



Newsletter

December 2018

P.O. Box 361065 • Strongsville, Ohio 44136 • 440-638-4304

High Point Holiday Celebration



Santa at the Clubhouse



Sunday, December 16 at 2:00 pm

Santa is coming to the High Point Club House for young children and grandchildren of High Point residents as we celebrate the season. Our traditional Christmas Holiday Celebration will feature a festive guest (aka Santa Claus) who will be at High Point to greet friends at the clubhouse on **Sunday, December 16**. Our family magic entertainment will begin promptly at 2:00 pm. We anticipate a big crowd and so ***please plan to arrive on time***. To fully enjoy and appreciate the magical entertainment, please arrive before the show begins. Space on the floor is available up front for younger children to sit and be up close to the magic show.

There will be cookies, fruit and treats to eat. Children will be able to have wonderful balloon creations made to take home. (Reservations are not needed to attend.) ***Mark your calendar now!!!*** This event takes place no matter what the weather, so please plan to join us at the High Point clubhouse on Sunday, December 16. (This event is only open to High Point residents and their children or grandchildren.) Activities conclude by 4:00 p.m.

If your child or grandchild needs to communicate last minute requests or updates to Santa, put this party on your calendar. Avoid long lines at the mall and visit the real Santa here.

Photos with Santa will be provided to all children attending the event. A parent must accompany any child who attends. *(This event is intended for children **10 years old and younger**.)* Join us for this wonderful holiday tradition!!



Annual Meeting January 24



High Point's annual association meeting will be **Thursday, January 24, 2019** at 8:00 pm at the clubhouse. In addition to the election of trustees, there will be information about ongoing projects in the association. Our meetings are short and to the point. A time is available for resident questions.

All residents are invited to attend.

A Welcome to High Point session for new residents will take place prior to the meeting at 7:30 pm. No reservations are necessary to attend.

Association Dues Remain Same for 2019

High Point annual dues remain at \$360 per residential lot (last increased in 2016). Payments are due January 1st. Invoices will be sent to each homeowner at the end of the year. Payments received after January 31, 2019 will be assessed late fees. Pool Passes for 2019 must be ordered when the dues are paid. A 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.***

3 TRUSTEE POSITIONS AVAILABLE IN JANUARY ELECTION

THANKS TO RESIDENTS

This past summer one of our residents again stepped forward to hold a JULY FOURTH PARADE for kids in High Point. A large group came out to celebrate the holiday and participate in the Parade that was led by the Strongsville Police. **PJ Warner**, resident and parade organizer, is planning a bigger July Fourth Parade next summer.

Thanks to **Janie DeVito** and **Jeff Gadd** for their volunteer efforts to run the High Point Shark Swim Team. This is always a lot of work and thanks to their leadership many swimmers have a great summer experience participating in the Strongsville Swim League.



Looking for Information – Try Our Website

Whatever you want to know about High Point, you can find it all on our association website. Available 24/7, this resource is updated regularly. Go to www.hpohio.com and check us out. **You may notice “NEWS FLASH” signs periodically posted around the development** directing you to our website tab for NEWS, where you will find important *breaking news* about High Point in the “News Flash” box.

HIGH POINT 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 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.

◆ ◆ DUES COLLECTIONS ◆ ◆

Residents who pay their dues on time year after year are appreciated by the High Point trustees. As an association of 640 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, the trustees have worked hard to ensure that only a very few outstanding dues remain uncollected from homes in bankruptcy or foreclosure. We have been very fortunate.

Trustees remind residents that if your family experiences financial difficulties resulting from the loss of a job, medical situation or some other calamity, you can contact the trustees 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.

Dues for 2019 remain at \$360. Annual dues in High Point were \$270 from 1976 to 2003; \$330 from 2004 to 2015 and increased in 2016 to \$360 per year. Thanks to an active board and strong financial management oversight, the trustees have minimized increases. Dues will increase to \$390 in 2020.

➔ Financial Review for 2017 Complete ➔

An independent review was conducted of Association revenue and expenses for the 2017 calendar year by Jurcago & Company (a local CPA firm). Although not an audit, the review addresses four major items: 1) reconcile cash on deposit as of 12/31/2017; 2) test reported dues and rental income; 3) review disbursements for classification and documentation; and 4) check financial statements as of 12/31/2017. That report is on the Governance and Administration tab, as “Financial Review 2017.” Direct questions to Bob Campobenedetto (440-238-3013) or Ken Evans (440-572-3292).

Swim Passes Ordered with 2019 Dues Payments

Attention residents! Pool pass registration forms for next summer will be distributed with the Dues Invoices. **Pool Pass Registration forms for 2019 MUST BE RETURNED WITH YOUR DUES PAYMENT BY JANUARY 31.** Passes for the summer of 2019 will be mailed first-class to residents the first week in May of next year. (Trustees will supply the postage and label – no self-addressed, stamped envelope is necessary.) Thank you for your cooperation.

