

Flagpole Dedication May 29

As part of the clubhouse expansion project, an in-ground 25 foot flagpole has been installed in the pool area. To suitably dedicate this addition to the clubhouse complex, the trustees invite all residents to attend a brief half-hour dedication ceremony on **Saturday, May 29 beginning at 11:30 a.m.**

Our new flagpole, flying a 4x6 foot US flag, will be dedicated to Russ McKee (a military veteran who lived in High Point and served for many years as our clubhouse manager) and all military veterans. A plaque will be located at the base of the flagpole with an inscription. Lighting was installed so the flag will be seen day or night as residents and guests enter the association from High Point Club Drive

Invited attendees and participants include Mrs. Russell (Ginny) McKee and her family, Mayor Tom Perciak, Ward 2 Councilman Ray Haseley, Rev. Ron Mowry (Strongsville United Methodist Church), Fr. Bob Kraig (St. John Neumann Church), Strongsville VFW Post 3345 and a choral quartet from Strongsville High School. Also participating will be five High Point students selected for their entries in the "Freedom Contest" that is described below on this page.

All residents and family members are invited to this dedication ceremony. A special invitation from the trustees is extended to families with veterans or people currently serving in the military, and those who have lost loved ones in combat and conflict as they served their country. *This event will take place inside the clubhouse as scheduled in the event of rain.*

"Why Freedom Is Important to Me" - Student Contest

Any student residing in High Point is invited to write their thoughts about this statement in 100 words or less and submit their response to the High Point trustees. Students may decorate their submission with hand drawn art or decorations. Entries may be no larger than 8.5x11 inches on a sheet of paper. **Five students will be chosen representing the spectrum of age and messages to read their thoughts at the dedication ceremony on Saturday, May 29 and participate in the unveiling of the plaque.** All of the entries will be posted in the clubhouse lobby over Memorial Day weekend. Entries can be delivered to any of the trustee homes listed **below no later than Saturday, May 22.**

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

Free Hotdogs & Pizza Following Ceremony

In recognition of the flagpole dedication and pool opening, the trustees invite residents to stop by to enjoy free hotdogs, pizza, chips and pop on Saturday, May 29. Free food will be served following the dedication ceremony until 2:00 p.m. **Pizza is being provided by the Strongsville Dominos store (serving the best pizza in town at 440-572-0444), where our own resident Jacques Hadchiti, is the owner/operator. We appreciate his participation and support in this great event.**

►► **POOL OPENS SATURDAY, MAY 29** ◀◀

Information can be found in this newsletter about pool pass registration and pool hours for 2004.

Pool Rules for Everyone

Pool passes are collected at the podium by lifeguards. Under the authority of association trustees, lifeguards are authorized to refuse entry to anyone without valid passes. Pool passes are returned by lifeguards when residents leave the pool. ***Your patience and cooperation are appreciated as you enter and leave the pool facility, especially at break periods, when it is very busy.***

ALL DECISIONS BY METROPOLITAN POOL LIFEGUARDS ARE FINAL. Questions or comments regarding Metropolitan Pool lifeguards or pool rules should be directed to association trustees. Please respect the authority of the lifeguards and follow their directions while you are in the pool area. Your cooperation is appreciated. We have retained this professional firm to manage our daily operations due to the complexities and importance of this facility. *Safety is our number one priority.*

Pool passes are issued to individual family members who reside in the High Point home. Names and addresses should be written in ink on each pass. Ages for the categories below are determined as of September 1, 2004. ***Issuance of Adult passes may require verification of age by the trustees.***

ADULT PASS - Issued to persons 16 years and older. *Age as of 09-01-2004*

TEEN PASS - Issued to persons 12 through 15 years of age.

CHILD PASS - 11 years and younger, MUST be accompanied by ADULT.

NO running or horseplay is allowed in the pool or deck area to ensure the safety of everyone at the pool. Behavior or actions that, in the judgment of lifeguards, breaks pool rules or endangers the safety of swimmers will result in the following disciplinary measures: (except as otherwise noted)

1st situation - Lifeguard will give a warning to swimmer.

