



35th Annual Easter Egg Scramble

Scheduled for Sunday, April 2nd 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, April 2**, 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, April 8 at 2:00 p.m. (**Homeowner Hotline - 440-638-4304 - will have message if it is questionable 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 2nd!

Annual Meeting Thursday, January 26th

All residents are invited to join the Annual Meeting at the clubhouse on Thursday, January 26 at 8:00 pm. This is a business meeting where the trustees will discuss the 2021 calendar year financial review, expenditures in 2022, future plans for the pool, and the dues increase for 2024 (see information on all of these items in this newsletter). Residents may choose to 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: high_point_hoa@yahoo.com.

2024 Dues Increase to \$590

Our November newsletter reported that 2024 dues would increase to \$520. We were too optimistic. After hours of discussion, multiple financial forecasts and estimating, the trustees determined a different plan was best to keep the association on solid financial footing. In large part, this is due to new information now available to the trustees and the impact of that information on forecasting models used by trustees. **Dues for 2024 will increase to \$590.**

Our last dues increase was \$100 in 2021. Residents will see in the enclosed 10-year budget forecast an increase of \$100 every three years, rather than a \$30 increase every year. It is the responsibility of the trustees to manage expenses and ensure that adequate financial resources are provided to maintain the association and the many amenities we enjoy and pay for necessary services. After lengthy debates, **the trustees settled on increasing dues \$100 every three years.** There are a number of options available (*continued next page*)

(2024 Dues Increase Continued) to trustees for generating revenue for the association. These include annual dues and assessments in addition to annual dues. Trustees are required to provide for ongoing expenses as well as replacement/repair/renovation of the existing amenities. That is why the trustees have regularly done a Reserve Asset Analysis (past reports can be found on our website) to plot out anticipated necessary work that is required and the source of funding to prevent surprises for residents. A new Analysis will be done in the first quarter of 2023 and available on our website after completion.

Our Budget-to-Actual report in this newsletter shows 10 line items higher than budgeted in 2022. There are notes to that report for the specific line items and the reasons each was higher than projected. Many of these were the result of repairs necessary that could not be anticipated. High Point was developed in 1968 by Parkview Builders, which makes our association over 50 years old. Unfortunately, age is catching up with our development. And the results of the Covid virus are still being felt and amplified in our operations.

One significant item in our budget is related to pool operations. For over 25 years, High Point has used Metropolitan Pool Service for lifeguards, pool repairs and chemicals. Residents have suggested the trustees take this over. That is just plain ridiculous. At annual meetings the trustees have discussed how much is involved in operating our pool. Trustees have also talked about options available through other companies. There are only two. One is based in Pittsburgh and obtained a few clients for the 2020 season. When Covid hit, they pulled out and only recently have reentered the Cleveland market. High Point needs a firm we can count on to be there. A second local shop is Hastings Waterworks. They have been around for a number of years and their clients sign a first contract and we are not aware of any that have renewed their contract. Does that sound like a firm you want serving our association? So, we have stayed with Metropolitan and while they are not perfect, we have never had any safety issue with their guards. Thanks to Covid, their hourly starting pay has gone from \$10 per hour to \$15, which has increased their cost significantly. Our 2022 budget estimated the pool management cost at \$65,000 and we managed to get their final 2022 contract down to \$75,000, from what they proposed that was higher. We received their proposed contract for 2023 and it is \$85,500. This time the culprit is pool chemicals. Thanks to the war in Ukraine, chemicals for fertilizer and pools have skyrocketed. We know that because last summer the cost of pool chemicals went up significantly, but our contract locked in the price. So now we have to face that reality. We are adjusting staffing in our schedule, but we are blessed and cursed that our residents use our pool. Large numbers of families coming to the pool means we need adequate staffing for safety reasons. And that is expensive. This is just one example of how our costs have increased to maintain our current level of service to residents.

