

Holiday Celebration for High Point

SANTA ARRIVES

Sunday, December 15 at 2:00 pm

Mark Your Calendars Now!!!

High Point families 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 clubhouse on **Sunday, December 15**. A presentation of Holiday Entertainment just for kids starts promptly at 2:00 pm. Santa will arrive soon after we start and there will be cookies and punch. (Reservations are not necessary.)

Polaroids with Santa will be provided to all the kids attending. Youngsters will decorate cardboard frames to take home with their photo. All children (this event is designed for kids up to 10 years old) must have a parent with them. Youngsters will take home a stocking stuffed with seasonal treats.

Association Meeting Wednesday, October 9

Residents are invited to an association meeting on Wednesday, October 9 at the club house beginning at 8:00 pm. See drawings and hear plans for the Club House renovation and expansion planned for fall 2003. A Welcome to High Point for new residents begins before the meeting at 7:30 pm.

Clam Fest

& Fall Social on Saturday, October 19

All residents are invited to attend a High Point Clam Bake. (Pigs are celebrating because they were not invited this time.) Appetizers and Drinks will begin at 6:30 p.m. with the Clam Bake following at the High Point Club House. A catered dinner will be served at 7:00 p.m. Cost is only \$20.00 per person, but this event is a bargain at any price. Dinner includes a dozen clams, baked chicken and sweet potato, corn, salad and rolls. Beer, wine, pop and coffee are also included. Also on the menu is Deep Fried Turkey for those who can't wait for that Thanksgiving feast. Additional clams will be available at our cost. **PAID RESERVATIONS** must be received by Monday, October 14th and will be limited to the first 80 people. Since there are 600 homes in High Point, this will fill up quickly. *So don't delay.* Deliver or mail your check, payable to High Point, to either Bob Dixon at 18323 Heritage Trail (846-1314) or John Ney at 18341 North Salem Row (846-3639). You won't go away hungry from this feast! Please complete the reservation form below and enclose with payment.

At 8:30 p.m., FOLLOWING DINNER, all homeowners are invited to a FALL SOCIAL. From 8:30 p.m. to midnight, a DJ will provide music for dancing and listening. Beer, wine and pop will be provided. NO reservations are needed to attend the Fall Social. Those joining the fun for either the Clam Bake or the Fall Social are asked to bring a Snack, Dessert, Appetizer or Munchies for eight people.

- - - - - **Come Join the Fun!!!!** - - - - -

Name (print) _____ Address _____

Number Dinners ____ @ \$20.00 = \$ _____ Check payable to High Point

Return to: John Ney, 18341 North Salem Row or Bob Dixon, 18323 Heritage Trail – Strongsville, OH 44136
High Point Newsletter – September 2002

High Point Sharks Swim Team

On behalf of the officers and board of the High Point Shark Swim Team, we extend our thanks to everyone for another successful season. Our Sharks finished the 2002 season with a record of five victories and two defeats. This is truly a community program that works to build athletic skills and self-esteem in youngsters. A special thanks goes to the parents of High Point and Deerfield Woods swimmers and volunteers who support the team, and the team coaches for a great season.

There will be a short “Wrap-up the Season” meeting for parents at the High Point Club House on Monday, October 7, 2002 at 7:00 p.m. If you have ideas for next year, or concerns or issues about this past season, please join us. If you cannot attend the meeting, contact Joan Buynak at 440-238-4086 with ideas and suggestions. Thanks to High Point residents for their support.

Trustee Elections

Two positions on the High Point Board of Trustees need to be filled for a two-year term that runs from January 2003 to December 2004. There are five trustees, with Bob Campobenedetto and Ken Evans serving a two-year term that began in January of 2002. Residents interested in submitting their name as a candidate should contact Ken Evans (572-3292) **no later than December 16th**. Ballots will be in the January newsletter prior to the High Point Annual Meeting. Current trustees will be on the ballot.

Like many businesses, our association is run by a Board of Trustees with five volunteer members serving two-year terms on a staggered basis. Trustees are responsible for assets and fiscal operation of the association. Any homeowner may serve on the board. Board members meet on a regular basis to conduct and review association business and ensure that contracted work is performed as required and at reasonable costs. Trustee meetings take place as needed in addition to Association meetings.

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.

Dues Due in January

Association dues of \$270 per homeowner (for the 2002 calendar year) are due January 1, 2003. Invoices will be sent out before the end of December. **Our annual dues remain at \$270, as they have been for the past 17 years.** High Point is a large association with many physical assets that require repair and enhancement to protect their value. Our Covenants and Restrictions require dues be collected in January. Please plan your family budget to allow payment by January 31, 2003.

We appreciate those homeowners who pay their dues on time each year.

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.

Association Meeting - WEDNESDAY, October 9 - 8:00 pm

*Welcome to High Point (new residents) before
meeting at 7:30 pm*

Next Newsletter in January

Our last newsletter came out in May and you will receive your next newsletter in early January. With the addition of our Website, we publish only three newsletters a year. Invoices for association dues for 2003 (your annual assessment is \$270) 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.

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 neighbors lawns or in the common area. 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.

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 as many as 96, with the tables and chairs on hand. Winter rental rate for the club house is \$100. Non-summer rentals can be at any time of the day (end by midnight). Call the High Point Homeowner Hotline at 238-1580 to request a rental. It helps to have two dates in mind when calling, since dates book quickly. Your call about a rental will be returned by an association trustee within a few days. Weekday evening dates are available for parties this holiday season.

It's not too early to think about 2003 spring and summer rentals. Many dates are already booked. If you are thinking about next summer for an anniversary, graduation, birthday or communion party, you may want to call now to lock in your preferred date. Summer rental rates remain at \$150, 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.

A refundable security deposit of \$200 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 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.**

PLEASE NOTE that the Club House will NOT be available from Labor Day to December 5, 2003 for rentals due to renovation and construction work for the addition. (Tentative schedule.)

Association Trustees

Bob Campobenedetto	18156 Rustic Hollow	238-3013
Ken Evans	18399 Yorktown Oval	572-3292
Dave Knowles	18435 Yorktown Oval	238-5769
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.

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 238-5955. This is a small informal group that enjoys a good time skiing.

Financial Review for 2001 Complete

As is the annual practice of the trustees, a review of the finances of the association for 2001 has been completed by Jurcago & Company, certified public accountants in Strongsville. Copies of the report are available to homeowners on request. This report is a comprehensive review of financial documentation 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, 2001; 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, 2001. Questions about this report may be directed to trustees Bob Campobenedetto or Ken Evans.