2nd situation - Individual will be required to sit on deck at lifeguard chair for 15 minutes.

3rd situation - Individual will be sent home without pass and not be allowed to return until a meeting is held with the parent and Metropolitan Pool Manager.

Rest Break - All swimmers (except adults and infants) are required to take a rest break each hour while at the pool. This means young swimmers must completely exit the main pool and zero-entry. Breaks are scheduled the last 15 minutes of each hour. Infants (two and under) are allowed in the water only with adults during the break. There is no rest break the last hour at the end of the day.

Private Parties - Residents may rent the club house for private parties which may begin as early as 5:00 pm and must share the pool until 10:00 pm. **All party guests using the pool must wear provided wrist bands for identification.** Private parties must end by midnight and there is an option offered again this year for non-pool summer rentals for functions such as showers, anniversaries and birthdays. See additional details and club house rental information elsewhere in this newsletter.

Extra Day - Our pool will **open Thursday, June 10**, the last day of school, from 4:30 pm to 10:00 pm. Beginning on June 11, the pool is open daily from noon to 10:00 pm.

Any use of profanity, vulgar, sexually or racially offensive language - witnessed by a lifeguard or reported to a lifeguard by an adult - will result in immediate ejection from the pool for the rest of the day and possible review by the trustees. Verbal or physical abuse of a lifeguard or reckless endangerment of other swimmers will result in immediate ejection from the pool and prohibited re-entry until the matter is reviewed by the trustees. Lifeguards have been directed by the trustees to request assistance from the Strongsville Police when any situation might threaten or compromise the safety of the lifeguard staff, residents or swimmers.

Based on our success in prior years, a **Family Guest Pass** is available to residents who consent to the use of this pass by teenage family members. High Point teenagers may bring up to two guests 12 to 15 years of age. Parents, *who are required to authorize this use*, are responsible for the conduct of the teenagers and their guests. (Trustees reserve the right to revoke this privilege if warranted.)

All valuables, especially purses and wallets, should be left at home. High Point Homeowners Association is not responsible for money or valuables lost in the pool or clubhouse area.

Pool Rules continued . . .

High Point Newsletter – May 2004

Lifeguards have a first-aid kit for accidents and injuries. Please report ALL accidents and injuries to lifeguards to ensure proper medical treatment and attention by the trustees to dangerous conditions.

ALCOHOLIC BEVERAGES are NOT permitted in the area of the pool or the deck during normal pool hours when the facility is open to residents. SMOKING is NOT permitted at any time within the clubhouse, deck or pool area. A designated smoking area is available off the clubhouse entrance.

A Guest Pass is issued to each resident family with 30 uses. These are for relatives or friends. Each person equals one use. As cards are used, holes are punched to mark uses. (Four guests would be four uses.) Additional Guest Passes can be purchased for \$10. Adult Guest Passes may be used by adults only. A special Family Guest Pass, with parental consent, may be used by teenagers to admit two guests age 12-15. **High Point residents must be present at all times with invited guests.** Please read special notice in this newsletter regarding UNAUTHORIZED parties for birthday, graduation, soccer or baseball teams, etc. using the guest pass instead of club house rental.

Glass containers or bottles are NOT permitted in the pool area at ANY time. Food and beverages may be brought to the pool, but only on the grass areas. Paper and cans should be thrown in trash containers provided in the deck area. Please pick up your own litter when you are leaving.

Deck chairs and lounges are intended for adults, unless pool is not crowded. Radios and tape players must have earphones. Swimmers must wear swim suits. Cutoffs and shorts are not permitted.

