



## High Point Holiday Celebration

### ❄️ ❄️ **Santa at the Clubhouse** ❄️ ❄️

*Sunday, December 15 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 15**. Our family magic entertainment begins 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 15. (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 30**

High Point's annual association meeting will be **Thursday, January 30, 2020** at 8:00 pm at the clubhouse. In addition to the election of trustees, trustees will report on the status of the Pool and other 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 7:15 pm. No reservations are necessary to attend.***

## **DUES INCREASE TO \$390**

As announced for the past three years, High Point annual dues increase to \$390 for the calendar year 2020. Dues were 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, 2020 will be assessed late fees. Pool Passes for 2020 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.**



# THANKS TO RESIDENTS

This coming summer the High Point Swim Team will have leadership provided by two co-presidents. **Jeff Gadd** and **Scott McComas** will share responsibility for participation in the Strongsville Swim League.

Thanks to **Janie DeVito** who has been the president of Swim Team for many years. She decided to retire and the Association would like to thank her and recognize her volunteer efforts to run the High Point Shark Swim Team. Running that organization is always a lot of work and we thank her for her leadership that gave many swimmers a great summer experience participating in the Strongsville Swim League.

## Looking for Information – Go To 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](http://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 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, the trustees are pleased to report that dues from all residents have been or are in the process of being collected 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 2020 are now \$390. Annual dues in High Point were \$270 from 1976 to 2003; \$330 from 2004 to 2015 and increased in 2016 to \$360 per year. Beginning in 2020 they are \$390. Thanks to an active board and strong financial management oversight, the trustees have minimized increases.*

## ➔ Financial Review for 2018 Complete ←

An independent review was conducted of Association revenue and expenses for the 2018 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 12/31/2018; 2) test reported dues and rental income; 3) review disbursements for classification and documentation; and 4) check financial statements as of 12/31/2018. That report is on the Governance and Administration tab, as “Financial Review 2018.” Direct questions to Bob Campobenedetto (440-238-3013) or Ken Evans (440-572-3292).

# Swim Passes Ordered with 2020 Dues Payments

Attention residents! Pool pass registration forms for next summer will be distributed with the Dues Invoices. **Pool Pass Registration forms for 2020 MUST BE RETURNED WITH YOUR DUES PAYMENT BY JANUARY 31.** Passes for the summer of 2020 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 2020**, 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 2020 – If you do not order pool passes before April 1, 2020, 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

Two trustee positions expire in January. There are a total of five trustees, each elected for a two-year term. David Allen, Ashley Voorhies and Valerie Bakata are in the middle of a term that ends in January of 2021. Bob Campobenedetto and Ken Evans complete their current trustee term at the January 2020 annual meeting. Interested trustee candidates should call Valerie Bakata at 440-570-5994 before December 21 to be included on the January newsletter ballot for the two-year term. Our two 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*

This was the first year for Schonhut Landscaping as our landscape contractor. Association trustees were very pleased with the performance throughout the year and we will look forward to their service in 2020. They responded well to the many unusual quirks of our common areas. We appreciate their dedication to caring for our common property throughout the association.

# What Were the Trustees Thinking?

Back in November of 2016, the trustees announced that the Pool was in great shape and would last another 10 years. Now the pool has opened late for two years in a row. Many residents find that to be inexcusable. To make matters worse, the trustees stated in June that the association had gone out to bid on replacement of the pool over this winter. So what is the real story?

Updates were posted in June and again in August of this year to our website. That is where you can go to find out what is happening. That is the best way for us to communicate immediate news to our residents. Our newsletters are published three times a year. May, November and January.

This all began in 1997 when we built our new pool. Our contractor told us then that in the Northern Ohio climate, he would not be surprised to see the pool last 20 years before it had to be replaced. It is an unfortunate fact that pool up North don't last like they do in the South. In 2016 when we had repairs done to the pool, the contractor told us that the concrete shell of the pool was in great shape and could last another ten years. They recommended that we replace the DiamondBrite interior pool surface in the fall of 2018, allowing us to stretch the life of the pool for another 10 years. Great plan.

When we took the winter cover off the pool in the spring of 2018, there was no water. By the time we got the only leak detection firm in Ohio on scene, we missed the Memorial Day opening. We fixed that broken pipe under the pool floor and made it through the summer of 2018. When the pool was covered in the fall of 2018, we thought everything was normal. That was not to be the case. That winter the pool lost all of the water and the winter cover had to be removed to protect it.

So as soon as the weather would permit, we had the leak detection team on site. Leak number one was found and repaired in two weeks. But the water filtration system would not hold pressure. That meant there was a second leak. For the next few weeks the find the leak, repair the leak and retest activity pushed through 7 leaks in twisted pipes under the pool floor. Not wanting to take chances, the trustees decided to construct bid specifications for a new pool and prepare a request for proposal (RFP) to replace the pool over the fall 2019 and spring 2020.

