

Holiday Celebration for High Point



SANTA ARRIVES



Sunday, December 18 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 party will feature that jolly old guy in the red suit. Santa Claus will be back to greet all of his friends at the High Point club house on **Sunday, December 18**. A family Magic Show will begin promptly at 2:00 pm. Santa will arrive soon after we start and there will be cookies and punch. Mr. Balloon will also fashion wonderful creations with balloons for kids to take home. (Reservations are not necessary.) **Mark your calendar now!!!!**

If your child or grandchild needs to see Santa to communicate last minute requests or updates, be sure to put this party on your calendar. Avoid long lines at the mall and come visit with Santa here at High Point. And don't miss our fantastic magic show at 2:00 pm.

Polaroid photos with Santa will be provided to all children attending. A parent must accompany any child who attends (this event is designed for kids up to 10 years old). Youngsters will take home a stocking stuffed with seasonal treats, balloon items and their photo with Santa.

Newsletter Late

Association trustees apologize that the fall newsletter is arriving very late. We hope everyone remembers that our Holiday Party for kids and grandkids is scheduled for the last Sunday before December 25th. Our Holiday Party includes a great magic show that is sure to entertain youngsters and adults. Our website had this information posted months ago and is available for your reference.

Winter Wine Tasting Social **Saturday, January 28, 2006**

High Point residents and their guests are invited to attend a special evening of wine tasting and friendship at the clubhouse on Saturday evening, January 28. Mark your calendars now for a fun and relaxing evening. Full details will be available in the January newsletter and on the website after the first of the year. Reservations will be necessary and must be paid in advance.



High Point Annual Meeting



Association trustees announce the annual association meeting will be Wednesday, January 25 at 8:00 pm at the clubhouse. In addition to the election of trustees, there will be a discussion about projects going on in the association and the new Monticello cluster development. All residents are invited to attend. *A Welcome to High Point will take place prior to the meeting at 7:30 pm.*

Association Dues Required in January

High Point dues for 2006 will again remain at \$330 per residential lot. These are due January 1 and invoices will be sent to each homeowner at the end of the year. Dues payments received after January 31 will again be assessed late fees. We appreciate those residents who pay their dues on time.

Pet Owners Inconsiderate

For many years this newsletter has included remarks offered by residents about dogs leaving their waste on private property and the common areas. Association trustees cannot really do too much other than pass along the complaints from residents. We have noted that the complaints about dogs seem to be reduced and owners are taking more responsibility for their pets and cleaning up after them. This is a very positive situation and we appreciate those owners who regularly walk with their pets and carry a bag to clean up deposits. Some people have not figured it out, but it is better.

On the other hand, this past summer and fall the Homeowner Hotline was besieged with calls from residents about ***cats running loose***. This is a growing problem in our development and cat owners need to beware that the city does not permit cats to roam freely. Residents have complained about cats being out all night outside windows and making noise. Homeowners complain their flower beds have become litter boxes and others say dead birds and small animals are victims of cats. We have consistently advised residents that if there are problem animals, they can call the City Animal Warden and register a complaint against a specific resident or animal. It would seem to the trustees that it is much easier to ask homeowners with cats to be considerate of their neighbors and not allow cats to roam freely day and night. In a development like ours, pets should be on a leash or indoors.

High Cost of Vandalism

In our last newsletter we described recent vandalism to the recently refurbished tennis courts and basketball court. Despite offering a \$1,000 reward, we were unable to determine those responsible. While there were some calls, either the tips were unfounded or those who offered information did not want to disclose their identity. Requirements for the reward to be issued were tied to the arrest and successful prosecution of those responsible. Repairs were again made to the surfaces, but it was not possible to match the professional work.

In addition, further damage was done to the tennis courts this summer when the lights were the target of vandals. Several light fixtures were the targets of objects intended to knock them down and the fence around the courts has been damaged by objects distorting the shape. It is the opinion of the trustees that most of this is the result of local youth, many of whom live in this development.

As residents of High Point, this directly affects you. Association trustees pay almost \$10,000 per year for insurance and have high deductibles to keep those premiums at a reasonable level. This means that all of the vandalism repairs are paid out-of-pocket by the association. It has led the trustees to enter into discussions with several security firms to provide web-based security camera systems that will be placed in the recreation area and club house. Although this will cost thousands of dollars to do, the alternative is a frustrating ongoing payment to make repairs. Before we can entertain the idea of replacing the playground equipment (which has suffered a tremendous amount of vandalism in the past two years), the state-of-the-art security system will be in place. It continues to be the position of the trustees that they will prosecute those responsible for damage to our facilities.