Swimmer safety is the primary concern of lifeguards, who are responsible for deciding what toys or objects are allowed in the pool. LIFEGUARDS WILL MAKE THAT DETERMINATION BASED ON THE NUMBER OF SWIMMERS AND POOL CONDITIONS in order to protect the safety of everyone using the pool. **Rafts, inner-tubes and other floats are NOT permitted at any time.** Noodles are allowed. Squirt guns and other water shooting toys are NOT permitted. A number of water-squirting devices are new on the market (like the Soak-A-Saurus noodles) and are also prohibited at all times. **Only Splash Bombs or similar balls may be thrown. Objects such as tennis or foam balls that absorb water and become heavy, may NOT be used at any time.**

In case of thunder and threatening weather, the lifeguards have complete authority to clear the pool immediately. If the storm passes and weather conditions improve, the pool will reopen 30 minutes after the last thunder. After prolonged storm conditions, the pool will reopen if there is more than 3 hours left in the day. You may call the club house lifeguard station (**440-572-9822**) to check on the pool status. When the temperature is below 60 degrees or in bad weather, the pool will be closed.

Lost Pool Passes can be replaced. Lifeguards have forms to complete at the podium. Leave the form with the lifeguards. Replacement passes will be issued and available at the podium within 3 days.

ATTENTION PARENTS OF TODDLERS: In recent years we have had several incidents of bacterial release from the diapers of toddlers. Even though there are new and improved designs are on the market, NO diaper will work unless parents monitor their youngsters. There is no excuse for a parent who does not accept this responsibility. Metropolitan is prepared to respond in the event of a bacterial release in the pool. At no time is there any danger or risk from exposure to residents, thanks to the regular chlorination level of our water. Should there be an accidental bacterial release, the lifeguards will evaluate the situation and make a decision on how to respond. If necessary, the pool may be closed for a period while a superdose of additional chlorine is added to the water. Should additional steps be necessary, Metropolitan will make the decision in concert with the trustees, observing all required health standards to protect resident safety.

There is a dedicated swim time for toddlers from 10:00 am to noon, Monday through Friday. **This is for toddlers only (defined as youngsters six years and under) in the zero-entry section of the pool** while swim team is practicing in the main pool. Children must be accompanied by a parent. Pool passes are required and only High Point residents are permitted (sorry, no guests). A lifeguard will be on duty in the zero-entry during this time. **Toddler Swim will be June 11 through August 24.**

High Point's pool temperature is a constant 84 degrees. Nice and warm.

Parking for Home Swim Meets

Home swim meets for our High Point Sharks are a challenge for residents and participants. Please use common sense and have patience when High Point hosts a swim meet. It is unfortunate that even with the parking lot expansion many years ago, we still have a severe shortage of parking for big events. **On the other hand, isn't it fantastic that we have over 70 families involved in the swim team so we have congestion pains!** It is a small price to pay for the few home meets we host (only two of them are real challenges). Our association trustees and parents of swimmers appreciate everyone's patience on the days of home meets. Thank you in advance!

If Only Dogs Could Read

Summer is here and our number one resident complaint is about dog owners who allow their pets to do their business on neighboring lawns and in recreation areas of the association. Why is it people with dogs seem to think they aren't responsible for their pets? If you are walking your dog, please carry a bag to pick up. There are still too many people who ignore this common courtesy and allow their dogs to do their business on other people's property. **Dog owners should not let their pets run loose in the development and should be responsible for cleaning up after their dogs. It is a matter of having courtesy for your neighbors.** Our club house and recreation grounds are full of dog waste. Have your dog go to the bathroom on your own property or at least clean up your dog's waste deposits.

Next Newsletter in the Fall

Association trustees will send the next newsletter sometime early in the fall. Continuing the process of only sending three newsletters a year, the trustees are holding postage costs down. You can always access our internet site for up-to-the-minute news and information. ***Try it, you'll like it!***

www.highpoint-homeowners.com

Homeowner Hotline 238-1580

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

Wooded Common Areas

High Point is fortunate to have many acres of wooded greenbelt throughout the association. This common area is generally maintained in a natural state. Dangerous or hazardous conditions, such as partially fallen trees and large dead trees that could potentially cause damage to nearby homes, are addressed by tree service professionals. **Compost piles, created by adjacent homeowners who dump grass and leaves, are not permitted in the common area. Responsible residents will be charged to remove the debris.** It is also not permitted for homeowners to clear greenbelt areas and cut down trees. Reports of this activity should be made to trustees via the Homeowner Hotline.

