



## Annual Meeting Thursday, January 24th

Join us at the clubhouse for the 2019 Annual meeting on **THURSDAY, JANUARY 24**, at 8:00 p.m. Trustee election ballots may be turned in and dues payments will be accepted. Association trustees will report on activities and projects completed in 2018 and plans for 2019, as well as other items of business. Reports will be given by trustees about 2019 plans for work on the pool and future dues increases. An update will be provided on the Asset Reserve Analysis and the 10-year budget plan projection. There will also be time set aside for resident questions. Ballots for the proposed Vision 2020 changes to the Association ByLaws will also be accepted at the meeting. Information about the proposed ByLaw changes is on our website ([www.hpohio.com](http://www.hpohio.com)) under the tab "Vision 2020".

A **"WELCOME TO HIGH POINT"** program will be held for new residents before the annual meeting on Thursday, January 24. This informational meeting begins at 7:30 p.m. at the clubhouse. If you moved in during 2018, get your questions about High Point answered and meet new neighbors. Reservations are not needed to attend the Annual Meeting or Welcome to High Point.

## 32<sup>nd</sup> Annual Easter Egg Scramble

*Sunday, April 14th at 2:00 p.m.*

Come celebrate spring at our 32nd Annual Easter Egg Scramble. **Mark your calendars now, because there will not be another newsletter before this event.** Thousands of brightly colored eggs will be scattered for children to gather. **Each age group is run one at a time** (separate groups take only a few minutes each) on **Sunday, April 14**, beginning at 2:00 p.m. Don't be late and bring a bag or bucket to collect eggs. Yes, it is Palm Sunday.

Kids will have an **eggciting** time and lots of fun. Moms, dads or grandparents must attend with participating children. Remember to wear outdoor clothes. There will be three age groups:



**Walking to 3 years old**

**4 to 6 years old**

**7 to 10 years old**



Come to the Recreation area tennis courts (please park at clubhouse and walk in). In case of very bad weather, it will be held on Saturday, April 20 at 2:00 p.m. (**Homeowner Hotline – 440-638-4304 – will have message ONLY if it is bad weather.**) Our event usually goes **very quickly**. Moms and dads can help little ones collect eggs, **but we ask parents to use good judgment in having a FUN event for all kids, NOT a contest to see who can get the most eggs.**

***See you on Sunday, April 14<sup>th</sup>!***



## ☺ Family Movie Night - Friday, February 22 ☺

More information inside. SMALLFOOT is the movie we will show on the big screen inside the clubhouse. Movie begins at 7:30 pm. Admission is canned food/non-perishable items for Strongsville Food Bank. More info inside.....

## Family Movie Night Friday, Feb. 22

Our Summer Family Movie Nights have been so successful that we are going to try a Winter Family Movie Night on Friday, February 22 indoors at the clubhouse. SMALLFOOT begins at 7:30 pm. We will have popcorn and refreshments. Bring your pillow or blanket and your choice of snacks. *Here's the movie synopsis: Migo is a friendly Yeti whose world gets turned upside down when he discovers something that he didn't know existed -- a human. He soon faces banishment from his snowy home when the rest of the villagers refuse to believe his fantastic tale. Hoping to prove them wrong, Migo embarks on an epic journey to find the mysterious creature that can put him back in good graces with his simple community.* Don't forget admission is a donation for the Strongsville Food Bank.

## Vision 2020 Update

Changes to the High Point ByLaws were proposed in January of 2017 by association trustees. These were believed to be necessary as the original documents were done in 1976 and are outdated. Three changes were proposed and it requires 50% of the members to approve modifications. In two years only 200 homeowners have bothered to cast a ballot. Residents have been asked four times to vote (yes or no) on the proposals and while **more than 96% have voted in favor** of the changes, we still need about 120 homeowners to cast ballots. If you think you already voted, you probably did. We will have the list at the Annual Meeting and will accept ballots from those that have not yet voted.

