



Annual Meeting Thursday, January 30th

Join us at the clubhouse for the 2020 Annual meeting on **THURSDAY, JANUARY 30**, 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 2019 and plans for 2020, as well as other items of business. Reports will be given by trustees about the status of the pool and late opening in 2019, as well as future dues increases. Comments will be made about the 10-year budget plan projection that is included in this newsletter. There will also be time set aside for resident questions.

A **“WELCOME TO HIGH POINT”** program will be held for new residents before the annual meeting on Thursday, January 31. This informational meeting begins at 7:15 p.m. at the clubhouse. If you moved in during 2019, 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.

33rd Annual Easter Egg Scramble

Sunday, April 5th 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 5**, 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:

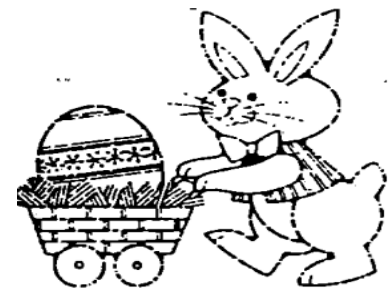
Walking to 3 years old

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 11 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 5th!



☺ Family Movie Night - Friday, February 21 ☺

Miss the summer Family Movie Nights? Join us for a Winter Family Movie Night on Friday, February 21 at 7:30 pm at the Clubhouse. Our movie will be Disney's "Lady and the Tramp" on the big screen inside the clubhouse. Don't forget you will want pack snacks for the show. **Admission is to bring canned food/non-perishable items for Strongsville Food Bank.** You will want to have a pillow and blanket to be comfortable on the floor. Come join us!!

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.

VANDALS STRIKE

As owners in High Point, residents are adversely impacted when association assets are vandalized. In late December during the holiday school break, our playground equipment was damaged by vandals. That is truly unfortunate, as the playground is used by many families with young children.

Damage to the slides was done by carving into the plastic. Swastikas, inappropriate images and words were deeply etched into the plastic slides by unknown persons. We contacted the playground company that installed and services our equipment, but they will not be out until the weather breaks in the spring to inspect the damage and give us an idea if some action can be taken short of replacing the slides. In the meantime, this condition will remain. Until that inspection is done, we can only assume a replacement of the slide units would cost tens of thousands of dollars, as the overall cost of the equipment years ago was over \$160,000. It is possible that alternative repairs can be made and we are looking into options including an insurance claim for property damage.

Association trustees do not believe outsiders carried out this vandalism. It is likely that someone in our development did the damage. We have contacted the Strongsville Police and their considered opinion is that it would be those within the development and not strangers that are responsible. It is unfortunate that this is likely to be a costly and unnecessary repair. In the past we have had paint used to mark playground equipment with graffiti and been able to remove it with chemicals, but in this case the smooth plastic surfaces of the slides have been damaged. Our objective is to remove the carvings so children can use the playground, but this is very unfortunate.

Ballot for Association Trustee

Two Trustee positions are available for a two-year term running from January 2020 to January 2022. There are five total trustees, with Bob Campobenedetto and Ken Evans completing a two-year term that began in January 2018. They are running again. Send ballots to the association post office box or deliver to the Association Annual Meeting on **Thursday, January 30 at 8:00 pm.**

Send to: **High Point Trustee Ballot**, P.O. Box 361065, Strongsville, Ohio 44136
Homeowners should vote for two candidates and **mail** the ballot to the address above **no later than January 25** or bring it to the Annual Meeting on January 30. All ballots require the homeowner name and address for validation. Vote for no more than two trustees. A simple majority of votes from the ballots cast will determine the new trustees. (* indicates current trustee)

Vote for 2

* **Bob Campobenedetto, 18156 Rustic Hollow**

* **Ken Evans, 18399 Yorktown Oval**

Vote for 2

Homeowner casting ballot (print) _____ (name required)

Homeowner address _____ Date _____

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

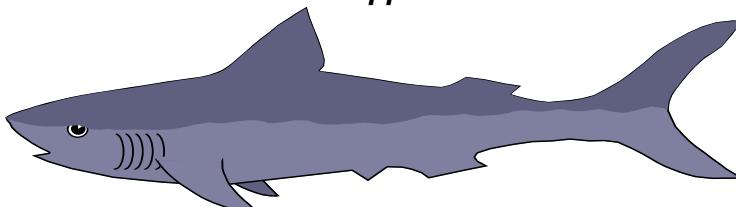
HIGH POINT SWIM TEAM

High Point combines with families from Deerfield Woods for the High Point Sharks Swim Team. This is for youngsters between 4 and 18 years of age (as of June 1, 2020). Our team is part of the SSL (Strongsville Swim League) with other associations and is for fun and skill development. There is a information/registration meeting on **Monday, March 23 at 6:00 pm at the High Point Clubhouse**. Committee assignments are required for parents who make the commitment that night and receive their choice of duties. **Swimmer registrations are not accepted without a commitment by parents to serve on a committee or other parent assignment.** Swim meets require the support of parent volunteers. (Home meets require at least 40 parents and away meets require at least 28.)