Trustees Elected

Congratulations to Bob Campobenedetto and Ken Evans who were re-elected in January to two-year trustee terms at the annual meeting. Association trustees appreciate resident Tony Zubek submitting his name for the ballot and taking an interest in our community, although he was not elected. Please remember that family members can take messages for trustees but are unable to answer questions about concerns or issues in the association. Thank you for your cooperation.

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

Homeowner Reminders

GUEST PASS LIMITATIONS - Guest passes may not be used to host unauthorized parties (group events such as graduation, birthday, soccer or baseball team, etc. without rental reservations). *This puts a strain on safety considerations that must be our number one priority.* Unauthorized parties of more than 20 in the group compromise the safety of swimmers in the pool, especially on weekends and evenings. **Residents who want more than 20 guests for a party, MUST rent the club house.** (See rental information elsewhere in newsletter). Guest passes were designed to allow residents to bring relatives or friends to enjoy our facility. Unauthorized parties (evidenced by party supplies and equipment, an excessive number of guests, full meal service or setup, etc.) will be required to leave the pool immediately. Failure to observe this policy will result in a review by association trustees. ***If you have questions about this policy, call a trustee for clarification.***

RETENTION LAKE SAFETY: High Point residents are reminded that the two retention lakes within the development are NOT intended for fishing, swimming, boating or other recreational activity. These bodies of water are for the purpose of detaining runoff water from the development and surrounding areas. 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. Our lakes are treated by a professional firm on a regular basis to prevent algae buildup and other chemical problems. Signs are posted prohibiting trespassing and violators will be prosecuted.

Vehicle Storage - Many residents have campers, recreational vehicles, boats and trailers. These must be stored in your garage or remote site, not in your driveway. Owners are required to observe the Covenants and Restrictions which prohibit storage in the driveway and use good judgment when doing summer vehicle or boat cleaning or vacation preparation at their home.

Neighborhood Security - During the summer vacation season, 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 you have an automatic reset to prevent false alarms from sounding for hours.

Easter Egg Scramble Eggciting

Despite being postponed a week because of an April snowstorm, over 350 youngsters flooded the recreation area on April 10 for the 17th annual Easter Egg Scramble. It only took 15 minutes for 2,900 brightly colored eggs to be scooped up. Everyone had a great time!!! This was the first time in the 17 years of the event that Mother Nature made it impossible to hold the event. Trustees will announce back-up plans for future years. Thanks to everyone who waited patiently for the following weekend.

How to receive 2004 Pool Passes

MAIL REQUESTS - Complete Pool Pass Registration form in this newsletter, send with a **STAMPED, self-addressed** envelope to: High Point Pool Passes, P.O. Box 361065, Strongsville, Ohio 44136

- * Requests received by June 1 will be returned by mail to the homeowner.
- * Requests ***received after June 1 or without a stamp will be held at Lifeguard podium*** for pickup during normal pool operating hours. (Daily operations begin on June 11.)
- * ***One lucky resident requesting pool passes by mail will be selected in a random drawing for a free clubhouse rental to be taken between September 1 and December 1, 2004.***

PICK UP IN PERSON - Homeowners (**no children**, please) may pick up passes at the club house at the following times: (Pool registration form **MUST** be completed for mail or in-person pick-up.)

@ TUESDAY, MAY 18	7:00 pm to 8:00 pm	at club house
@ THURSDAY, MAY 27	7:00 pm to 8:00 pm	at club house
@ WEDNESDAY, JUNE 2	7:00 pm to 8:00 pm	at club house

Homeowners may drop off completed registration forms at Lifeguard podium any time after pool is open. Orders are filled by trustees and available for pickup at podium on Tuesdays and Saturdays.