Only one ballot per member household can be counted. Information on the proposed changes and Ballots can be easily downloaded from our website (use TAB to Vision 2020) and mailed to P.O. Box 361065, Strongsville, OH 44136. Since the vast majority of residents that voted were in favor of the changes, we believe if residents took two minutes to read the information, they would agree. This continuing process and effort by the trustees will be discussed at the Annual Meeting on January 24. Association trustees feel these changes are important for the future of our association. Whether you vote for or against, please vote and send in your ballot.

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

***Thank you to residents that have sent in a ballot.***

## 10 Year Budget Forecast

High Point association trustees will discuss a number of situations impacting the 10-year rolling budget projection at the Annual Meeting on January 24. This long-range forecast is published every January in our newsletter. Residents may have noticed that for the past two years we have gone over budget in the Landscape Other Work category. This has been due to significant tree removal costs that could not be avoided. Our budget for Landscape Other Work remains high (which is mostly tree removal) going forward due to the age of our development.

***As this newsletter goes to print, the trustees have discovered the pool is again losing water.***

This is the same problem that caused a delay in opening in 2018, but that leak was repaired and we believe is not the issue this time. We can react much faster this time, but work cannot be done until the spring. And we don't know why we are losing water. At this time of year, the pool should be very high due to rain/snow, but the water is very low in the basin. Despite a review by a contractor in 2017 that predicted that our pool was in good shape, the trustees are concerned about reliance on that assessment. Residents will remember that our "new" pool was built in 1997 and in this climate, pools have an average life of 20 years. Our current 10-year budget forecast anticipates additional repairs necessary this summer and replacement of the pool more quickly than we had hoped.

Our dues were projected to increase in 2020 to \$390, as provided in our long-range forecast.

***Find the latest 10-Year Rolling Budget Forecast in this Newsletter***

## Homeowner Reminders

**Neighborhood Security** – During the winter season, visitors come into our development. Some are invited and some are not. Watch out for activity that does not seem right and call police. If neighbors are on vacation and you see someone in the house, it is usually a bad sign. If you see or hear people roaming the area late at night, a call to the police is also warranted. Vandalism, damage and theft all usually take place a night, under the cover of darkness. Police would rather respond to false alarms than not be called and complete crime reports later on. Make sure your front post light is working.

**Winter Notes** - Residents are responsible to clear sidewalks within 24 hours of a snow. Do not clear driveway aprons by pushing snow into the street, as this is a safety hazard. Snowmobiles, all-terrain vehicles or motor bikes are not permitted in the common areas or on the streets at any time.

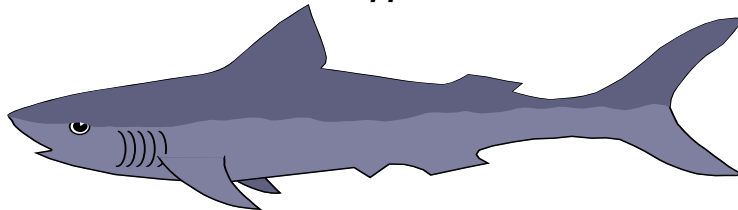
## HIGH POINT SWIM TEAM

There will be a MANDATORY PARENT information/registration meeting on **Thursday, April 26, at 6:00 pm at the High Point Clubhouse**. You can attend to register or get information. Registration forms will be available at the meeting. **Required** committee assignments are made at this meeting. Parents who make the commitment that night receive their choice of duties. **Swimmer registrations are not accepted without a commitment by parents to serve on a committee or other parent assignment.** Please remember swim meets cannot operate without the necessary support of parent volunteers. (Home meets require at least 40 parents and away meets require at least 28 volunteers.)