We developed the specs, had them reviewed to ensure they met requirements and pushed them out to 6 contractors doing work in Ohio (after narrowing the field from 12 due to reputations). Then we went to work seeking a loan from a bank to build the pool. Despite our best efforts, we were unable to get any loan consideration because we did not have "borrowing authority" in our Covenants & Restrictions (a change necessary in 1994 by the State of Ohio). As it requires 90% of our residents to approve such a change to our C&R (we have been trying unsuccessfully for 4 years to get 50% of our homeowners to approve changes to our ByLaws), we quickly decided that was not possible.

Meantime, of the 6 contractors solicited for an RFP, four immediately said they were booked years in advance (since the number of pool contractors still in business after the 2008 recession is miniscule). Of the remaining three, only one bid was received to do the work over the winter of 2019-2020. It came in 2.5 times higher than the trustees projected. Ohio Customer Pools & Spas was the only firm that submitted a bid. After discussions, the trustees had underestimated the increased construction costs and the cost of demolition of the existing pool for replacement. Our current pool has 4 times the amount of concrete material of our old pool and with EPA requirements on disposal, the cost was significantly higher than expected. That one bid received showed that our desperation strategy was not a sound approach. A new pool replacement was therefore out of the question.

## So where do we go from here?

There will be no new pool in 2020 and not for some years to come. If you look back to the January 2019 Ten-Year Projected Budget, we did not anticipate replacing the pool this year. Our plan was for a new pool for the summer of 2023. Association trustees will go back to the drawing board to look at the projected finances. Even with the 2020 dues increase to \$390 per year (which was announced in 2016), it will be challenging to put additional funds in reserve to replace the pool in that timeframe.

Perhaps the biggest challenge will be finding financing to borrow money to replace the pool. Our association would not have cash on hand for many years to come and we now know a (continued)

## **What Were the Trustees Thinking? (continued)**

loan from a bank is out of the question, so that leaves private equity or borrowing from a private source. Association trustees would be interested in any contacts residents may have with private equity firms or private source funding they may know of that would provide financing to a homeowner association. Modifying our C&R to grant borrowing authority to the trustees is out of the question.

Over this winter we will carefully monitor the pool for leaks and if we run into the same problem as this year, try to resolve them so that we can open Memorial Day weekend of 2020. If there are leaks, we will have to follow the same search and repair format as this year. We have no choice. Those repairs take time and are costly, but the alternative would be no pool in High Point. That would not be good. In the meantime, trustees are working to secure private funding that would allow the association to borrow funds in case the project becomes necessary before funds are on hand.

At the same time, the trustees are working on preparing revised specifications to go out to bid in 2020 for a 2022 or 23 pool project. Knowing that the number of pool contractors is very small, we need to be out to bid well in advance of the work. In order to provide a credible RFP, it is necessary to have a secured source of funds to borrow. Because our options are very limited, we have a lot of work to do.

There have been no answers as to why we had 8 leaks this year. Because they were scattered all over the floor of pool on fill and return lines, it was not related to underground earth movement or freezing pipes. Experts who look at the striated pipes could give no explanation for the situation.

Why not just fill the pool in? Many of the old-time High Point residents have been moving out and new families with young children are moving in. That would stop if there is no pool. Values of homes would go down and time to sell a home will extend. Realtors are clear that our pool is a selling feature, as is the clubhouse. People who live in this development bought their home knowing there was a pool, and they expect there will be a pool for the future. It would take a vote of 90% of residents to approve the removal of an amenity like a pool that has been in place since 1974. We don't believe that is an option.

High Point operates with a 10-year rolling budget forecast, based on our Asset Reserve Analysis. We do not have the funds on hand to replace the pool at this time, but had projected to have them on hand in the fall of 2022 and spring of 2023 to replace the pool. Unfortunately, that budget appears to be less than what will be required. Although the trustees are granted the authority in the C&R to implement an assessment for projects such as pool replacement, there is NO plan to do that now or in the future. With advance planning and a sound process to approach this as we have other projects, we believe this can be managed without adversely impacting our residents.

We have done our best to boil this down, but the reality is hundreds of hours have been spent by the trustees to do the best we can under the circumstances with the resources we have. Our pool is used by the majority of our residents and it certainly is an amenity that adds value to the homes in High Point. Association trustees will do their best to respond to questions at the annual meeting in January and can be contacted individually with questions, using the contact information in this newsletter.

It is our intent that we will open for Memorial Day 2020 just as we have always done for so many years. We do want to single out Metropolitan Pools who has helped perform the repairs that got us open last summer. We have been partners for many years and appreciate the extra attention they have given.

## **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.

We are looking to hire two responsible teens to help with setup and takedown of the family movie nights for next summer. Submit names of interested youth to any trustee (names elsewhere in this newsletter). Positions are paid minimum, but it is not hard work. Submit names by May 2020.

## *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.

## *Thanks to City Leaders*

Association trustees appreciate the work to replace several streets in High Point and repairs in many areas. Plymouth Row and Timberline were completely replaced with concrete and North and South Salem also received repairs. We do thank city leaders, especially Mayor Perciak, Council President Jim Carbone, and councilperson Ann Roff for their assistance.