Our enclosed 10-year forecast uses the proposed pool management contract price, although we hope to negotiate it lower before signing. But you can also look at the utility costs for 2022 that were higher than we forecast. We were over on electricity, natural gas, and water and sewer. That is with fixed-price utility service contracts to protect us from increases. We also invested in long term solutions in replacing the parking lot lights and interior clubhouse lighting with LED. In both cases we had some of the lights go bad and the cost of replacing some bad ballasts in fluorescent lights or rebuilding some bad sodium high-pressure lights was high enough that it justified replacing all of those lights with LED, rather than doing the repairs and facing more repair costs as units continued to get older and need to be replaced.

In each case of these types of work, we solicit bids, which takes a significant amount of time and effort. There are still other projects (such as repair and painting walking bridges) that we have solicited many contractors and none have wanted to take on the project. This is all done by a volunteer board of five individuals. We do the best we can for the development. Our projection of increasing dues by \$100 every three years was determined to be the best plan for the development and our residents. Thank you for your cooperation.

Independent Financial Review Complete

An independent review was conducted of Association revenue and expenses for the 2021 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) reconciles cash on deposit as of 12/31/2021;
- b) tests reported dues and rental income;
- c) reviews 2021 disbursements for classification and documentation; and
- d) checks financial statements as of 12/31/2021.

A report issued by Hobe & Lucas can be found on the Governance and Administration tab, as "Financial Review 2021." 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 has already been addressed by the trustees. Direct questions to Ken Evans (440-572-3292).

GLORIA HEHEMANN APPOINTED AS TRUSTEE

Following the association Bylaws (Article VI, Section 2), the board of trustees appointed Gloria Hehemann, a resident on Williamsburg Oval, to fill a vacancy on the board created when long-time trustee Bob Campobenedetto moved to the East side of Cleveland. Gloria has been working with the board on a number of projects, and was recently appointed as a trustee to serve the balance of a term that expires in January 2024. Welcome Gloria.

Kid's Christmas Party

Our Kid's Christmas Party on December 11 was a huge success. Our planning committee of residents changed things up from our old format. There was a story teller to start, balloon creations, face painting, ornament creation, and family photos. And each youngster received a special goodie bag as they left. About 95 children attended, along with family members. A big thanks to our planning committee of Gloria Hehemann, 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 Caroly Scherry who helped on the day of the party.

Association Trustees

Ashley Voorhies	17960 Saratoga Trail	440-829-4502
Kevin Walter	19267 Westfield Lane	440-465-7954
Ken Evans	18399 Yorktown Oval	440-572-3292
Gloria Hehemann	18195 Williamsburg Oval	440-487-8960

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.

➔ 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.

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, 2023). 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, you can send an email to our association mail box and it will be directed to those responsible for the team. Send to: high_point_hoa@yahoo.com. **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.**

Ballot for Association Trustees

Three Trustee positions are available for a two-year term running from January 2023 to January 2025. There are five total trustees, with Ken Evans and Gloria Hehemann completing a two-year term that began in January 2022. Ballots must be received in the association post office box no later than January 24 to be counted by the Annual Meeting on **Thursday, January 26 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. Ballots must be received **by January 24**. All ballots require homeowner name and address for validation. A simple majority of votes cast will determine the elected trustees. (* indicates current association trustee)

- Kevin Walter** **19267 Westfield Lane** *
- Ashley Voorhies** **17960 Saratoga Trail** *
- Erica Penick** **18472 Admiralty 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 their ballots.