Please bring a current e-mail address as important information is sent via the internet (i.e. practice times, schedule changes, cancellation, etc.). If you don't have e-mail, we will still get information to parents via swim team mailboxes or signs posted at the High Point clubhouse. If you have questions about the team please direct *inquiries via email to: [janie.devito@united.com](mailto:janie.devito@united.com)*

***Many thanks to residents Janie DeVito and Jeff Gadd for their leadership of the swim team and the time they volunteer for the team. We appreciate their efforts to support our kids!***

**Good Luck  
Sharks in  
2019 !!!!!**



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Sharks in  
2019 !!!!!**

## Association Trustees

David Allen	17840 Heritage Trail	440-821-0144
Bob Campobenedetto	18156 Rustic Hollow	440-238-3013
Ken Evans	18399 Yorktown Oval	440-572-3292
Ashley Voorhies	17960 Saratoga Trail	440-829-4502
Valerie Bakata	17562 Brandywine Drive	440-570-5994

*Please remember family members can take messages for the trustees, but are unable to answer questions about concerns or issues within the association. Thank you for your cooperation.*

## 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.

## ***Kid's Holiday Party Sees Record Crowd***

Perhaps because the Browns won on Saturday night, a huge group came for the 2018 Kid's Christmas Party on Sunday afternoon, December 16. Drew Murray performed entertaining magic that amazed the entire audience and Santa Claus was on hand to greet over 250 guests (kids, parents and grandparents). Everyone received creative balloon figures and had the opportunity to get a photo with Santa. Each child received a special Malley's chocolate treat. *(This event is for residents and grandkids, not cousins, relatives or friends. We appreciate that other relatives might like to attend, but we need to limit the party to residents – not friends - and grandkids.)* A great time was had by all. Thanks to Judy Carnes, Carolyn Scherry, David Knowles, David Campobenedetto and Pam Evans for their help that make this event a huge success. See you again on Sunday, December 15, 2019.

## **Common Areas Not Private Property**

Our greenbelt areas running throughout the development (some wooded and some grass) are intended for the enjoyment of all. Individual homeowners may not extend their yards or allow their children to build forts, bike trails, fire pits or clear trees in common areas. There are many reasons the Association cannot allow this activity. While the trustees do not patrol these areas, if residents observe abuse, they can call the Homeowner Hotline and report such to the trustees for action.

## **Dues payable in January**

2019 Association Dues Notices were sent out via first class mail to each High Point homeowner just before the end of the year. You should have received your dues notice already. If you did not get your invoice or misplaced it, you can download an invoice form from our website. Click on FORMS tab. Homeowners of record (owners listed in Cuyahoga County records) are responsible to pay dues. Payments can be mailed to our post office box: P.O. Box 361065, Strongsville, OH 44136

Our By-Laws require dues be paid January 1 each year. Payments after January 31 (determined by postmark date) are subject to a late fee of \$25 per calendar month, until paid. If a homeowner has financial or special difficulties paying their dues, call trustees Bob Campobenedetto at 440-238-3013 or Ken Evans at 440-572-3292. If your house is for sale, you owe dues now and will receive a pro-rated refund from the title company based on the transfer date, when you sell later. **Thank you to homeowners who pay their dues on time each year. It is a big help to the trustees.**