Please bring a current e-mail address as important information is sent via the internet (i.e. practice times, schedule changes, swim meet weather cancellation, etc.). If you have questions about the swim team please direct *inquiries via email to: jeff@visioninfrared.com*

Many thanks to residents Jeff Gadd and Scott McComas 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
2020 !!!!!**



**Good Luck
Sharks in
2020 !!!!!**

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.

ORDER 2020 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, 2020 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 2020 pool pass registration form from our website. Click on FORMS tab. Questions? Call Hotline at 440-638-4304.

Kid's Holiday Party Is A Hit

There were a lot of kids and families at our annual 2019 Kid's Christmas Party on Sunday afternoon, December 15. A magic show entertained the audience until Santa arrived to greet boys and girls. Everyone received creative balloon figures and had the opportunity to get a photo with Santa. Each child received a special holiday bag with goodies. *(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. See you again on Sunday, December 13, 2020.

Common Areas Not Private Property

Our greenbelt areas running throughout the development (some wooded and some grass) are intended for the enjoyment of all and providing a buffer between streets. 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. Dead trees are taken down as a safety precaution by the association and are not replaced. Ohio laws provide that when a tree falls into your yard, it is your responsibility to remove. Often times homeowner insurance will pay for the removal by tree companies.

\$390 Dues payable in January

2020 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 MAY 2020

Homeowner Hotline 440-638-4304

2019 Financial Report

2019 Report

High Point Newsletter - January, 2020

High Point Budget vs Actual - 2019

1/1/2019 through 12/31/2019

Category Description	Actual	Budget	Difference	Special Notes
INCOME				
Homeowner Dues	\$236,040	\$231,480	4,560	Collected prior year delinquent dues
Rental of clubhouse	\$11,325	\$10,500	825	
Interest/other	\$1,076	\$1,500	-424	
TOTAL INCOME	\$248,441	\$243,480	4,961	
EXPENSES				
Association Improvements	\$1,590	\$3,000	1,410	
Recreation Area Repair	\$1,657	\$3,000	1,343	
Clubhouse Operations	\$10,366	\$10,800	434	
Post Office/Print/Supplies	\$5,586	\$5,800	214	
Landscape Mgt Service	\$51,427	\$53,000	1,573	
Landscape Special Projects	\$30,269	\$27,000	-3,269	See Note 1
Pool Management Services	\$53,845	\$54,000	155	See Note 2
Pool Repair & Equipment	\$19,725	\$3,000	-16,725	See Note 3
Lifeguards for Rentals	\$100	\$200	100	Always paid from rental fees
Utilities (ele,gas,w/s,phone)	\$24,532	\$26,000	1,468	
Security Services	\$466	\$500	34	
Accounting Services	\$2,110	\$2,000	-110	
Clubhouse Cleaning Services	\$9,871	\$7,500	-2,371	See Note 4
Insurance Services	\$14,380	\$14,500	120	
Legal & Financial Services	\$94	\$500	406	
Taxes (property, payroll, etc)	\$1,499	\$2,800	1,301	
Social Events	\$7,338	\$5,500	-1,838	Added Winter Family Movie Night
TOTAL EXPENSES	\$234,855	\$219,100	-15,755	
Capital Improvement Projects	\$0	\$17,000	17,000	See Note 5
GRAND TOTAL EXPENSES	\$234,855	\$236,100	1,245	
Income vs Expenses (Annual Net)	\$13,586	\$7,380	6,206	

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

Note 2: Due to pool opening late, there was a credit from Metropolitan Pool of over \$7,000 paid in 2019 that will be carried over to 2020.

Note 3: Obviously the repair of the 8 leaks in the pool were not anticipated. Information about this has appeared in the fall newsletter.

Note 4: Cleaning service was hired to perform regular cleaning of the clubhouse. Interior and exterior windows are also done during the year.