IF YOU EVEN THINK YOU MIGHT WANT TO USE THE POOL IN 2019, then you should order pool passes now with your dues payment. You have already paid for these in your dues. We know there are many homes for sale in the development, and in the event 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.

AGAIN IN 2019 – If you do not order pool passes before April 1, 2019, you will pay a \$10.00 late order fee (which trustees donate to the High Point Swim Team) to obtain your passes. As trustees, our time is valuable and when pool pass orders are filled during the spring, it is done at times that are convenient for board members. After April 1, everyone wants their passes right away and the element of convenience is no longer available. Please order your 2019 pool passes with your dues payment and you will be ready for next summer. So please order your pool passes when you pay your dues. Thank you for your cooperation.

Winter Reminders

Our two retention lakes are NOT safe for activities, including ice skating. These lakes do not freeze and are dangerous. Is your front yard **post light** on? During the winter it is dark many more hours and light is the best crime deterrent, especially during the holidays when we sometimes have unwanted guests. If you see something that is not right, please call the Police.

TRUSTEE POSITIONS AVAILABLE

Three trustee positions expire in January. There are a total of five trustees, each elected for a two-year term. Bob Campobenedetto and Ken Evans are in the middle of a term that ends in January of 2020. David Allen, Ashley Voorhies and Valerie Bakata complete their current trustee term at the January 2019 annual meeting. Interested trustee candidates should call Bob Campobenedetto at 440-238-3013 before December 18 to be included on the January newsletter ballot for the two-year term. Our three current trustees, whose term expires, will be candidates for re-election. High Point, similar to other businesses, is governed by a board that makes financial and operational decisions regarding corporate day-to-day activities. This requires a significant commitment of time, effort and energy throughout the year on the part of those residents who volunteer to serve on the board.

Give Kids a Brake

Even in the winter, drivers in High Point need to be aware and careful. Snow mounds and winter road conditions make driving (especially at night) hazardous for kids and pedestrians. While everyone is in a hurry during the holiday season, we ask you to take your time as you drive through High Point and keep your speed within the posted limits. Even in the mornings as kids wait for school buses, we ask that you watch out. As the winter evolves more into the snow season, the snow piles at intersections will hide youngsters who wait for school buses. Please drive carefully and give our kids a brake.

Landscape Contractor Retained

Residents may remember that BrightView Landscaping (the old Brickman company) took over our property late in 2017 and the trustees worked with them this year to address the many unusual quirks of our common areas. Although there are areas that require improvement, overall BrightView has made great strides and we look for continued improvement throughout the 2019 growing season.

How Can I Rent the Clubhouse?

Homeowners may rent our clubhouse for private parties and events. To check availability, go to our website and click on 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. **Room 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 suggest booking as far in advance as possible, especially for Holiday parties.

Summer Rentals

POOL RENTALS may begin **after as 5:00 p.m.** for any weekday, Friday, Saturday or Sunday evenings, but must share the pool with residents during homeowner hours. Parties that end by 10:00 p.m. are charged \$125 for the rental, which includes the cost of lifeguards and shared time with residents. Parties may go beyond 10:00 p.m. to midnight, which provides up to two hours of private pool time, and the rental cost is then \$250. All rentals must end when the pool closes (10:00 p.m. or 12:00 a.m.) 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 for the association.

For Your Sledding Safety

Sledding is not allowed on association 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 of the mound where trees were planted). This is a large area which can accommodate a large number of people. **As with any activity of this type, parents should be present with participants under 12. Please note those going to this area should NOT use the yards to cut through to the mound.** Ample parking is available behind the Southwest General Health Center. We appreciate this generous arrangement by SWGHC officials.

Facebook Page Confusion

Association trustees appreciate that the Sharks Swim Team has a Facebook page identified as the High Point Facebook page, and need to let residents know that it is not monitored or managed by the association. We apologize if residents felt this was administered by trustees and a means to provide communication to the trustees. It was created by the Swim Team for their swimmers, parents and fans and it is a very effective tool and resource for them. If you need to contact a trustee, use the Homeowner Hotline or information in this newsletter.

HOMEOWNER HOTLINE – 440-638-4304

Why Was the Pool Opening Delayed?

First and foremost, the trustees apologize that our pool opened for the summer late. And we thank all residents for their patience while the pool leak was found and repaired. Every year the trustees go through a process with Metropolitan Pools (our pool management company) to ready the pool for summer operations. Removing the winter cover cannot be done too early and this year when it was taken off in May we found a significant leak left the pool very low on water. Our first contact was the company that repaired the pool basin last year, thinking that repair had not survived the winter. They promptly came out and did the repair again, which we thought would solve the problem.