## ***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 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.

**NEXT NEWSLETTER IN LATE APRIL**

**Homeowner Hotline 440-638-4304**

# 2018 Financial Report

2018 Financial Report				
High Point Newsletter - January, 2019				
<b>High Point Budget vs Actual - 2018</b>				
1/1/2018 through 12/31/2018				
Category Description	Actual	Budget	Difference	Special Notes
<b>INCOME</b>				
Homeowner Dues	\$233,204	\$231,480	1,724	Collected prior year delinquent dues
Rental/Interest/Misc	\$12,969	\$12,000	969	
Development Fees	\$1,600	\$1,600	0	Two new Drake Road clusters added
<b>TOTAL INCOME</b>	<b>\$247,773</b>	<b>\$245,080</b>	<b>2,693</b>	
<b>EXPENSES</b>				
Association Improvements	\$3,792	\$3,000	-792	
Recreation Area Repair	\$8,529	\$3,000	-5,529	Playground mulch added
Clubhouse Operations	\$17,794	\$10,400	-7,394	Frozen water pipes plumbing repairs
Post Office/Print/Supplies	\$6,027	\$5,700	-327	
Landscape Mgt Service	\$51,414	\$52,000	586	
Landscape Special Projects	\$28,615	\$30,000	1,385	See Note 1
Pool Management Services	\$53,560	\$53,500	-60	
Pool Repair & Equipment	\$17,966	\$3,000	-14,966	See Note 2
Lifeguards for Rentals	\$0	\$300	300	Always paid from rental fees
Utilities (ele,gas,w/s,phone)	\$25,598	\$25,500	-98	
Security Services	\$466	\$550	84	
Accounting Services	\$2,020	\$1,950	-70	
Clubhouse Cleaning Services	\$8,067	\$5,200	-2,867	See Note 3
Insurance Services	\$14,516	\$14,500	-16	
Legal & Financial Services	\$0	\$500	500	
Taxes (property, payroll, etc)	\$1,840	\$2,800	960	
Social Events	\$5,188	\$5,500	312	
<b>TOTAL EXPENSES</b>	<b>\$245,392</b>	<b>\$217,400</b>	<b>-27,992</b>	
Capital Improvement Projects	\$0	\$62,000	62,000	See Note 4
<b>GRAND TOTAL EXPENSES</b>	<b>\$245,392</b>	<b>\$279,400</b>	<b>34,008</b>	
Income vs Expenses (Annual Net)	\$2,381	-\$34,320	36,701	

**Note 1:** Includes fertilization, pond care and tree removal in common area.

**Note 2:** As noted in newsletters, we had a leak in the plumbing under the surface of the basin that required leak detection, repair of underground water lines and the interior pool surface.

**Note 3:** Cleaning service was hired to perform regular cleaning of the clubhouse. This is in addition to inspection/cleaning after each rental and professional carpet cleaning done 3 times a year. These costs are offset by revenue generated from rentals.

**Note 4:** No capital improvement projects were done in 2018. Trustees put proposed work on hold pending a determination about the condition of the pool basin. Based on what the trustees now know, the pool replacement was moved up from 2018 projections of fall/winter 2027-28 to 2022-23. this is reflected in the 1/3/2019 long range budget projection in this newsletter. More information will be provided at the annual meeting on January 24, 2019.

**Refer to 10-Year Financial Projection for actual year-end cash balances and projections through 2028.**

## 2019 Clubhouse Rentals Booking Now

As a homeowner, you may rent our clubhouse for private parties. Due to heavy rental activity, it is suggested that you plan your dates well in advance. You can check available dates on our Rental Calendar. That being said, don't hesitate to call to check dates when situations arise that require use of the space on short notice. We average 110 rentals a year and it is a great benefit to homeowners. Call the High Point Homeowner Hotline, 440-638-4304, and leave a message. It helps to have several dates in mind when calling. Your call about a rental will be returned within a few days.

### **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 weekday, Friday, Saturday or Sunday evenings, but must share the pool with residents during homeowner hours. Parties ending by 10:00 p.m. are charged \$125 for the rental, which includes the cost of lifeguards, and share the pool with residents the entire time of the rental. Parties may go beyond 10:00 p.m. to midnight, with up to two hours of private pool time, but the rental cost is then \$250. All rentals must end when the contracted pool use ends (10:00 p.m. or 12:00 a.m.) and cleanup must be done immediately thereafter.

(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 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 at 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 the security deposit, as it is a safety issue for the association.

**Call the Homeowner Hotline (440-638-4304) for information and to make reservations.**

A refundable security deposit of \$500 (two checks for \$100 and \$400 payable to High Point) is required and returned if the clubhouse is cleaned and returned as received and no damage is done to the clubhouse. 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. **Clubhouse capacity is 120 people.**

## Ballot for Association Trustees

Three Trustee positions are available for a two-year term running from January 2019 to December 2020. There are five total trustees, with Bob Campobenedetto and Ken Evans serving a two-year term that began in January 2018. Three trustees are running again. Send ballots to the association post office box or deliver to the Association Annual Meeting on **Thursday, January 24 at 8:00 pm.**

