238-8679

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.

◆ ◆ DUES COLLECTIONS ◆ ◆

Residents who pay their dues on time year after year are appreciated by the High Point trustees. As an association of 640 homes, dues collection is a huge annual task. These past several years have been very stressful for every homeowners association in the City and ours has been no exception. Despite the challenges, the trustees have worked hard to ensure that only a very 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.

Annual dues in High Point were \$270 from 1976 to 2003; \$330 from 2004 to 2015 and increased in 2016 to \$360 per year. Thanks to an active board and financial management oversight, the trustees expect to keep the dues at \$360 at least until 2022.

☺ ☺ *Summer is Around the Corner* ☺ ☺

Swim Passes Ordered with 2017 Dues Payments

Attention residents! Pool pass registration forms for next summer will be distributed with the Dues Invoices. **Pool Pass Registration forms for 2017 MUST BE RETURNED WITH YOUR DUES PAYMENT BY JANUARY 31.** Passes for the summer of 2017 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 2017, then you should order pool passes now 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 2017 – If you do not order pool passes before April 1, 2017, 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 2017 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.

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 a total of five trustees, each elected for a two-year term. David Allen, David Knowles and Jack Schneider are finishing a term that began in January of 2015. Bob Campobenedetto and Ken Evans are in the middle of their two-year term. David Allen, an attorney, former councilman and resident of High Point since 1994, was appointed by the trustees to the unexpired term of Mark Skalak in 2016. Interested trustee candidates should call Ken Evans at 440-572-3292 before December 20 to be included on the ballot. A January newsletter will include a trustee ballot for the two-year term. 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.

High Point Sharks Say Thanks

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 Jeff 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.

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 you can also check on short notice when you might need to use the clubhouse at the last minute. 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 date 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.

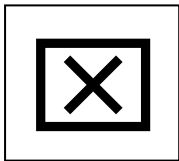
HOMEOWNER HOTLINE – 440-638-4304

Tennis Court Update

It has been almost 10 years since the new Versa Court surface was installed on the tennis courts. Over the course of time, the red tiles that represent the playing area have faded badly. Although the court lines are still visible, the gray outer border and the playing surface are no longer very different. Although the court surface is still structurally sound, it makes playing a challenge.

We have gone back to Versa Court under their warranty coverage and had discussions regarding replacement of the playing area tiles. We are looking at the alternatives now and expect to make decisions in the coming months about the appropriate course of action. There are a tremendous number of tiles that make up the red surface, which would be the area covered under their warranty. It would be High Point's responsibility to provide the labor to switch tiles and the cost of painting lines on the new tiles, and the cost to ship the old tiles back to Versa Court. While this action would be expensive, the trustees are committed to maintaining a premier playing surface for residents.

Survey Coming in January Newsletter



In the January newsletter, residents will be asked to participate in a SurveyMonkey electronic survey regarding their feelings about the association. It has been many years since a survey was done (in fact it was paper!!) and things have changed in that time. Association trustees will be asking about resident concerns and results will be available on the association website by January 30 for everyone to see.

Thanks in advance for your participation. Results will be previewed at the Annual Meeting.

Swim Team To Use New Starting Platforms

Our High Point Sharks will have new starting platforms next summer. Thanks to fundraising by the team and support of the High Point trustees, new platforms will replace the old starting blocks in 2017. Installation of the mounts was completed this fall and they are now ready for next summer.

POOL REPAIRS WILL EXTEND POOL LIFE

Swimming pools in Northeast Ohio have a tough life. High Point is no exception. Our "new" pool opened in 1997 (can it be that long ago??) and pools in this area of the country usually last around 15 years. We have provided maintenance several times. Our original Marcite surface was replaced after 10 years (in 2007) with a product known as DiamondBrite and it has held up remarkably well.

Late this summer the trustees observed that we had begun to lose water on a daily basis. Lots of water was required to be added to the pool every day. Not only is the water expensive, but heating cold water is even more expensive. Efforts to determine the source of the leak were not successful and it was necessary to bring in professionals. Over the course of two months, the experts tested many things. It was necessary to fill and then drain the pool as the process checked the basin, the water lines, the pumps, the heater and the surge tank. Many small outlets for water to escape were found, but also one big hole in the wall of the surge tank. This is an underground pit that holds water to balance the pump system. When we replaced the pool in 1997, we used the old and original surge tank with the new pool. As it is just a big concrete box that holds water, it tested well at the time and there was no need to replace it. Our experts found a 2 inch hole in the wall and numerous cracks that all contributed to the loss of water. We have now patched and repaired those surge tank leaks.

