



## Annual Meeting Thursday, January 25th

High Point's Annual Association Business Meeting will be **8:00pm** Thursday, January 25, 2024 **at the clubhouse**. Trustees will report on the status of the association and the many projects completed in 2023. A time is set aside for resident questions. All residents are invited to attend.

All residents are invited to join the meeting, whether in-person or online. Residents may also ask questions prior to the meeting and trustees will include those questions and answers in the meeting. Questions for the meeting can be sent to the association email: **high\_point\_hoa@yahoo.com**.

**Recently moved to High Point?** A "WELCOME TO HIGH POINT" program will be held for **new residents** before the annual meeting on Thursday, January 25. This informational meeting **begins at 7:30 p.m.** at the clubhouse. Get your questions about High Point answered and meet new neighbors. Reservations are not needed. You may also submit questions in advance via the association email.

## 2024 Dues Increase to \$590

As was reported in our 2023 January and November High Point Newsletters, Association dues for 2024 will increase to \$590 per property. **Payments are due by January 31, 2024.** Payments received after January 31, 2024 will be assessed late fees. Pool Passes for 2024 (this coming summer) must be ordered when the dues are paid. A 2024 Pool Pass Registration form will be sent with the dues invoice and can be found on our website under the [FORMS](#) tab. ***We appreciate residents who pay their dues on time.***

## ➡ Why Dues Must be Paid by Check ⬅

Association trustees are often asked why our dues cannot be paid by credit card, Venmo, Elle, PayPal or other electronic and online methods. Aside from the fees that are charged for using these methods, dues are collected once per year and that additional work and cost to add payment methods for a one-time payment does not balance out. We understand people enjoy their perks for using these payment methods, but for now we still require checks. For those that have bill-pay through their financial institution, this is easy to use and generates a check. Just be sure to have your address in the payment information so we know the payer.

## Dues Collection

Residents who pay their dues on time year after year are appreciated by association trustees. As an association of 643 homes, dues collection is a huge annual task. These past several years have been very stressful for every homeowners association in the City and ours has been no exception. Despite the challenges, association trustees are pleased to report that dues from all residents have been collected or are in the process of being collected through bankruptcy or foreclosure. We have been very fortunate.

**Trustees remind residents that if your family experiences financial difficulties from the loss of a job, medical situation or some other calamity, you can contact trustee, Ken Evans (440.572.3292) to arrange a plan to work out the payments.** When we understand the circumstances (which means contacting trustees before the dues are late), we are able to work around the hardships and difficult times.

## Financial Review Complete

An independent review was conducted of Association revenue and expenses for the 2022 calendar year by Hobe & Lucas (a local CPA firm). Although not an audit, the objective of the review was:

- 1) Prepare financial statements in accordance with accounting principles generally accepted in the United States of America based on information provided by the association trustees, and
- 2) Obtain limited assurance as a basis for reporting whether the accounting firm is aware of any material modifications that should be made to the financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

In general, the review

- a) reconciled cash on deposit as of 12/31/2022;
- b) tested reported dues and rental income;
- c) reviewed 2021 disbursements for classification and documentation; and
- d) checked financial statements as of 12/31/2022.

A report issued by Hobe & Lucas can be found on the Governance and Administration tab, as “Financial Review 2022.” There was one finding or recommendation issued as a result of the Financial Review. That was to decrease the concentration of risk, as the funds held at one depository institution were in excess of FDIC insurance limits of \$250,000. That issue resulted from our CD earning interest that put us over the \$250,000 threshold. Trustees did not feel this was a concern.

This report covers the transition period from trustee Bob Campobenedetto, who stepped down as treasurer in 2022 when he moved out of High Point, with Ken Evans taking over that position. Direct questions about the financial review to Ken Evans (440-572-3292).

## 36th Annual Easter Egg Scramble

*Scheduled for Sunday, March 24 at 2:00 p.m.*

Thousands of brightly colored eggs will be scattered for children to gather. **Each age group is run one at a time** (groups take only a few minutes each) on **Sunday, March 24**, beginning at 2:00 p.m. sharp. Don't be late and bring a bucket to collect eggs. 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 appropriate for April. There will be three age groups, each run one at a time:

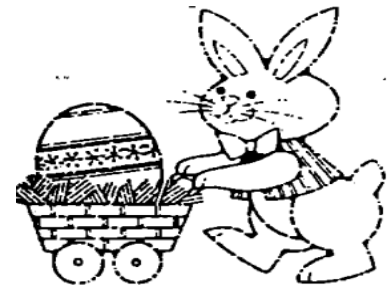
Walking to 3 years old

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, March 30 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, March 24!**



### HIGH POINT TRUSTEES

Ken Evans  
Sharon Gonzalez  
James Nadolski  
Erica C. Penick  
Ashley Voorhies

18399 Yorktown Oval  
17604 Plymouth Row  
17625 Brandywine Drive  
18472 Admiralty Drive  
17960 Saratoga Trail

440-572-3292  
216-372-0056  
216-559-7707  
440-941-5119  
440-829-4502

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.