Send to: **High Point Trustee Ballot**, P.O. Box 361065, Strongsville, Ohio 44136

Homeowners should vote for three candidates and **mail** the ballot to the address above **no later than January 22** or bring it to the Annual Meeting on January 24. All ballots require the homeowner name and address for validation. Vote for no more than three trustees. A simple majority of votes from the ballots cast will determine the new trustees. (\* indicates current trustee)

**Vote for 3**

- ☐ \* **David Allen 17840 Heritage Trail**
- ☐ \* **Ashley Voorhies 17960 Saratoga Trail**
- ☐ \* **Valerie Bakata 17562 Brandywine Drive**

**Vote for 3**

Homeowner casting ballot (print) \_\_\_\_\_ (name required)

Homeowner address \_\_\_\_\_ Date \_\_\_\_\_

**Thank you in advance to residents who support the association and cast ballots.**



High Point Homeowners Association				Multi-Year Actual & Budget Projections through 2028											
CASH FUND BALANCE 1/1	60,157	73,741	83,742	104,704	107,085	115,265	151,035	182,255	15,675	835	30,295	57,905	56,305	92,555	
ASSOCIATION FUNDS	actual	actual	actual	actual	projected	projected	projected	projected	projected	projected	projected	projected	projected	projected	
Budget Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
ASSOCIATION REVENUE	330x638	360x638	360x640	360x643	360x643	390x643	390x643	390x643	420x643	420x643	420x643	450x643	450x643	450x643	
Homeowner Dues	212,958	231,133	231,848	233,204	231,480	250,770	250,770	250,770	270,060	270,060	270,060	289,350	289,350	289,350	
Rental/Interest/Misc	14,763	12,125	12,589	12,969	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	
Development Fee			800	1,600											
TOTAL ALL REVENUES	227,721	243,258	245,237	247,773	243,480	262,770	262,770	262,770	282,060	282,060	282,060	301,350	301,350	301,350	
ASSOCIATION EXPENSES															
Association Improvements	4,922	6,718	7,258	3,792	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
Recreation Area repair/im prove	2,818	119	4,715	8,529	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
Club House Operations/Repair	10,872	9,430	10,895	17,794	10,800	11,200	11,600	12,000	12,400	12,800	13,200	13,600	14,000	14,400	
Post Office/Print/Supplies	5,245	7,628	6,325	6,027	5,800	5,900	6,900	6,100	6,200	6,300	6,400	6,500	6,600	6,700	
Landscape Management Serv	48,772	50,688	58,231	51,414	53,000	54,000	55,000	56,000	57,000	58,000	59,000	60,000	61,000	62,000	
Landscape Other Work	34,021	34,313	20,323	28,615	27,000	27,000	27,000	27,000	27,000	28,000	28,000	28,000	28,000	28,000	
Pool Management Service	51,996	52,500	54,408	53,560	54,000	55,000	56,000	57,000	58,000	59,000	60,000	61,000	62,000	63,000	
Pool Repair/Equipment	2,336	15,100	4,188	17,966	3,000	3,000	3,000	3,000	3,000	3,000	16,200	3,000	3,000	3,000	
Lifeguards for Rentals	796	206	0	0	200	200	200	200	200	200	200	200	200	200	
Utilities (ele.gas,w/s,phone)	24,440	26,419	29,069	25,598	26,000	26,500	27,000	27,500	28,000	28,500	29,000	29,500	30,000	30,500	
Security Services	389	2,412	505	466	500	550	550	600	600	650	650	700	700	750	
Accounting Services	1,830	1,870	1,995	2,020	2,000	2,050	2,100	2,150	2,100	2,150	2,200	2,250	2,300	2,350	
Clubhouse Cleaning Services	4,858	4,433	4,133	8,067	7,500	7,500	8,000	8,000	8,500	8,500	9,000	9,000	9,500	9,500	
Insurance Services	13,720	13,864	14,144	14,516	14,500	15,000	15,000	15,500	15,500	16,000	16,000	16,500	17,000	17,500	
Legal & Finance Services	0	388	683	0	500	500	500	500	500	500	500	500	500	500	
Taxes (property,payroll)	2,430	2,593	1,932	1,840	2,000	2,100	2,200	2,300	2,400	2,500	2,600	2,700	2,800	2,900	
Social Events	4,692	4,576	5,471	5,188	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	
TOTAL OPERATING EXPENSE	214,137	233,257	224,275	245,392	218,300	222,000	226,550	229,350	232,900	237,600	254,450	244,950	249,100	252,800	
Capital & Reserve Projects ##	0	0	0	0	17,000	5,000	5,000	200,000	64,000	15,000	0	58,000	16,000	0	
TOTAL ALL EXPENSES	214,137	233,257	224,275	245,392	235,300	227,000	231,550	429,350	296,900	252,600	254,450	302,950	265,100	252,800	
CASH FUND BALANCE 12/31	73,741	83,742	104,704	107,085	115,265	151,035	182,255	15,675	835	30,295	57,905	56,305	92,555	141,105	
Dues increased in 2004 from \$270 to \$330, increased in 2016 to \$360, projected increase in 2020 to \$390															
## Capital & Reserve Projects per Asset Reserve Analysis (report can be found on website)															
1995 - \$ 50,000	Buy two sublots as common area				2006 - \$ 71,431				Replace pool surface & pump				2018 - \$10,000 pool basin repairs		
1996 - 35,017	Replace five brick entrance signs				2007/18 - 82,182				Replace playground				2019 - \$10,000 pool basin repairs & playground area lighting		
1997 - 276,363	Replace swimming pool				2009 - 36,523				Replace pool porch				2020 - \$5,000 pool basin repairs		
1999 - 68,475	Resurface tennis & basketball				2009 - 36,950				Replace tennis surface & 6,331 swing base				2021 - \$5,000 pool basin repairs		
2000 - 43,204	Replace clubhouse restrooms				2010 - 31,439				New pool water feature & clubhouse chairs				2022 - \$200,000 replacement pool construction & plumbing		
2003 - 162,509	Clubhouse expand & renovation				2011 - 10,000				New water feature & security system				2023 - \$64,000 replace pool deck, pool surface & sand filter		
2004 - 25,689	Clubhouse finish expansion				2012 - 36,888				Storage addition & replace sewer/water line				2024 - \$15,000 replace clubhouse carpet		
2005 - 18,069	Clubhouse HVAC & pool repair				2013 - 25,000				Saratoga entrance, winter pool cover, heater						
2006 - 68,271	Lobby & kitchen renovation				2016 - 8,780				repairs to pool basin and surge tank				1/3/2019		