* * **Swim Team Schedule** * *

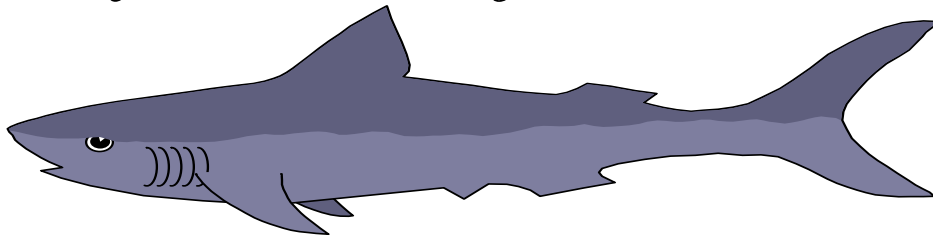
Our High Point Sharks Swim Team will soon practice for another summer in the Strongsville Swim League (SSL). Our association is proud to have so many swimmers and families participating in this excellent activity. Our Sharks will soon be working hard to compete in the swim league battle.

This is a competitive league, but each team is dedicated to working with swimmers to help them learn and develop. Winning is defined as giving the best effort, improving and having fun. Our swim team is open to all young residents who can swim the length of the pool and are under 18 years old as of June 1, 2004. Direct **last minute** calls about swim team to Rita Washko, team president (878-9187).

There are nine teams in the SSL. **High Point is scheduled to close to host four evening home swim meets (bold below). On those days, the High Point pool will close at 4:30 pm. High Point residents may use the Deerfield Woods pool by presenting their High Point pool passes.** This arrangement is possible because Deerfield Woods swimmers participate on the High Point team. Deerfield Woods pool is on Ridgeline Court, just off Saratoga, immediately South of our association.

Tuesday, June 15	High Point hosts Chandler Commons	6:00 pm
Thursday, June 17	Co-Moor hosts High Point	6:00 pm
Tuesday, June 22	High Point hosts Huntington Park	6:00 pm
Thursday, June 24	Bent Tree/Spyglass hosts High Point	6:00 pm
Tuesday, June 29	High Point hosts RecCenter (city team)	6:00 pm
Thursday, July 1	High Point BYE	No Meet
Tuesday, July 6	High Point hosts Ledgepark	6:00 pm
Thursday, July 8	Westwood Farms hosts High Point	6:00 pm
Tuesday, July 13	Meadowood hosts High Point	6:00 pm
Saturday, July 17	Championships at Strongsville Rec Complex	

Good Luck to our High Point Sharks !!!



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.

Club House Rentals Available

As a homeowner, you may rent our club house for private parties. Despite heavy rental activity this summer, there are few dates available for weekend parties. Rentals can be done on weeknights at the \$125 cost, but parties run from 5:00 pm to 10:00 pm. If you are interested in a particular date, call the High Point Homeowner Hotline, 238-1580, and leave a message. If you consult our website, you can look at up-to-the-minute availability. Your call about a rental will be returned within a few days.

WEEKEND EVENING RENTALS - \$200 which includes the cost of lifeguards, may be booked for Friday, Saturday or Sunday evenings. Weekend rentals may start as early as 5:00 p.m., but must share the pool with residents during homeowner hours. When the pool closes to residents at 10:00 p.m., parties have the pool to themselves until midnight. All weekend rentals **MUST** end at midnight with cleanup completed by 1:00 am.

NON-POOL RENTALS - \$125 (anniversaries, retirements, baby or wedding showers, etc.). Non-pool rentals can be booked at the clubhouse for any afternoon or evening.

MINI-POOL RENTALS - \$125 weekend or weeknight pool party rentals that end no later than 10:00 pm. Events can begin as early as 5:00 pm. and share the pool the entire time.

Call the Homeowner Hotline (238-1580) for information and to make reservations.

Private Party guests using the pool must wear provided wristbands to identify themselves as party guests and must follow all pool rules and safety requirements.

(Non-pool rentals do not need wristbands.) ALL private party guests must comply will lifeguard instructions. Resident hosts must be present at all times and are responsible for guests.

A refundable security deposit of \$300 (two checks – \$50 & \$250) is required and returned if there is no damage done to the club house. Rental dates are confirmed when separate checks (rental fee and security deposit) are received, a rental contract is signed by the homeowner, and a “Release From Liability and Agreement to Indemnify” form has been executed. **Residents who rent the club house are responsible for cleaning the facility when they are done, 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 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 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, with a checklist covering entire facility. ***Fire code capacity is 120 people.***

Club House Parking Lot

With the summer pool season around the corner, residents who live by the club house are reminded that **parking in the club house lot by nearby residents is prohibited.** This is especially important during summer swimming pool hours and club house rentals when we need every space in the lot. Residents in the area of the club house area are asked to park in their own driveways.