Note 5: No capital improvement projects were done due to pool repair.

Refer to 10-Year Financial Projection for actual year-end cash balances and projections through 2029.

2020 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 week to 10 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

Two Trustee positions are available for a two-year term running from January 2020 to January 2022. There are five total trustees, with David Allen, Valerie Bakata and Ashley Voorhies serving a two-year term that began in January 2019. Two trustees are running again. Send ballots to the association post office box or deliver to the Association Annual Meeting on **Thursday, January 30 at 8:00 pm.**

Send to: **High Point Trustee Ballot**, P.O. Box 361065, Strongsville, Ohio 44136
Homeowners should vote for two candidates and **mail** the ballot to the address above **no later than January 28** or bring it to the Annual Meeting on January 30. All ballots require the homeowner name and address for validation. Vote for no more than two trustees. A simple majority of votes from the ballots cast will determine the new trustees. (* indicates current trustee)

Vote for 2

- * **Bob Campobenedetto** 18156 Rustic Hollow
- * **Ken Evans** 18399 Yorktown Oval

Vote for 2

Homeowner casting ballot (print) _____ (name required)

Homeowner address _____ Date _____

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

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.

↗↗ Same Landscape Service in 2020 ↖↖

Our thanks to Schonhut Landscape for a great 2019 summer season. Despite a wet and cold spring, our landscaper crew did a superior job taking care of our common areas throughout the growing season. They will continue in 2020 on the second year of a three-year contract.

We appreciate residents being patient as the growing season begins and the rain prevents cutting in many areas. We try to avoid damage to the turf. Problems and issues can be reported to trustees via the Homeowner Hotline. Our detailed landscape specifications and maps can be found on our website. This summer residents should continue to see consistent service levels in all areas.

▣ ▣ ▣ ▣ ▣ 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.

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.

Help! We Need Somebody!

Every year the trustees need help to stuff thousands of Easter Eggs with candy for the Easter Egg Scramble. On Thursday, April 2 we invite residents with grown children who enjoyed past Scrambles to help stuff eggs from 7:00 pm to 9:00 pm. It is a very sociable evening. Come with a neighbor or another couple to enjoy a glass of wine and fruit. Call **Ashley Voorhies 440-829-4502** to join the fun.

So What Happens Now With The Pool?

We cross our fingers and hope the pool basin continues to hold water so we can open on Memorial Day Weekend. Otherwise we have to make repairs like we did last year and hope to open as soon as possible. In the meantime, the trustees are moving forward to replace the pool in the fall of 2022. That may seem a long time away, but the trustees are working on the project already. It is necessary to find a private funding source (since we can't borrow money from a bank without express authority in our Covenants & Restrictions – which we don't have and can't get 90% to change). If anyone knows of a venture capital or other private equity that might lend to a homeowner association, contact the trustees with that information. A formal loan will result in payment of interest. An alternative is to have residents loan smaller blocks of funds. More will be reported at the Annual Meeting January 30.

Front Row for the Festivities

Putting the eggs on the ground for the Easter Egg Scramble takes a lot of hands. If you are willing to help put the eggs out on Sunday, April 5 at 1:00 pm, call trustee **Valerie Bakata at 440-570-5994**. All who help spread the eggs get a front row seat to watch the excitement of the Scramble.

★ ★ **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.

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 -----

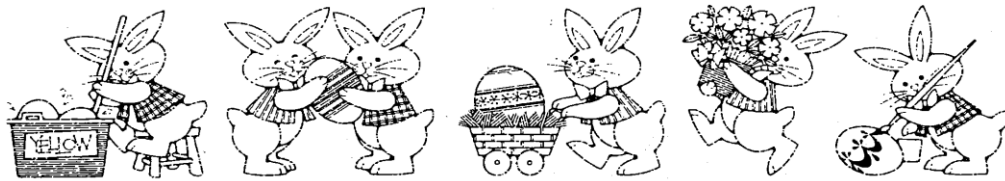
Date Received _____ Decision Date _____ **ACTION:** Approve [] Reject [] Qualify []

Trustees: _____ by _____

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



FIRST CLASS



☞ ☞ ☞ **33rd Annual Easter Egg Scramble** ☞ ☞ ☞

SUNDAY, APRIL 5th at 2:00 p.m. - EGGCITING!!!!

Annual Association Meeting Thursday, January 30

HIGH POINT NEWSLETTER

Family Movie Night - Feb. 21

More information inside. Disney's Lady and the Tramp will be shown 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 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