**HOMEOWNER HOTLINE – 440-638-4304**

# Why Was the Pool Delayed Last Year?

First and foremost, the trustees apologize that our pool opened for the summer late. And we thank all residents for their patience while the seven pool leaks were found and repaired. In the fall of 2018 the pool lost all water and it was necessary to remove the winter cover. That is not a good thing because it exposes the pool surface to Winter's harsh weather and that contributes to deterioration. It also told the trustees that we had a significant problem with losing water.

Unlike the summer of 2018, when there was a single leak and it was repaired in a few days, the 2019 swim season was much more challenging. Since the trustees knew there was a leak we engaged Metropolitan Pools as soon as the weather permitted to search for the leak. Metro brings in a firm that specializes in underground leak detection. That company does emergency environmental work like underground fuel tanks and such, so they are in demand and highly compensated for rush work. Swimming pools unfortunately don't rank high on the list.

After finding the first leak in the spring last year, Metro dug up the broken pipe and repaired it. We thought we were good, but when the underground water pipes were tested by the leak detection firm, the system did not hold pressure. That meant there was a second leak and the process had to be repeated again. Leak detection. Repair. Retest. Each time it took 2 weeks per leak. After the seventh leak was found and repaired, the pool water system held pressure. Without holding pressure the chemicals and water will not work and the health department will not allow the pool to be open.

As the trustees reviewed the broken pipes, it was apparent that the pipes were twisted, and not broken from ground movement. It was a very strange situation and we still don't know why that was what happened. As of the writing of this newsletter, the pool appears to be holding water. That is a good thing, but there are no guarantees. If we are lucky and the water level holds, we will remove the winter cover early in the spring to get the pool ready for opening on Memorial Day weekend.

## **NEW SIGN AT THE CLUBHOUSE**

A new sign has been added at the front door of the clubhouse. Last summer we had a number of non-residents who came to the pool and informed the lifeguards that our facility was a city pool and open to any resident of Strongsville. Some of the situations caused stress for the lifeguards and the decision was made by trustees to have a sign installed that indicates the facility is Private and for members and guests only. All resident of High Point and their guests are welcome, but as our clubhouse and pool are for the use of our homeowners, it is not open to the public.

## ***Change in Pool Hours a Success***

This past summer we experimented with the pool hours. We added an hour and opened at 11:00 am on Saturday and Sunday, and we closed at 9:00 pm on Monday, Tuesday, Wednesday and Thursday nights – staying open until 10:00 pm on Friday, Saturday and Sunday nights. Many families with young children said they appreciated the extra hour in the morning, before the sun gets hot. So pool hours for the summer of 2020 will remain as they were tested in 2019. A full schedule will be published in the May 2020 newsletter and (as always) you can also find that online on our website.

## **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.

This is in addition to submitting plans for a building permit to the City. Allow time for trustees to review and return approval. Our Covenants & Restrictions do require this step.

## Family Movie Night in February

Our family movie nights have been so successful during the summer at the pool, that we decided to do another indoor winter family movie night. Mark your calendar now for **Friday, February 21 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. This year we will show Disney's "Lady and the Tramp." More information will be in our January newsletter.

## 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 did not make any progress on the electrical repairs necessary to the recreation area that resulted from a previous storm. This affected lights in the playground area, basketball court and the tennis courts. There is significant work needed to restore the power and while that is in process, the trustees realized that the absence of lights had a significant benefit in that outside groups that have in the past brought problems with the language and activity (especially at night), were not present this summer. A long-term solution has not yet been determined.

**KID'S HOLIDAY PARTY AT CLUBHOUSE  
SUNDAY, DECEMBER 15 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.

## **Please Do NOT Feed Geese**

While geese may be federally protected, residents who live near the retention lakes can tell you the geese are a huge problem in our development. People who think they are helping by feeding the geese have it backwards. According to Ohio Department of Natural Resources, food that people provide does not help the geese. Unfortunately, when geese are fed, they come back over and over to that location. Over the years trustees have spent thousands of dollars on various methods to deter geese and found that none work when people feed the geese. Please do NOT feed the geese.

## **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 30, 2020 8:00 p.m.**

**WELCOME TO HIGH POINT FOR NEW RESIDENTS AT 7:15 PM**

High Point Homeowners Association

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



FIRST CLASS



**HIGH POINT NEWSLETTER**

**[www.hpohio.com](http://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 2020 (your annual **\$390.00** assessment) will be sent to homeowners at the end of December. Both the 2020 Dues Invoice and 2020 Pool Pass Registration Form can also be found under the "Forms" tab at **[www.hpohio.com](http://www.hpohio.com)**.

***2020 Clubhouse Rentals Booking Now***

If you look at the up-to-date 2020 rental calendar on our website for Clubhouse rentals, you will find many 2020 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 15 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!!!*