SPRING SPRUCE UP

Spring is here and it is time to clean up winter debris and make everything pretty. Everyone looks at their neighbor's yard and sees what needs to be done. Why not take a critical look at your home and see what may need some work. Does your wood trim need to be painted? Does your lawn need to have low spots filled or weeds removed? Are your shrubs and plantings looking old and tired? Is your roof in need of repair? Is your postlight out? What about crumbling, tilting and heaving sidewalks? If any of these describe your home, why not get going on the repair work now and help hold the value of homes in our development. Take a look around your street and you will see neighbors who take great pride in keeping their homes neat and clean. High Point has an excellent reputation and it is easier to keep things maintained when you do it regularly. Thank you.

2004 Pool Pass Registration

High Point Homeowners Association

HOMEOWNER LAST NAME (Please *PRINT*) _____

ADDRESS _____ Home Phone _____

Emergency Contact _____ Phone Number (____) _____

FAMILY MEMBERS: (defined as immediate family members living at the above address)

PRINT First & Last Name (include all adults, teenagers and children)	DATE OF BIRTH <u>REQUIRED</u> for everyone under 25 years - print "ADULT" for over 25
1.	
2.	
3.	
4.	
5.	
6.	

**Please Return
FULL SHEET**

*Verification of
information may
be required by
trustees prior to
issuance of
pool passes.*

**Okay to Download
Copy From Website**

I have read and understand the High Point pool rules in the May newsletter and agree to abide by these rules as well as any which may be posted at High Point pool by association trustees. Use of High Point Pool Pass constitutes full acceptance of these published and posted rules. I affirm the information on this registration form is accurate and acknowledge that falsification will lead to revocation of pool passes by the High Point trustees.

HOMEOWNER SIGNATURE _____ Date _____

Special Homeowner Consent for **Family Guest Pass** - I hereby authorize our Guest Pass to be used by Teenage family members to bring up to two guests, 12 to 15 years of age, per teen and to be responsible for this use. Teen pass **MUST** be presented with Guest Pass.

HOMEOWNER SIGNATURE _____ Date _____

MAIL REQUESTS - Complete Pool Pass Registration form, send with a **STAMPED, self-addressed** envelope to: High Point Pool Passes, P.O. Box 361065, Strongsville, Ohio 44136

- * Requests received by June 1 will be returned by mail to the homeowner.
- * Requests **received after June 1 (or without postage stamp) will be held at Lifeguard podium** for pickup during normal pool operating hours. (Daily operations begin June 11.)

PICK UP IN PERSON - Homeowners (**ADULTS ONLY**) may pick up passes at the club house at the following times: (Pool registration form **MUST** be completed and signed by homeowner for pick-up.)

- | | | |
|---------------------|--------------------|--------------|
| @ TUESDAY, MAY 18 | 7:00 pm to 8:00 pm | at clubhouse |
| @ THURSDAY, MAY 27 | 7:00 pm to 8:00 pm | at clubhouse |
| @ WEDNESDAY, JUNE 2 | 7:00 pm to 8:00 pm | at clubhouse |

Homeowners may drop off completed registration forms at Lifeguard podium any time after pool is open. Orders are filled by trustees and available for pickup at podium on Tuesdays and Saturdays.

 Passes distributed by _____ Date _____ Mail Person Podium

Capital Investment Update

With a number of punch-list items yet to be done by the contractor, the clubhouse expansion and renovation is all but complete. Residents who have rented the expanded facility have reported their guests are very impressed with the building. Not only is it very attractive, but those who have used the new resource have noted it is much more functional and practical. One more phase (number three if you are counting) will be engaged in 2005-06. This will encompass the lobby, kitchen and small meeting area renovation, as well as building a new enclosed entrance to replace the open stairs.