Unfortunately, when we refilled the pool, it was obvious overnight that we were dealing with another problem that was different. As fast as we had filled the pool, the water was gone the next day. That being the case, we had to bring in an expert to pressurize the pool lines to try to find the underground leak. Because these commercial firms schedule work months in advance, we had to plead our case to jump in front of a long line of clients. We were successful and they located the leak in the middle of the rectangular part of the pool, but that was the easy part. In Northeastern Ohio pool construction companies are busiest in the spring and we searched for anyone that could help us out.

We first contacted the company that had repeated their repair. They promised they would return and perform the second repair. We waited and waited and they did not come. After many unsuccessful calls around the state, we came up with no solution. Metro Pools, our lifeguard provider, does not normally do pool basin repairs, but they sent their crew to repair the pipes and pool shell to help us out. We appreciate that they got the work done and we were able to open as soon as we did.

There are never any guarantees with pools in Northeast Ohio. We could have the same underground pipe problem again as freeze-thaw takes a toll on outdoor pools. Our underground break caused trustees to postpone the proposed resurfacing of the pool until the fall of 2019, so that we would not run into the same problem right after the resurfacing project. That seemed prudent. As a result, we will stretch the pool surface one more year and have a new surface in the summer of 2020 instead.

Thankfully We Avoided Pool Closings

This past summer we had no pool closings due to a fecal release. Unlike two summers ago, parents cooperated by having small children in swim diapers and we lost no days due to a bacterial release.

Pools, even though they are chlorinated heavily like High Point, are required by the State of Ohio to close when there has been a bacterial release. How long a pool must be closed depends on the type of bacterial release. And yes, we are talking poop. Hardened stool requires 4 hours of being closed to ensure adequate filtration, once the release has been removed. Loose stool or diarrhea requires 24 hours of filtration and super chlorination in order to be safe. During that time the pool must be closed to swimmers. Our lifeguards are not responsible for checking swim diapers. Parents are.

Parents with children out of diapers are be responsible for taking them to the bathroom as needed to prevent accidents. Please be considerate so everyone can enjoy the pool all summer long.

Planning to Add or Renovate? What to do?

High Point residents are governed by Covenants & Restrictions. If you plan to remodel your home exterior or an addition to your home, 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. Forms are available on our website (see tab "Forms") or by calling the Homeowner Hotline.

Family Movie Nights a Success

There were 4 movie nights on Fridays this past summer and all were well attended. Families came and relaxed on the deck or in the pool to watch the movies on the 16 foot screen. If you have movie suggestions for next summer, feel free to contact trustees or attend the annual meeting in January.

Family Movie Night in February

Our family movie nights have been so successful during the summer at the pool, we decided to try an indoor winter family movie night. Mark your calendar now for **Friday, February 24 at 7:30 pm** to join us at the clubhouse for a great family event. Our big screen will be set up and there will be popcorn and refreshments. Admission will be a donation for the Strongsville Food Bank. More information and the movie title to follow. You can also see information on our website in January.

It's a Dog-Gone Shame

Year after year, it is the number one complaint for the Homeowner Hotline. Residents complain about people who walk their dogs and don't clean up after their pets. We all understand it is not the fault of the dog. Inconsiderate residents should be embarrassed leaving poop behind from their pets. Our city requires owners to pick up after their pets. Persistent violators can be cited.

Association trustees ask pet owners to use common sense. Dogs, especially when in the recreation and playground area where small children play, should always be on a leash and never running free. We also get calls about cats freely roaming the neighborhoods. People complain about this just as often because they find dead birds killed by cats on the prowl. Please be considerate of neighbors.

Clubhouse Conference Room Available

Residents should know that a conference room is available for use by local organizations. 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. Call the Homeowner Hotline for reservations. **440-638-4304** (Resident must be present with group.)

Wooded Areas & Common Grounds

Greenbelt areas benefit all residents and are maintained in a natural state. **Residents may not dispose of landscape debris, trash, leaves or junk in common areas.** Homeowners are NOT permitted to clear greenbelt areas or cut down trees. ***Weapons may not be discharged in the city, including common areas. Paintball guns and BB guns are illegal and violators are subject to arrest.*** Common areas are NOT places to build forts, treehouses or fire pits, position swing sets or cut down trees. Report damage to these natural areas by calling the Homeowner Hotline.

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. Thanks.

RECREATION AREA CHALLENGES

Association trustees worked hard over the summer to resolve the challenges with the basketball courts at the recreation area. People from outside the association continue to use our basketball courts and there are associated problems with the language and activity. It is very difficult to control this and the trustees are not only aware, but have worked on trying various solutions.