## Dumping Leaves in Creeks Not Permitted

High Point trustees have been notified by the City of Strongsville Engineering Department that their staff has observed residents in High Point that back up to drainage creeks dumping leaves into creeks. As part of the City's efforts to control flooding in the City, Engineering staff regularly check the drainage channels for obstructions and they have notified us that residents need to be warned about dumping leaves into the channels. This fall they observed numerous residents raking and blowing leaves into the channels, which impedes the water flow and blocks drains downstream. They caution that if that happens, residents can be cited and taken to Mayor's Court and fined for these actions.

High Point has a number of drainage channels that run behind homes and go into headwalls protecting storm sewers. These were approved by the Army Corps of Engineers back in the 60's and the City depends on these to clear runoff water into storm sewers. Dumping grass, leaves or other debris can result in residents being fined for their actions. It is not the responsibility of the association to clear materials that are clearly dumped by residents. Questions about this can be directed to association trustees via email or the Homeowner Hotline.

## ABOUT FENCES AND SHEDS IN HIGH POINT

Calls are received periodically about fences and sheds in High Point. These are **NOT** permitted by the Covenants and Restrictions. There are a handful that were built prior to 1990, when the developer had control and permitted them. Trustees have a legal responsibility to uphold and enforce the Covenants and Restrictions and do not search for violators, but must investigate reported complaints. Any change to the C&R requires a vote of 90% of the residents (579 of 643).

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 in a court decision in 1994 by the Cuyahoga County Common Pleas Court to mean that fences and sheds in High Point are prohibited. Trustees are obliged to enforce this restriction in a uniform manner. Homeowners who violate Covenants and Restrictions, including the above, should expect the trustees to pursue the matter as necessary, including taking legal action against violations. Civil litigation is a slow process, as well as time consuming and expensive. We appreciate High Point residents who observe the requirements.

## HIGH POINT SWIM TEAM

High Point combines with families from Deerfield Woods for the High Point Sharks Swim Team. Our team is specifically for youngsters between 5 and 18 years of age (as of June 1, 2024). As part of the Strongsville Swim League (SSL), with other Strongsville homeowner associations, the league is for fun and skill development. Last year we had over 100 boys and girls on the team who had a great time improving their swimming skills and competing with other Strongsville swimmers. The swim season starts after Memorial Day and ends in mid-July with a Champs meet at the Rec Center. Swim meets require the support of parent volunteers. *Swim team registrations are only accepted without a commitment by parents to serve on a committee or other parent assignment.* Home meets require at least 40 parents and away meets require at least 28.

If you are interested in having your child participate, please send an email to [high\\_point\\_hoa@yahoo.com](mailto:high_point_hoa@yahoo.com) and it will be directed to those responsible for the team. **We also plan to have a parent information meeting in March/April at the clubhouse. We will advertise the date on the High Point Homeowners site and the High Point Swimteam Facebook page.**

# How Can I Rent the Clubhouse?

Homeowners may rent our clubhouse for private parties and events. Many dates for the summer of 2024 have already been booked. Residents can look up available dates by visiting our website and looking at the rental calendar. To check availability, go to our website and click the "clubhouse rentals" tab. Due to heavy rental activity, we suggest you reserve dates well in advance, but you can also check on short notice when you might need to use the clubhouse at the last minute. Call the Homeowner Hotline, 440-638-4304, and leave a message. It helps to have several dates in mind when calling. Your call about a rental date will be returned within a few days. Clubhouse 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 in advance. **Capacity is 120 people,**

## **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 always suggest booking as far in advance as possible.

## **Summer Rentals**

POOL RENTALS during summer months may begin **after 5:00 p.m.** for any Friday, Saturday or Sunday evening, but must share the pool with residents during homeowner hours. Parties that end by 9:00 p.m. on Friday or Saturday evenings are charged \$125 for the rental, which includes the cost of lifeguards and shared time with residents. Parties on Sunday evenings that end by 8:00 pm also only pay \$125. Parties may go two hours beyond the normal closing, which provides two hours of private pool time, and the rental cost is then \$250. All rentals must end when the pool closes and cleanup must be done immediately. (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 during the afternoon hours 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 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 security deposit, as it is a safety issue.

## ***2024 Clubhouse Rentals Booking Now***

Our website calendar for Clubhouse rentals is up to date. You will find many 2024 dates already booked. If you have a graduation, anniversary, shower, wedding reception or other event, we suggest you reserve your date as early as possible to get your choice. Check the website and call the Homeowner Hotline (440-638-4304) to make your reservation.