Here are the final Clubhouse Project numbers through Phase Two:

\$ 145,000	Base contract with contractor (2003-04)
1,050	Fence work added to base contract
900	Hardware changes and small items added
5,755	Change Order #1 (Sewer & electrical work)
351	Change Order #2 (Roof materials & siding work)
<u>2,300</u>	Change Order #3 (Wallcovering material & installation by Capital)
\$ 155,356	TOTAL ALL WORK CONTRACTED
<u>(3,975)</u>	Total Adjustments by contractor for credits
\$ 151,381	Total Actual Due Contractor after deductions and adjustments for Phase Two
+ 4,121	Architect fees
2,932	City of Strongsville permit & inspection fees
1,532	Engineering Location Survey & Topo
5,475	Electric Panel upgrade required by First Energy
1,381	Additional lighting materials requested during project
7,100	New carpet & installation
3,200	New drapes & installation
2,148	Security system & installation
2,003	New Tables (round & rectangular)
1,250	Philips 55" big screen projection TV
310	Sony sound system
393	25' flagpole
526	Construction materials related to project
190	Interest on short-term loan
<u>1,200</u>	Refurbish pool deck chairs and replace straps
\$ 185,142	Total Project Cost (Phase Two)

\$ 43,204	Phase One – Clubhouse Restroom Renovation Actual Cost (2000)
<u>185,142</u>	Phase Two - Clubhouse Expansion & Renovation Actual Cost (2003-04)
\$ 228,346	Total Clubhouse expenditures to date
\$ 72,000	Phase Three – Clubhouse Lobby & Entrance Renovation <u>Estimate</u> (2005-06)
\$ 300,346	Total Projected Expansion & Renovation Work at Completion in 2006

Welcome for New Residents

Individuals who have recently moved into our association are invited to a “Welcome to High Point” program on **Thursday, May 27 at 7:30 p.m.** This is an opportunity to find out about High Point and benefits our residents enjoy. Reservations are not needed. This half-hour session is open to any new resident and is held at the clubhouse. Come and ask questions of the association trustees.

NO GENERAL HOMEOWNER ASSOCIATION MEETING

There will be no general Spring meeting of the homeowner association. Residents who have issues, concerns or questions may stop and ask trustees during any of the 3 pool pass distribution sessions noted in this newsletter. These are May 18, May 27 and June 2. Each is from 7:00 to 8:00 pm.

2004 High Point Pool Schedule

Memorial Day Weekend - May 29, 30 & 31 @ Noon to 9:00 pm

Pre-season Weekend - June 5 & 6 @ Noon to 9:00 pm

Thursday, June 10 only @ 4:30 pm to 10:00 pm

Daily June 11 through August 24 @ 12:00 Noon to 10:00 pm

(note: Pool Closes Tuesday, AUGUST 24 AT 9:00 PM)

Monday thru Friday - Toddlers Only 10:00 am to Noon in Zero Entry Area

(Toddler Time June 11 through August 24)

Weekdays August 25 through September 3 @ 4:30 pm to 9:00 pm

Post-Season Weekend – August 28 & 29 @ Noon to 9:00 pm

Labor Day Weekend – September 4, 5 & 6 @ Noon to 9:00 pm

Pool will close for the season at the end of Labor Day Weekend

Pool opens Saturday, May 29

Our pool opens Saturday, May 29 at noon on Memorial Day weekend. All High Point residents must have a pool pass for each family member to enter the pool facility. Lifeguards are required to collect passes and enforce this policy at all times. Residents have two options (described elsewhere in this newsletter) to obtain their passes. ***Please read the rules and information in this newsletter with family members***, even if you already know the pool rules from previous years. We look forward to an exciting and safe summer. **Use of High Point Pool Pass by residents constitutes full acceptance of ALL RULES published in this newsletter or posted by association trustees at the pool.**

High Point is a private facility open to residents, their family members and guests. Adults, teenagers and children must all share the pool. Metropolitan Pool Services will again provide our lifeguard staff, under contract to the association. These certified lifeguards are charged by the association trustees with the responsibility not only to provide a safe experience for all swimmers, but also an environment where all family members feel safe and comfortable participating together. **Pool Pass distribution information and registration form appear elsewhere in this newsletter.**

How About That 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 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 1100 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.

