



## Holiday Celebration for High Point



### *Santa in the House*



**Sunday, December 17 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 17**. 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 17. (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 18



High Point's annual association meeting will be **Thursday, January 18, 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 and a representative from the Strongsville Police. Our meetings are short and to the point. A time is available for resident 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 2018

High Point annual dues remain at \$360 per residential lot (last increased in 2016). Payments are due January 1st. Invoices will be sent to each homeowner at the end of the year. Payments received after January 31 will be assessed late fees. Pool Passes for 2018 must be ordered at the same time dues are paid. A Pool Pass Registration form will be sent with the dues invoice and can be found on our website under the FORMS tab. ***We appreciate residents who pay their dues on time.***

**2 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.

### *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

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

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.

*Dues for 2018 remain at \$360. 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 strong financial management oversight, the trustees hope to keep the dues at \$360 through 2021.*

## ➔ Financial Review for 2016 Complete ←

An independent review was conducted of Association revenue and expenses for the 2016 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 12/31/2016; 2) test reported dues and rental income; 3) review disbursements for classification and documentation; and 4) check financial statements as of 12/31/2016. That report is on the Governance and Administration tab, as “Financial Review 2016.” Direct questions to Bob Campobenedetto (440-238-3013) or Ken Evans (440-572-3292).

☺ ☺ *Summer is Around the Corner* ☺ ☺

## Swim Passes Ordered with 2018 Dues Payments

Attention residents! Pool pass registration forms for next summer will be distributed with the Dues Invoices. **Pool Pass Registration forms for 2018 MUST BE RETURNED WITH YOUR DUES PAYMENT BY JANUARY 31.** Passes for the summer of 2018 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 2018**, 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 2018 – If you do not order pool passes before April 1, 2018, 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 2018 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

Two trustee positions expire in January. There are a total of five trustees, each elected for a two-year term. David Allen and David Knowles are in the middle of a term that ends in January of 2019. Bob Campobenedetto and Ken Evans complete their trustee term at the January 2018 annual meeting. Interested trustee candidates should call David Knowles at 216-870-7951 before December 19 to be included on the ballot. A January newsletter will include a trustee ballot for the two-year term. Our two current trustees, whose term now expires, will be candidates for re-election. High Point, similar to 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, effort and energy throughout the year on the part of those residents who volunteer to serve on the board.

## Tennis Court Update

Discussions have continued with Versa Court, the manufacturer of the tennis court surface that was installed 10 years ago. We have not been successful in making a mutually agreeable replacement deal at this time. While the red color of the surface has faded, the surface remains very playable. Association trustees will continue to pursue a solution as covered under their warranty.

## New Swim Team Starting Platforms A Great Addition

Our High Point Sharks used new starting platforms last summer. Thanks to fundraising by the team and support of the High Point trustees, new platforms replaced the old starting blocks and worked out great for our swimmers. We hope these will last for many years of competition.

## 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.

## 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.

## *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.

**HOMEOWNER HOTLINE – 440-638-4304**

## Persistent Pool Closures

Our High Point swimming pool is a great facility and families love to use the pool during summer months. We hire lifeguards from Metropolitan Pool Service to watch over our swimmers and keep them safe. This past summer we had a number of unfortunate incidents that caused the pool to be closed for periods of time during the best days of the summer swim season. It was not in any way the fault of our lifeguards, but the actions of our own residents and their carelessness that forced the pool to be closed. While this is done for safety, it is completely regrettable that residents suffer.

Pools, even though they are chlorinated heavily like High Point, are required by the State of Ohio to close when there has been a bacterial release. How long a pool must be closed depends on the type of bacterial release. And yes, we are talking poop. Hardened stool requires 4 hours of being closed to ensure adequate filtration, once the release has been removed. Loose stool or diarrhea requires 24 hours of filtration and super chlorination in order to be safe. During that time the pool must be closed to swimmers. Our lifeguards are not responsible for checking swim diapers. Parents are.