## Recreation Area Repairs

Repair work to restore damage done from a November 5, 2017 storm has been delayed by trustees. While the damaged trees and safety issues were resolved, numerous lights in the recreation area are yet to be repaired. As a safety precaution, power was cut to the lights in that area. That restoration is still being planned but is dependent on other repairs that may need to be done to other facilities.

## ↗↗ New Landscape Service in 2019 ↖↖

Despite the announcement in our December newsletter that our landscaper would be the same in 2019, the trustees once again were forced to devote a significant effort to changing landscapers for the 2019 season. Association trustees terminated the contractor due to announced changes in November and we had to scramble to make an immediate change. Schonhut Landscape Services had bid in our 2016 invitation and we were able to secure a three-year deal with them beginning in 2019 at the same rate as bid in 2016. This will mean the trustees will have to devote substantial hours to helping the new landscaper with their learning curve in the spring. And we will ask for the residents to be patient as we have a new groundskeeping contractor that has to learn our property. In the end, we believe this will benefit our association, but it is a painful and time intensive process.

We appreciate residents being patient during this transition and reporting problems or issues to trustees via the Homeowner Hotline. Our landscape specifications and maps can be found on our website. Throughout the spring we will be working with the new landscaper to meet our expectations and deliver consistent service levels to care for the many acres of common area in High Point.