For Your Personal Sledding Safety

Sledding is not allowed on common property. As hills in the common area are too small for this activity and are close to homes, it is dangerous and can easily cause property damage. Certain areas were identified incorrectly by the developer as winter sports areas. Please observe this restriction.

Our association is fortunate that Southwest General Health Center has agreed to allow sledding on the mounds which buffer our development. Sledding is allowed on the slope facing the health center (not on the High Point side where trees were planted on the slope and exist in back yards). This is a large area which can accommodate a large number of people. **As with any activity of this type, parents should be present with participants under 12. Please note those going to this area should NOT use the yards to cut through to the mound.** Ample parking is available to drive and park behind the Health Center. We appreciate this generous arrangement by SWGHC officials.

Our Website on the Internet

No matter what you need to know about High Point, you can find it on web. Need pool hours? A pool pass registration form? Covenants and Restrictions? Rent the clubhouse? Up-to-the-minute rental calendar? Can't find the newsletter in the kitchen? Need a map to guide guests to the clubhouse? This is your one-stop information source at your fingertips 365/24/7. *We guarantee you'll like it.*

www.highpoint-homeowners.com

Make our website your first stop when you need information. We keep it updated regularly with new information and current events. With over 2200 hits on the site since the first of the year, you know it is being used and helping get answers quickly and easily. You can find just about anything.

Homeowner Hotline 238-1580

Our Homeowner Hotline is available when you need to report problems or concerns about High Point, place club house reservations or contact an association trustee. You can call 440-238-1580 day or night and leave a message. Calls are checked regularly and returned within a few days.

Next Newsletter in January

Our last newsletter came out in May and you will receive your next newsletter in early January. With our new Website, we publish only three newsletters a year. Invoices for association dues for 2005 (your annual \$330.00 assessment) will be sent to homeowners at the end of December.

Retention Lake Safety

High Point residents are reminded that the two retention lakes in the development are NOT intended for fishing, swimming, boating or other recreational activity. These bodies of water are designed for the purpose of detaining runoff water from the development and surrounding areas. **It is especially important to understand that these lakes do not easily freeze and should NEVER be used for ice skating.** Parents should not allow children in the area because the banks of the lakes are steep and the water can have debris and contaminants. Lifesaving equipment is not provided at either lake.

Club House Parking Lot Off Limits

With winter approaching, residents who live by the club house are reminded that **overnight parking at the club house is prohibited** This is especially important during the winter months when we have to clear snow in the lot. Our contractor will not work (insurance and liability issues) if there are cars in the lot. Residents in the club house area are asked to park in their own driveways. **Vehicles parked overnight will be towed at the owner's expense.**

About Fences in High Point

As an owner of property in High Point, each and every homeowner is required to observe the Covenants and Restrictions of the Association. Your trustees are charged with a fiduciary responsibility to uphold and enforce the articles of the Covenants and Restrictions, as serious

responsibility in the eyes of the law. As volunteers in the position, trustees do not search for violators, but when situations are reported, they are obligated to investigate the circumstances.

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 in High Point are prohibited. As a Board of Trustees, we are obliged to enforce this restriction in a uniform manner within the association. Homeowners who violate the Covenants and Restrictions, including the above, should expect the trustees to pursue the matter as necessary, including taking legal action against violations. We appreciate the cooperation of High Point residents in observing all of the requirements of the Covenants and Restrictions. Direct questions about this to any trustee.

New Landscape Firm Improving

When the contract was signed with Aaron Landscaping for the 2005 and 2006 calendar years, we knew there would be a learning curve and adjustments during the first year. While that has been true, the overall review of the services provided has demonstrated significant improvement in many areas and many challenges have been addressed. There is still improvement that will be monitored in the 2006 calendar year. We continue to appreciate residents who watch and let the trustees know when there are concerns. In the overall analysis of the work done by Aaron, the trustees were pleased with the quality of the work in many areas and noted significant enhancements. It is the practice of the trustees to bid out contracts on a regular basis and landscape if no exception. This most recent exercise resulted in a tremendous reduction in our annual cost and a better overall quality. As we go into the second year, we expect to resolve concerns and problem areas to our satisfaction.