## ***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 are waiting for school buses. Please drive carefully and give our kids a break.

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

## When a Tree Dies in the Common Area

Our development has many acres of common area and much of that is wooded. Original owners will remember they paid a premium price to back up to the wooded common areas. When High Point was designed back in the 1960's, the common areas were spread throughout the development. Many of the wooded areas were planned without an access point and so the practice has been to continue these areas as natural wooded space. When a tree dies it is felled in that wooded area and left to decay as if it had fallen naturally. Between the issue of no access and the cost to remove dead trees, it is impossible to maintain wooded areas in any other manner.

In the recreation spaces and in some area between homes, the original developer and builders placed trees in common areas to help sell homes. Over the years some of these have died and back in the 1980's unsuccessful attempts were made to replace trees, but they often died due to lack of care and basic watering. Since that time, the ongoing practice is not to replace trees when they die. Dead trees are cut as close to the ground as possible and the stump remains. Although some residents asked to replace trees in the common area, it was found that resident or subsequent owners did not care for the trees and in addition to being a landscaper's challenge to cut around them, when they died, they become the expense of the association to take down or remove. Especially in an aging development, trees have grown and large trees are very expensive to take down. For the past several years, the cost for tree cutting has been a substantial part of our landscape budget.

### 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.

## Association Trustee Ballot

Two Trustee positions are available for a two-year term from January 2024 to January 2026. There are five trustees, with Ashley Voorhies, Erica Penick, and Jim Nadolski completing a two-year term that began in January 2023. Ballots must be received in the association post office box by January 23 to be counted by the Annual Meeting on **Thursday, January 25**.

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Send to: **High Point Trustee Ballot**, PO Box 361065, Strongsville, OH 44136  
Homeowners should vote for two candidates and **send** ballot to the address above. Ballots must be received **by January 23**. Ballots require homeowner name & address for validation. A simple majority of votes cast will determine the elected trustees. (\* notes current trustee)

☐ **Sharon Gonzalez, 17604 Plymouth Row \***

☐ **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.*

**Architectural Review Reminder****If you are planning to Renovate your home, Please read this**

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 \_\_\_\_\_

## **Snow, Snow, Snow**

Snow season is upon us. Here are two important reminders. **DO** shovel your sidewalks so students who walk to the bus and residents who walk can get where they need to go. Our city does require sidewalks be cleared within 24 hours of a snowfall. **DON'T** push snow from your driveway into the street. This is dangerous for drivers and creates problems for city snowplow crews. Thank you.

## *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. Please do NOT park in designated spaces with signs for doctors, staff or patients. We appreciate this generous arrangement by SWGHC officials.

## **Please Do NOT Feed the Geese**

Geese are federally protected, but residents who live near the retention lakes can tell you the geese are a huge problem. People think they are helping by feeding the geese, but they are wrong. Ohio Department of Natural Resources says food that people provide does not help the geese. When the geese are fed, they come back over and over to that location. Trustees have tried many methods to deter geese over the years. Many at significant expense. None of these deterrents work when people feed the geese. Please do NOT feed the geese.

## *Kid's Christmas Party*

Our Kid's Christmas Party on December 10 was a huge success. Our planning committee of residents put together a great event. There was a magic show to start, balloon creations, face painting, ornament creation, and family photos. And each youngster received a special goodie bag as they left. More than 80 children attended, along with family members. A big thanks to our planning committee of Valerie Bakata, Lisa Popa and Ashley Voorhies who spent many hours getting everything set for the event. Also thank you to residents Erica Penick and Carolyn Scherry who helped on the day of the party.

## **ORDER SWIM PASSES WITH 2024 DUES PAYMENTS**

Attention residents! Pool pass registration forms for 2024 will be sent with the Dues Invoices. **2024 Pool Pass Registration forms MUST BE RETURNED WITH YOUR DUES PAYMENT BY JANUARY 31.** Passes for 2024 will be distributed according to the pool pass registration forms returned with your 2024 dues. Pool pass distribution dates and details will be published in the May newsletter.

**IF YOU EVEN THINK YOU MIGHT WANT TO USE THE POOL IN 2024,** you should order pool passes with your dues payment. You have already paid for these in your dues. We know there are many homes for sale in the development. If your home is for sale and sells before or early in the summer, new residents will have the opportunity to get pool passes at that time.