It is unfortunate that residents must endure the carelessness of a few, but this happened a number of times last summer. Using swim diapers is not only common sense, but effective. Lifeguards have a supply available just in case someone forgets to bring them. But that does little good if parents don't think or just don't care. Association trustees are frustrated that residents have taken out irritations on the lifeguards. They are there to provide safety for swimmers and they do an excellent job.

We hope explaining the situation will make parents more accountable. Parents with children grown out of diapers must be responsible for taking them to the bathroom as needed to prevent accidents. Association trustees ask parents to be considerate so everyone can enjoy the pool all summer long.

## *Landscape Contractor Change*

Association trustees went through a long and involved process to put the landscape contract out for bid for the 2017 growing season. When the process was completed, the six contractors that bid on the work were evaluated and the three-year contract was awarded to Erie Landscape. Unfortunately a change in ownership resulted in challenges and the trustees over the course of the summer were faced with a difficult decision. Although a mid-year change is very difficult, it had to be done.

As of mid-October, BrightView (the old Brickman company) became the landscape contractor for High Point. They were the second choice in our bid process and were willing to step in and help our association out with an immediate transition. So far we have had great results and the trustees will continue to watch and manage the situation to ensure our new contractor follows the landscape requirements (these can be found on our website) that are in place to maintain our common areas.

### **Planning to Add or Renovate? What to do?**

High Point residents are governed by Covenants & Restrictions. If you plan to remodel your home exterior or an addition to your home, it is necessary to contact the association. An Architectural Review form must be completed and submitted with plans or drawings to the trustees for approval. Forms are available on our website (see tab "Forms") or by calling the Homeowner Hotline.

## *Facebook Page Confusion*

Association trustees appreciate that the Sharks Swim Team has a Facebook page identified as the High Point Facebook page, and need to let residents know that it is not monitored or managed by the association. We apologize if residents felt this was administered by trustees and a means to provide communication to the trustees. It was created by the Swim Team for their swimmers, parents and fans and it is a very effective tool and resource for them. If you need to contact a trustee, use the Homeowner Hotline or information in this newsletter.

## Basketball Court Challenges

Association trustees worked hard over the summer to resolve the challenges with the basketball courts at the recreation area. People from outside the association continue to use our basketball courts and there are associated problems with the language and activity. It is very difficult to control this and the trustees are not only aware, but have worked on trying various solutions.

As a result of vandalism, the basketball backboards were replaced, but it took time to get units that worked with the existing poles. Discussions continue with association trustees regarding the options and long-term solutions regarding issues with the basketball courts and the playground area.

## 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 on Fridays this past 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. Opinions about whether this should be done in 2018 are welcomed by trustees. If you have suggestions about continuing these next summer, feel free to contact trustees or attend the annual meeting in January.

### 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 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. Thanks to other swim team board members for their help and assistance during the season. And thanks to parents of the swimmers who make it possible as volunteers.

## Vision 2020 Proposed by Trustees - WHY BOTHER?

*Almost a year ago association trustees proposed changes to the High Point ByLaws. Not much happened. Why? Because nobody seems to care about High Point. Other homeowner associations in Strongsville have changed their ByLaws and even their Covenants and Restrictions. Those associations were able to get support from residents for modifications. It has been very disappointing to beg people to vote, either for or against, these changes to improve our neighborhood.*

*A special mailing was sent out and it was in the May newsletter. A very small number of people bothered to cast a ballot. Our association ByLaws contain the details of day-to-day operations and the administration of the association by the board of trustees. Our apathy tally is shown below.*

These changes have nothing to do with the Covenants & Restrictions that govern things like fences and sheds. It is only the daily operation of the association. Association trustees (many who have been on the board for 20+ years) felt it was important to update our ByLaws now. We have been pleading with residents for 10 months to obtain ballots, either for or against, so the trustees can move on. With 640 homes in High Point, it would require 320 owners to decide on the changes.



You can locate the current Covenants & Restrictions and ByLaws on our website, under the left side tab for C&R. There is also a tab for the Vision 2020 on the website where you will find the complete mailing that was sent with Frequently Asked Questions about the proposed changes. While the trustees recommend approval of these three changes, our goal is to finalize a vote one way or the other.