Rentals Booking for 2006

Clubhouse and pool rentals for 2006 are rapidly being scheduled by residents. You can check the rental calendar on our website for an up-to-the-minute schedule of available dates. If you have a graduation, anniversary, shower, wedding reception or other event you are planning, we suggest you reserve your date as quickly as possible to get your choice. Check the website and then call the Homeowner Hotline (440-2238-1580) to make your reservations.

Summer rentals where the pool is used until midnight (private use from 10:00 pm to midnight) will increase to \$225 for the summer of 2006. This increase is necessary because the cost of keeping lifeguards during the two private hours continues to escalate and it is necessary to raise the price to break even. Pool rentals where the party ends at 10:00 pm or where there is no pool use will continue to be \$125. A security deposit of \$300 (one check for \$50 and one for \$250) is still required.

Homeowner Reminders

1. **Dog owners are asked to be considerate of others in the association and not allow their pets to relieve themselves on their neighbor's lawns or in the common area. Cat owners should keep their pets inside and not allow them to roam the neighborhood freely, especially throughout the night. This is the number one complaint on our association voicemail.** Association trustees remind owners they are responsible for cleaning up after their animals. This as a common courtesy.
2. **FEEDING DUCKS AND GEESE ARE PROHIBITED BY THE ASSOCIATION.** While these animals are protected, they are a nuisance. Do not encourage them to come or remain in our lakes.
3. **Neighborhood Security** - During the winter when it gets dark earlier, residents should be alert and watch out for neighbor's homes. **Replace burned out lamp post lights**, as this is an important element of our night security. Light is the best deterrent for criminals. If you have a home security system, the police require an automatic reset to prevent false alarms from sounding for hours.
4. **Winter Notes** - Residents should remember it is their responsibility to clear sidewalks within 24 hours of a snow. Clearing driveway aprons into the street defeats the city snow plow efforts. Snowmobiles are not permitted in the common areas or the development at any time.
5. **Signs at Entrances** – Residents sometimes have the need to put signs at association entrances (house for sale, garage sale, party directions, etc). These can be placed temporarily on the center island or the tree lawns. Please do not put them in the beds of the High Point monuments. Signs that are in the beds or left up for more than three days will be removed by trustees.

Ski Season Around the Corner

Snow Birds are already talking about snow and winter. If you are interested in joining other High Point residents on the ski slopes in Northeastern Ohio, or on a trip to the big slopes a little farther away, call Mark Skalak at 440-238-5955. This is a small informal group that enjoys a good time skiing.

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Trustee Positions Available

Two trustee positions will expire in January. There are a total of five trustees, each elected for a two-year term. David Knowles, Jack Schneider and Mark Skalak were elected in January of 2005 for a new term. Bob Campobenedetto and Ken Evans will complete their current two-year term that began in January of 2004. Anyone interested in submitting their name as a candidate for a trustee position should contact David Knowles (440-238-5769) or Jack Schneider (440-238-8679) by December 30. A January newsletter will include a ballot for association trustee. It is anticipated that the two current trustee's whose term expires will submit their names as candidates for re-election. High Point, like other businesses, is governed by a board of trustees who make financial and operational decisions regarding the day-to-day activities of the corporation. This requires a significant time commitment of time on the part of those who volunteer their talents.

Your Dues at Work

POOL REPAIRS COMPLETED

It has been almost 10 years since we replaced our swimming pool and the decision was made by the trustees this fall to address some of the minor problems that have a nuisance. Any structure built in this climate is subject to the forces of nature, especially the freeze-thaw actions of the harsh winters in Northeastern Ohio. Pools are constructed with a concrete basin and then the surface is plastered with a material for a smooth finish. Because concrete does not have any elasticity, movement causes cracks and breaks. Over the past ten winters, we have performed repairs to maintain the integrity of the pool basin, but there have been leaks that were increasingly a problem. Under the concrete basin is a system of PVC pipes that carry the water from the filters and heater to the pool and back. These pipes are also subject to the pressures under the ground. We suspected that we were losing water from not only cracks, but also breaks in the pipes. Testing was done and three major leaks were discovered. Holes had to be made in the concrete shell to reach the pipes and the repairs have been made. This will reduce our water loss and also save money because we will not be heating replacement water. In addition, during the process, we think we have solved the mystery of why the bubblers did not work as they were intended, or only worked for a short time. Once the pool is open, we will know for sure, but there is a very good chance this water feature will now work as intended.