Discussions continue with association trustees regarding long-term solutions.

KID'S HOLIDAY PARTY AT CLUBHOUSE SUNDAY, DECEMBER 16 AT 2:00 PM

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 several built prior to 1990, when the developer had control and allowed 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 (572 of 640).

Article VI, Section 2 of the Covenants and Restrictions (amended in 1986) says in part, “... **No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, except by the developer, or its authorized builder, building company, or other person, firm or entity.**” This statement has been interpreted by the Cuyahoga County Common Pleas Court to mean that fences 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.

Valerie Bakata is New Trustee

Welcome to Valerie Bakata as a replacement trustee for David Knowles. As per the association By-Laws, the trustees appointed Valerie in June to fill the vacancy when David retired after 20 years as a trustee. Valerie has lived in High Point on Brandywine Drive for many years. She has been a faithful attendee at annual meetings and helped with many of the events. Her contact information is listed with the other trustees in this newsletter. We thank Valerie for volunteering to be on the board.

SHORT-TERM HOUSING RENTALS

Residents should be aware that the trustees contacted our legal counsel when we were asked about renting homes in High Point for short periods of time. Everyone knows about the AirBNB business that is sweeping the country. **THESE ARE NOT PERMITTED IN HIGH POINT.** Here is why.

Our High Point Covenants & Restrictions provide for a definition of "Living Unit." Article I, Definitions, Section 1(e) defines "Living Unit" to mean and refer to any building or unit that is “... designed and intended for use and occupancy as a residence by a single family.” By definition, an owner certainly cannot rent out a room or part of their unit. Use of a unit for the weekend or a week is not a use of that unit for occupancy as a residence. It is for transient purposes, like a hotel.

Obviously, Air BNB's are a business that cannot be run out of the unit, as stated in the Covenants & Restrictions. Since these are deed-restricted, all members of the association are obligated and required to follow these requirements. It is not an option. Alternatively, leasing or renting a home in our development for a longer term is allowed by the Covenants & Restrictions. There is a distinction between short-term and long-term, according to our legal counsel.

Our Declaration is allowed to be more strict than the local ordinances, so prohibiting temporary home occupations is acceptable even where the city says it is ok. A "home occupation" has been defined by the courts. The idea of this protection is to prevent an impact on the residential character of the neighborhood. Customers coming to occupy a house on a transient or temporary basis will disrupt the residential character of the association, and are not allowed. Because the short-term occupancy of a living unit would constitute operating as a business (such as a hotel), our counsel has advised that this type of activity would be prohibited. So the information from counsel is that using a home in High Point to offer AirBNB is not an acceptable home occupation.

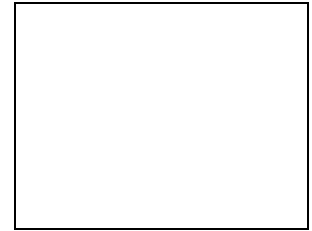
High Point Annual Meeting

Thursday, January 24, 2019 8:00 p.m.

WELCOME TO HIGH POINT FOR NEW RESIDENTS AT 7:30 PM

High Point Homeowners Association

P.O. Box 361065 --- Strongsville, Ohio 44136



FIRST CLASS



HIGH POINT NEWSLETTER

www.hpohio.com

Next Newsletter in January

Our last newsletter came out in May and our next newsletter is early January. With our website, we publish only three newsletters a year. Invoices for association dues for 2019 (your annual **\$360.00** assessment) will be sent to homeowners at the end of December. Both the 2019 Dues Invoice and 2019 Pool Pass Registration Form can also be found under the "Forms" tab at www.hpohio.com.

2019 Clubhouse Rentals Booking Now

If you look at the up-to-date 2019 rental calendar on our website for Clubhouse rentals, you will find many 2019 dates already booked. If you have a graduation, anniversary, shower, wedding reception or other event you are planning, 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.

Summer rentals using the pool *until midnight* (private use from 10:00 pm to midnight) are available for **\$250** for the summer of 2019. Clubhouse rentals (with or without pool use) where the party ends at 10:00 pm are still \$125. A security deposit of \$500 (two checks for \$100 & \$400) is required. Signups are done in small groups at the clubhouse and checks for the rental are submitted at that time.

Santa Comes to High Point

Our Kid's Holiday Party (for those 10 and younger) is set for Sunday, December 16 at 2:00 pm at the clubhouse. Santa will be there and we have a fantastic magic show to entertain kids of all ages. Plan to arrive on time, as you won't want to miss anything. We will also have food and balloon creations and a photo with Santa. Make your plans now to attend.

*Happy Holidays & Best Wishes for the New Year
from Association Trustees!!!*