If you have questions, you can contact the Homeowner Hotline, send an email to trustees, call any trustee or attend the Annual Meeting. Your trustees believe these are all common sense changes.

*Please take a few moments to cast a ballot*

**All three proposed changes are shown with the modifications on the included ballot. Below are explanations. For Frequently Asked Questions, visit the 2020 Vision tab on our website.**

### PROPOSED BYLAW CHANGE #1:

This would change the spending authority of the trustees. Current limit is \$3,000 for an association improvement. Proposal is to raise the ceiling to \$20,000. If an improvement project is in excess of \$20,000, it would require advance presentation at a member meeting, being bid out, published in a newsletter, and included in published budgets and 10 year projections. Any project that would require a homeowner special assessment would require a special vote and approval by a majority of the members. Trustees recommend this proposed change.

### PROPOSED BYLAW CHANGE #2:

This change would require an annual Financial Review instead of an audit. When the ByLaws were written in 1976 audit was a generic term. Thanks to Enron and others, today audit is a defined term. A Financial Review does what an audit was intended, in that it verifies financial activity, but does not go to the depth of detail of an audit. It also costs a fraction of what is charged for an audit, but substantially gives the same results. High Point has always done a Financial Review by a local CPA and the annual reports can be found on our website under the Governance and Administration tab back to 2006. Trustees recommend this proposed change.

### PROPOSED BYLAW CHANGE #3:

This would change a quorum for an advertised member meeting (such as the annual meeting) from a majority of the homeowners (which is now 320 of 640) to a majority of those attending. Our average annual meeting crowd is 25 people, which would make electing trustees impossible. Trustees recommend this proposed change.

### BOX SCORE ON PROPOSED CHANGES

ByLaw Amendment	Change #1	Change #2	Change #3	Only one ballot per homeowner will be counted
FOR				
AGAINST				
% of Total Members Needed to Pass				
Result	?	?	?	

**If you don't remember if you already voted, you probably didn't, or send another! Please vote.**

## 2017 Member Ballot – Proposal to Modify By-Laws

If you don't remember if you already voted, you probably didn't, or send another! Please vote.

High Point Member Name(s) - (please print) \_\_\_\_\_

High Point Property Address \_\_\_\_\_

The undersigned Member(s) of the Unit identified above, hereby vote with an "X" as below:

High Point Association trustees have called for a vote to amend the Association By-Laws with three changes. Please cast your ballot using this form. Only ONE ballot is necessary to vote on all three individual proposed changes.

### Change #1 – By-Laws Proposed Change

By-Laws – Article V – General Powers of the Association – Section 1 (c) [Shown with proposed changes]

(c) Capital Additions and Improvements. The Association's powers herein enumerated shall be limited in that the Association shall have no ~~grant the trustees~~ authority to acquire and pay for out of the maintenance fund any capital additions and improvements, having a total cost in excess of Three Thousand Dollars (\$3,000.00), nor shall the Association authorize any structural alterations, capital additions to, or capital improvements of the Common Properties requiring an expenditure in excess of Three Thousand Dollars (\$3,000.00) necessary to maintain or improve the association, and provided such projects in excess of \$20,000 are presented at a meeting of the Members; structured with specified contractual criteria and bid out to multiple contractors; paid for with budgeted funds; and are in congruity with the current published ten-year budget projection and most recent Reserve Study. Projects that require any special assessment must or any without in each case obtain the prior approval of the Members of the Association entitled to exercise a majority of the voting power of the Association;

FOR Change #1 to By-Laws as proposed.       AGAINST Change #1 to By-Laws.

### Change #2 – By-Laws Proposed Change

By-Laws – Article VII – Officers – Section 6 – The Treasurer [Shown with proposed changes]

The Treasurer shall keep proper books of account and cause an annual audit ~~audit~~ Financial Review of the Association books to be made by a certified public accountant at the completion of each fiscal year. He shall prepare an annual budget and an annual balance sheet statement and the budget and balance sheet statement shall be presented to the membership at its regular annual meeting.