2022 Financial Report

High Point Budget vs Actual - 2022

1/1/2022 through 12/31/2022

Category Description	ACTUAL	Budget	Difference	Special Notes
INCOME				
Resident Dues	\$317,400	\$315,070	2,330	See Note 1
Rentals, interest, other income	\$12,261	\$12,000	261	
TOTAL INCOME	\$329,661	\$327,070	2,591	
EXPENSES				
Association Improvements	\$5,381	\$3,000	-2,381	See Note 2
Recreation Area Repair	\$1,682	\$3,000	1,318	
Clubhouse Operations	\$14,077	\$12,000	-2,077	See Note 3
Post Office/Print/Supplies	\$7,843	\$6,100	-1,743	See note 4
Landscape Mgt Service	\$57,023	\$61,000	3,977	
Landscape Other Projects	\$37,822	\$30,000	-7,823	See note 5
Pool Management Services	\$74,980	\$65,000	-9,980	See note 6
Pool Repair & Equipment	\$14,266	\$18,000	3,734	
Lifeguards for Rentals	\$0	\$200	200	Always paid from rental fees
Utilities (ele,gas,w/s,phone)	\$31,661	\$27,000	-4,661	See note 7
Security Services	\$454	\$550	96	
Accounting Services	\$2,320	\$2,200	-120	
Clubhouse Cleaning Services	\$8,265	\$9,000	735	
Insurance, Legal, Financial	\$6,668	\$12,000	5,332	
Taxes (property, payroll, etc)	\$1,838	\$2,100	262	
Social Events	\$4,151	\$6,000	1,849	
TOTAL EXPENSES	\$268,431	\$257,150	-11,281	
Capital Improvement Projects	\$0	\$0	0	
GRAND TOTAL EXPENSES	\$268,431	\$257,150	-11,281	
Income vs Expenses (Annual Net)	\$61,230	\$69,920	-8,670	

1/2/2023

See Multi-Year Budget for Actual & Projections through 2033

Note 1: Does **not** include \$2,940 of dues collected for 2023. FOUR unpaid dues are in collection/foreclosure process.

Note 2: Includes LED light replacement for clubhouse interior party room, bathrooms and parking lot lights.

Note 3: Included refurbishment of 30 pool lounge chairs that we did not have in budget, but needed to be done.

Note 4: Additional supplies for clubhouse operations and additional printing costs.

Note 5: Dead trees in common area is most of this increase, but includes lawn fertilization and pond management.

Note 6: Covid hourly wage competition caused base contract to go up significantly. Did not get bid until February.

Note 7: Electric includes commercial rates for our meters. Used more electricity, natural gas, and water.

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 Asset Analysis report on our website.

Refer to 10-Year Financial Projection for actual year-end cash balances and projections through 2033

★ ★ **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.

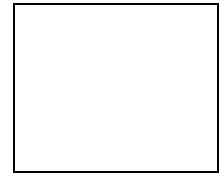
Homeowner signature _____

DO NOT WRITE BELOW THIS LINE -----

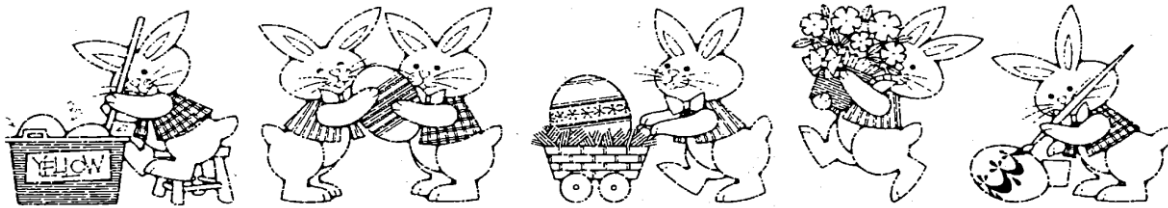
Date Received _____ Decision Date _____ ACTION: Approve [] Reject [] Qualify []

Trustees: _____ by _____

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



FIRST CLASS



☞ ☞ ☞ **35th Annual Easter Egg Scramble** ☞ ☞ ☞
Sunday, April 2 at 2:00 pm

HIGH POINT NEWSLETTER

Annual Association Meeting Thursday, January 26

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 2023

Homeowner Hotline 440-638-4304

www.hpohio.com