Association trustees have been engaged in a bid process to install a new plaster surface on the interior of the pool. Plaster can last from 8 to 15 years, depending on the climate. With tough winters and the need to powerwash in the spring, surfaces tend to not last as long. With the other repairs, it was a good time to determine if the timing was right for a new surface. A full bid process was conducted and only a handful of firms responded to our requirements. We are still in negotiations with them and expect a decision to be made soon as to whether to move forward. New and improved materials now have extended-life over the old Marcite. We hope to announce this in the January newsletter.

CLUBHOUSE RENOVATION

Despite the work by the trustees to carefully plan and execute renovation plans for the clubhouse, we ran into problems. During the expansion of the clubhouse, it was planned to remodel the lobby and enclose the steps and ramp. We ran out of money when the bids came back higher than expected and we had to postpone the work. Last year we went back to the architect to design the entry with modifications to the roof trusses. That turned out to be even more expensive and the bid process returned proposals far in excess of our means. Trustees went back to the drawing board and planned to renovate at least the kitchen, but got blocked when the hurricane season made materials scarce. We are now back on track and have secured bids for the kitchen and lobby work. Our clubhouse will be closed for this remodeling from February 6 through March 10. Later next fall, we will replace the steps and handicap ramp and add a roof over the steps. In the meantime, the kitchen and lobby, and replacement entry doors, will bring these areas up to the level of the party room. One of the benefits that is proposed will be creating a small conference room to be used by residents without charge for committee meetings. These plans will be discussed at the annual meeting on January 25 and the full financial details will be included in the January 2006 newsletter.

Club House Rentals Available

As a High Point resident, one of the many benefits you enjoy is the ability to rent our club house for family or other private parties. Why worry about your home, when you can have the party here. Our club house can seat up to 120, with new round or rectangular tables and chairs on hand. **Non-pool rental rates for 2004-05 are \$125 for any day of the week** (party ends by midnight). Call the High Point Homeowner Hotline at 440-238-1580 to request a rental. It helps to have two dates in mind when calling, since dates book quickly. Your call about renting the club house will be returned by an association trustee within a few days. *Dates are still available for parties this coming summer.*

It's not too early to think about 2006 spring and summer rentals. Many dates are already booked. **You can check a rental date online (www.highpoint-homeowners.com – click on Clubhouse Rentals on the left side and then Rental Calendar).** If you are thinking about next summer for an anniversary, graduation, birthday or communion party, call now to lock in your preferred rental date. **Summer rental rates for 2006 are \$225 to midnight and \$125 until 10:00 pm.,** which includes the cost of lifeguards. Summer rentals may begin as early as 5:00 p.m., but parties must share the pool with High Point residents during homeowner hours. After 10:00 p.m., parties have exclusive use of the pool. All parties must end by 12:00 a.m. with cleanup completed by 1:00 a.m. Our rental prices are still very reasonable compared to similar facilities.

A refundable security deposit of \$300 (one check for \$50 and a second check for \$250) is required and returned if the club house is cleaned and no damage is done. Rental dates are confirmed only when separate checks (rental fee and security deposit) are received, a rental contract has been signed by the homeowner, and a "Release From Liability" form has been executed. **Residents who rent the club house are responsible for cleaning the facility, removing all trash and debris, taking down decorations and tape, vacuuming the floor, and putting tables and chairs away.**

Club House rentals are a privilege reserved for only High Point residents and not friends, relatives or the general public. Activities are limited to family entertainment and recreation, unless otherwise approved by the trustees **prior** to a contract being signed. Residents renting the facility must be present at all times and are responsible for the conduct of guests and any damage. Inspections are done before and after each party, covering entire facility. **Fire code capacity is 120 people.**

Association Trustees

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

Please remember that family members will take messages, but are not always able to answer homeowner questions or respond to concerns. Calls will be returned as soon as possible by trustees.

Financial Review Completed for 2004

A financial review of the association for 2004 was completed by Jurcago & Company, certified public accountants in Strongsville. Copies are available on request. This report is a comprehensive financial review of receipts and procedures to assure residents of continued safe and sound business practices. Although not an audit (which would cost several thousand dollars), the review addresses four major items: 1) reconcile cash on deposit to balances shown as of December 31, 2004; 2) test dues and rental income as stated on the balance sheet; 3) review disbursements for proper payment and classification as reported on statements; and 4) check financial statements as of December 31, 2004. This protects residents so they can be sure funds are on deposit and used appropriately. Questions about this report may be directed to trustees Bob Campobenedetto or Ken Evans.