FOR Change #2 to By-Laws as proposed.       AGAINST Change #2 to By-Laws.

### Change #3 – By-Laws Proposed Change

By-Laws – Article VIII – Meetings of Members – Section 4 – Quorum, Adjournment [Shown With proposed changes]

Except as may be otherwise provided by law or by the Declaration, at any meeting of the Members of the Association, the Members of the Association ~~entitled to exercise a majority of the voting power of the Association~~ present in person or by proxy shall constitute a quorum for such meeting, provided, however, that the Members of the Association entitled to exercise a majority of the voting power represented at a meeting of Members, whether or not a quorum is present, may adjourn such meeting from time to time. If any meeting is adjourned, notice of such adjournment need not be given if the time and place to which such meeting is adjourned are fixed and announced at such meeting.

FOR Change #3 to By-Laws as proposed.       AGAINST Change #3 to By-Laws.

Signature \_\_\_\_\_

Date \_\_\_\_\_



## **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 the Covenants and Restrictions and do not search for violators, but must investigate reported complaints. Any change to the C&R requires a vote of 90% of the residents (572 of 640).

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.

## **Salute to Jack Schneider**

From April 2003 to July 2017, Jack Schneider volunteered as an association trustee and was our clubhouse and facilities manager. During the course of that time there were many building projects and countless improvements throughout the association that he quarterbacked. His untold hours of dedicated service to the association went above and beyond. As of July, Jack decided to retire from the board of trustees to spend more time on his boat in Vermilion and with his grandkids. He was a valued and respected trustee who demonstrated significant commitment and expertise. High Point is indebted to him for his passion and devotion over those many years. We were very fortunate to have had him on the board and we wish him well and hope he enjoys his “retirement.” Everyone says they read the newsletter, so this is a test. Be the 25<sup>th</sup> caller to our Homeowner Hotline to say you read this message and win a free non-summer Clubhouse rental. Please leave your name and address to be eligible to win. Only one call per home. No reimbursement for prior rentals. Be sure to thank Jack.

## **STORM DAMAGE**

Residents know about the damage throughout our association on Sunday night, November 5. It was many days for some homes to get their electricity back and the tree damage was incredible. A big thank you to our Strongsville Service Department for their work clearing trees from streets and all of the trees on tree lawns. In addition to the normal leaf pickup, this made for a very busy fall. Our playground area was especially hard hit and we lost many large trees and our light poles in that area. Repairs to the lighting may take into the spring to complete due to winter weather.

One question that comes up after every wind storm is who is responsible for trees that fall in my yard? This is especially perplexing when a tree falls from the common areas into a resident’s yard. Although association trustees regularly review all of the wooded areas in High Point to determine any that need to be dropped because they are dead, sometimes a tree will die between review periods. According to the Ohio Department of Insurance, when a tree falls in a yard or on a house, the person who owns the yard or house must report damage to their insurance company, not the owner of the tree. So a tree that falls from the common area into a resident yard is not the responsibility of the association. You can verify this using this URL: <http://ema.ohio.gov/Documents/WindStormFAQ.pdf>

It is important to note that when trees die in wooded common areas, our practice is to drop the trees where they are and not remove them due to the cost of removal. Wooded greenbelts are maintained as natural if possible. We do not replace trees that have died in common areas as a normal practice.

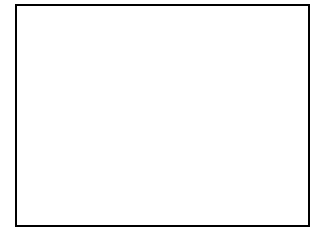
### **High Point Annual Meeting**

**Thursday, January 18, 2018 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](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 2018 (your annual **\$360.00** assessment) will be sent to homeowners at the end of December. Both the 2018 Dues Invoice and 2018 Pool Pass Registration Form can also be found under the "Forms" tab at [www.hpohio.com](http://www.hpohio.com).

### ***2018 Clubhouse Rentals Booking Now***

If you look at the up-to-date 2018 rental calendar on our website for Clubhouse rentals, you will find many 2018 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 2018. 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!!!*