Relay for Life – June 25 & 26

An open invitation is extended to all members of the community to participate in the American Cancer Society's RELAY FOR LIFE on June 25 and 26 at the Drake Road Recreation Center. This family-oriented event will have food, games and activities to raise funds for a good cause. Entertainment at the Drake Road Center will be provided by High Point resident Jim Hite with the band *Crosswinds!*

Relay for Life is a national signature event where teams of 8-15 people raise money, camp out and take turns walking & running for 18 hours. This event is more successful than Race for the Cure, and a majority of the money stays right here in Cuyahoga County. A Kick-off ceremony recognizes survivors and their caregivers who walk the first lap, followed by a special dinner. Then at dusk, luminaries are placed around the course to recognize those who lost the battle against cancer.

Cancer survivors are invited as special guests. In addition, event organizers are looking for those who might be interested in forming a relay team, purchasing a luminary to honor or remember someone who has battled cancer or just coming out to participate in the on-site activities. For more information on the event, to form a team, register a survivor or purchase a luminary, contact High Point resident Kathy Robinson at 878-9647. Come join us at the Drake Rec Center at Prospect and Drake Roads.

High Point Swim Lesson Information

Metropolitan Pool Service (our contracted lifeguard provider) teaches American Red Cross certified swim lessons at the High Point pool. These swim lessons are for High Point residents. Classes are two weeks long (10 days), Monday - Friday for 30 minutes each day. **REGISTRATION FOR ALL CLASSES WILL BE DONE BY CONTACTING METROPOLITAN POOL SERVICE OR THROUGH LIFEGUARDS AT THE HIGH POINT POOL. You will be put on a list and class assignments will be determined according to interest.** Metropolitan Pool Services Offices – 216-741-9451.

★ ★ **Architectural Review Reminder** ★ ★

Architectural Control for the High Point Homeowners Association is defined in Article VI, Section 2 (Amended June, 1986) of the High Point Homeowners Association Covenants and Restrictions, titled Architectural Control. "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. No exterior addition to or change or alteration to the Properties shall be made until the plans and specification showing the nature, kind, shape, heights, materials and location of the same have been submitted to and approved in writing as to harmony or external design and relocation in relation to surrounding structures and topography by the Board of Trustees of the Association, or by an architectural committee composed of three or more representatives appointed by the Boad (until December 31, 1999, the architectural committee shall consist of three (3) members, two (2) of whom shall be appointed by the Developer and the other being appointed by all Owners other than Developer). In the event said Board or its designated committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the addition, alteration or change has been commenced prior to the completion thereof, approval will not be required and this Article will be deemed to have been fully complied with.

These protective covenants maintain amenities and protect property values within the association. Keeping this in mind, homeowners are required to follow these simple steps when performing repairs, making renovations or adding to their homes. (This includes additions, alterations, decks, patios or any other work that requires a building permit from the City of Strongsville Building Department.)

Step 1 – Complete this application and deliver to the High Point trustees. Copies of plans, drawings, sketches or blue prints must be submitted with this application form. (These will be returned to you.) A response from the trustees will be returned to the homeowner within a few days.

Step 2 – File for a Building Permit with the City of Strongsville and inform the City that you have already made application with the High Point Homeowner Association.

Step 3 – Association will return your plans indicating action of approval or rejection. Association will respond with same information when contacted by the City of Strongsville.

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Application for Review of Construction, Addition, Renovation Plans

Send to: High Point Homeowner Assoc., P.O. Box 361065, Strongsville, Ohio 44136

Resident Name (please print) _____ Date _____

Property Address _____ Sublot # _____

Home Phone () _____ Day Phone () _____

Description of work to be performed: _____

Proposed finish & colors: _____

Include plans, drawings, sketches or blue prints with details and specifications of proposed work.

Homeowner signature _____

DO NOT WRITE BELOW THIS LINE -----

Date Received _____ Decision Date _____ ACTION: Approve [] Reject [] Qualify []

Trustees: _____ by _____