## ▣ ▣ ▣ ▣ ▣ Speeders Beware ▣ ▣ ▣ ▣ ▣

Association trustees have requested the Strongsville Police pay special attention to address speeding problems in our development. Expect targeted enforcement. Please slow down in our neighborhood.

## Kids Deserve a Break

Drivers in High Point need to be aware and careful. Winter snow mounds and road conditions make driving (especially at night) hazardous for kids and pedestrians. Please slow down and take your time as you drive through High Point. Keep your speed within the posted limits. Especially watch out in the morning as kids waiting for school buses. Please drive carefully and give our kids a break.

## *Clubhouse Conference Room Available*

Residents should know that a conference room is available for local group meetings. 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. Food is not permitted to be served in the conference room, as the kitchen is not available. Call the Homeowner Hotline for reservations. **440-638-4304** (Use requests for non-recurring use should be made several weeks in advance. Resident must be present with group.) Availability is first-come, first-serve.

## ORDER 2019 POOL PASSES NOW

Please order summer pool passes when you pay your annual dues. **You must order passes now**, even if you are not sure you will use the pool this summer, so you have them when you want them. Almost all residents last year requested pool passes in advance and it worked very well. Passes will be mailed to homeowners by May 1 (we will provide the envelope and stamp). Residents that do not order passes before May 1, 2019 will pay a \$10.00 administrative fee (which trustees donate to the

High Point Shark Swim Team) to get passes. If your home is for sale, your new buyer will be exempted from this fee. Existing residents must pay. A Pool Pass Registration form was mailed with your dues invoice. You can download a 2019 pool pass registration form from our website. Click on FORMS tab. Questions? Call Hotline at 440-638-4304.



**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 Board (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.* This does not include interior renovations of your residence.

These protective covenants maintain amenities and protect property values within the association. Keeping this in mind, homeowners are required to follow these 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 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** -----

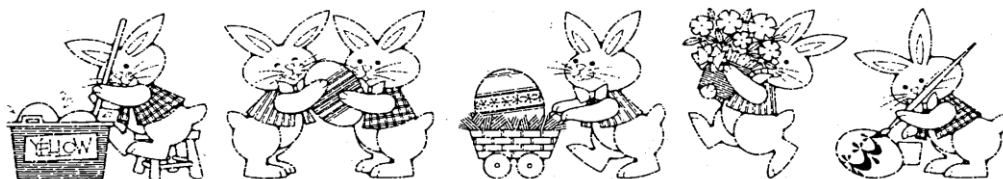
Date Received \_\_\_\_\_ Decision Date \_\_\_\_\_ **ACTION:** Approve [ ] Reject [ ] Qualify [ ]

Trustees: \_\_\_\_\_ by \_\_\_\_\_

**High Point Homeowners Association**  
P.O. Box 361065 - Strongsville, Ohio 44136



FIRST CLASS



☞ ☞ ☞ **32nd Annual Easter Egg Scramble** ☞ ☞ ☞  
**SUNDAY, APRIL 14th at 2:00 p.m. – EGGCITING!!!!**

*Annual Association Meeting Thursday, January 24*

**HIGH POINT NEWSLETTER**

*Family Movie Night – Feb. 22*

More information inside. SMALLFOOT is the movie we will show on the big screen inside the clubhouse. Movie begins at 7:30 pm. Admission is canned food/non-perishable items for Strongsville Food Bank. More info inside.....

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

High Point residents are governed by Covenants and Restrictions. If you plan to remodel the exterior or add to your home this summer, 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. City departments will not approve plans until they receive approval from the association. Forms are in this newsletter or available on our website or by calling the Homeowner Hotline at 440-638-4304.

### **WEBSITE HAS LATEST INFORMATION**

Our website is [www.hpohio.com](http://www.hpohio.com) and features many categories of information. A helpful tab is available titled "GOVERNANCE and ADMINISTRATION". On this tab you will find Annual Meeting minutes, trustee meeting agendas and Association Financial Reports. Happy reading!

**[www.hpohio.com](http://www.hpohio.com)**