# 2023 Financial Report

## High Point Budget vs Actual - 2023

1/1/2023 through 12/31/2023

Category Description	ACTUAL	Budget	Difference	Special Notes
<b>INCOME</b>				
Resident Dues	\$311,998	\$315,070	-3,072	<i>Outstanding dues in collection</i>
Rentals, interest, other income	\$27,661	\$5,000	22,661	<i>CD int, Rental fees &amp; transfer fees</i>
<b>TOTAL INCOME</b>	<b>\$339,659</b>	<b>\$320,070</b>	<b>19,589</b>	
<b>EXPENSES</b>				
Association Improvements	\$5,034	\$3,000	-2,034	<i>See Note 1</i>
Recreation Area Repair	\$5,385	\$3,000	-2,385	<i>Wood chips needed in playground</i>
Clubhouse Operations	\$20,614	\$12,400	-8,214	<i>See Note 2</i>
Post Office/Print/Supplies	\$4,296	\$6,200	1,904	
Landscape Mgt Service	\$56,979	\$63,000	6,021	<i>Nov &amp; Dec not billed in 2023</i>
Landscape Other Projects	\$22,567	\$35,000	12,433	<i>See Note 3</i>
Pool Management Services	\$77,230	\$85,500	8,270	<i>See Note 4</i>
Pool Repair & Equipment	\$9,507	\$16,000	6,493	<i>See Note 5</i>
Lifeguards for Rentals	\$0	\$0	0	<i>Always paid from rental fees</i>
Utilities (ele,gas,w/s,phone)	\$32,463	\$30,000	-2,463	
Security Services	\$1,037	\$600	-437	
Accounting Services	\$9,670	\$6,500	-3,170	<i>See Note 6</i>
Clubhouse Cleaning Services	\$7,873	\$9,500	1,627	
Insurance, Legal, Financial	\$14,919	\$8,000	-6,919	<i>See Note 7</i>
Taxes (property, payroll, etc)	\$1,870	\$2,200	330	
Social Events	\$4,111	\$6,000	1,889	
<b>TOTAL EXPENSES</b>	<b>\$273,555</b>	<b>\$286,900</b>	<b>13,345</b>	
Capital Improvement Projects	\$15,320	\$40,000	24,680	<i>See Note 8</i>
<b>GRAND TOTAL EXPENSES</b>	<b>\$288,875</b>	<b>\$326,900</b>	<b>38,025</b>	
Income vs Expenses (Annual Net)	<b>\$50,784</b>			

1/1/2024 Final

See Multi-Year Projection for Actuals &amp; Forecast through 2034

Note 1: Budget did not plan replacement flagpole, drinking fountain, and painting three walking bridge railings.

Note 2: Budget did not plan replacement of party room window blind, banquet tables, chest freezer and kitchen oven.

Note 3: Held down tree removal costs and did not do special landscape projects.

Note 4: Lifeguard hours were reduced after 2023 contract was proposed, resulting in lower cost.

Note 5: This category includes funds for pool chair repair and pool leak repairs, which were not needed in 2023.

Note 6: Normal tax & payroll services and TWO financial reviews (2021 & 2022 both billed in 2023 – each was \$4,000). Normal amount for services returns in 2024 to \$6,550.

Note 7: HP initiated 2 foreclosure actions in 2023, with significant legal fees and court costs. Also filed 5 liens for delinquent dues. Fees should be recovered through legal proceedings.

Note 8: Repairs done to pool basin in 2022 billed in 2023. Budget anticipated paying for engineering drawings for a replacement pool. Delayed at suggestion of engineering firm until ready to build.

Numbers included are actuals in our 10-Year Rolling forecast (separately in this newsletter) and are tied to Asset Reserve Analysis for repair and replacement. View full Analysis report on our website.

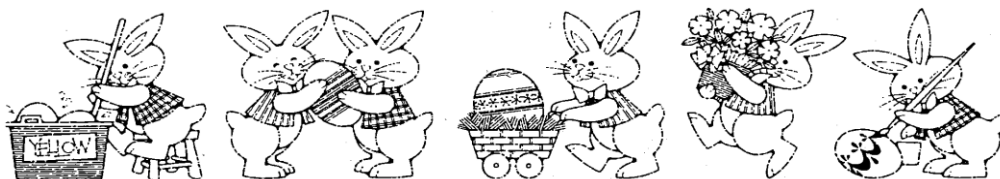




**High Point Homeowners Association**  
P.O. Box 361065 - Strongsville, Ohio 44136



FIRST CLASS



☞ ☞ ☞ **36th Annual Easter Egg Scramble** ☞ ☞ ☞  
**Information Inside Regarding This Event**

*Annual Association Meeting Thursday, January 25*

## **HIGH POINT NEWSLETTER**

### **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.

### **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. A form is in this newsletter or available on our website or by calling the Homeowner Hotline at 440-638-4304.

**NEXT NEWSLETTER IN MAY 2024**

Homeowner Hotline 440-638-4304

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