At the same time the water was drained, it exposed additional concerns. In several areas the interior DiamondBrite surface was weakening and we have had continuing problems with tiles around the edge coming loose. And there was also an area by the corner of the deep end that had issues before and seemed to be hollow underneath again. We worked with a specialized firm recognized for their expertise and all of these issues were addressed. Bottom line is that the life of our pool should be extended several more years with these repairs. A complete report on the details and cost of these restorations (these were not anticipated in 2016) will be provided in the January newsletter.

Landscape Contract Out to Bid

As part of the normal ongoing review process, the trustees have put the landscape contract for the common areas out to bid. It has been 6 years since we were last out to bid, when Erie Landscape took over the duties, and we have been satisfied with their services. Good fiscal management means the trustees bid out service contracts on a regular basis.

It should be noted this takes a tremendous amount of time and energy for the trustees, and while there is no guarantee of savings, it is an exercise to ensure residents receive the highest value for their association dues. About a dozen firms have been involved in submitting bids, based on the very detailed Landscape Specifications that can be found on our website. A walk-through of association common property was done with many of the firms on Saturday, October 22 to familiarize them with the requirements and expectations. High Point is a difficult property to maintain, as the greenbelt areas exist throughout the association, with many small parcels difficult to access.

There are also significant requirements regarding the many storm-water drainage channels that run throughout the association and move water from other developments. A report of the bid results will be included in the January newsletter. Trustee David Allen has managed this process.

It's a Dog-Gone Shame

Year after year, it is the number one complaint for the Homeowner Hotline. Residents complain about people who walk their dogs and don't clean up after their pets. We all understand it is not the fault of the dog. Inconsiderate residents should be embarrassed leaving poop behind from their pets. Our city requires owners to pick up after their pets. Persistent violators can be cited.

Association trustees ask pet owners to use common sense. Dogs, especially when in the recreation and playground area where small children play, should always be on a leash and never running free.

We also get calls about cats freely roaming the neighborhoods. People complain about this just as often because they find dead birds killed by cats on the prowl. Please be considerate of neighbors.

Family Movie Nights a Success

There were 4 movie nights this summer and all were well attended. Families came and relaxed on the deck or in the pool to watch the movies on the 16 foot screen. Plans are in the works to continue the Family Movie Nights in 2017. If you have suggestions about what you want to see, let us know.



Movies in 2016 were shown on Friday nights and it seems that is the best choice. If you have suggestions on movie choices, you can let the trustees know by sending an email with your thoughts to the trustees. We will announce the 2017 program next May. Our email address:

high_point_hoa@yahoo.com

Basketball Court Challenges

Association trustees have been aware of situations with people from outside the association using the basketball courts this past summer. This has caused problems for residents using the tennis courts and the playground areas. In addition, the basketball equipment has been vandalized and the court surface continues to have issues. Discussions continue among association trustees regarding the options and possible solutions going forward.

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 640) 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.

THANKS FOR STREET REPAIRS

Our development received additional concrete street repairs this summer. 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, sections of Heritage, Hampton Place and Saratoga received attention. We appreciate that these repairs are part of a slow process, but the City is doing the work with concrete which is more expensive, but lasts longer. We appreciate these efforts to keep streets in our development in good shape.

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.

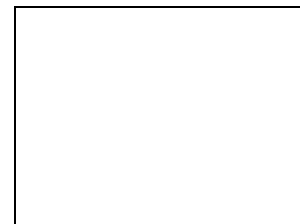
High Point Annual Meeting

Thursday, January 19, 2017

8:00 p.m.

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

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 2017 (your annual **\$360.00** assessment) will be sent to homeowners at the end of December. Both the 2017 Dues Invoice and 2017 Pool Pass Registration Form can also be found under the "Forms" tab at www.hpohio.com.

2017 Clubhouse Rentals Booking Fast

If you look at the up-to-date 2017 rental calendar on our website for Clubhouse rentals, you will find many 2017 dates already booked. 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 2017. 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!!!*