



COVID-19 Impacts High Point

❄️ ❄️ *A Disappointing Year* ❄️ ❄️

Resident Health & Safety a Priority

First and foremost, the association trustees regret the many activities and recreation events that were unable to take place in 2020. This has been an unprecedented year around the world and the impact here in High Point was anguishing for the trustees. Countless hours have been spent in the past months to look at each impacted event to try to mitigate the pandemic, but in the end we were unable to save the Easter Egg Scramble and July Fourth Parade. That is in addition to cancelling the Strongsville Swim League and closing High Point Pool for the entire summer.

There is no guarantee that 2021 will be any better. Association trustees have done their best in this newsletter to explain what happened and why, but we all know the pandemic has changed life as we know it – perhaps forever. Please read the information that is here and know that the choices made by trustees were made in the best interest of the association. We understand the frustration and dissatisfaction of residents with many of the decisions.

☑️ ☑️ Annual Meeting January 28 ☑️ ☑️

High Point's annual association meeting will be **Thursday, January 28, 2020 at 8:00 pm**. At this time, we do not know where or how the meeting will take place. Due to the pandemic, meeting in person may not be an option. In addition to the election of trustees, trustees will report on the status of the association. Look for details in the January newsletter regarding the location and/or format of the meeting. A time will be available for resident questions. All residents are invited to attend.

A Welcome to High Point session for new residents will also be included prior to the meeting at 7:15 pm. No reservations are necessary to attend.

DUES INCREASE TO \$490

Association dues for 2021 will increase to \$490 per property. Details are provided in this newsletter as to why the dues increase is necessary. A full ten-year financial projection will be included in the January newsletter that will more fully address the increase. Dues were increased in 2020 to \$390. Payments are due January 1st. Invoices will be sent to each homeowner before the end of the year. Payments received after January 31, 2021 will be assessed late fees. Pool Passes for 2021 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.***

Kid's Christmas Party Modified on December 13

Another casualty of the pandemic is the Kid's Christmas Party. It will not be as it has been in the past, but we will have a replacement event on Sunday, December 13. Santa will greet families in their cars at the clubhouse. **SEE DETAILS IN THIS NEWSLETTER ON HOW TO SIGN UP FOR A VISIT.** Limited time slots are available and offered on a first-come basis. See the online link to make your reservation.

3 TRUSTEE POSITIONS AVAILABLE IN JANUARY ELECTION

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 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

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
Patrick Meade	18532 Heritage Trail	440-732-0221

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 2021 ARE \$490.00

Dues for 2021 will be increased to \$490. Annual dues in High Point were \$270 from 1976 to 2003; \$330 from 2004 to 2015 and increased in 2016 to \$360 per year. In 2020 they were \$390. See additional information in this newsletter regarding the reasons for the increased dues in 2021.

➔ Financial Review for 2019 Complete ➔

An independent review was conducted of Association revenue and expenses for the 2019 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 12/31/2019; 2) test reported dues and rental income; 3) review 2019 disbursements for classification and documentation; and 4) check financial statements as of 12/31/2019. That report can be found on the Governance and Administration tab, as “Financial Review 2019.” Direct questions to Bob Campobenedetto (440-238-3013) or Ken Evans (440-572-3292).

PATRICK MEADE APPOINTED AS TRUSTEE

Following the association Bylaws (Article VI, Section 2), the board of trustees appointed Patrick Meade, a resident on Heritage Trail, to fill a vacancy on the board. Patrick replaces David Allen, who accepted a relocation to Florida with his current employer. David has been a significant contributor to the board with his vocation as an attorney and skills at managing the landscape requirements of the association for many years. As a former councilman for Ward Two, David brought noteworthy expertise to High Point and he agreed to contribute to the board through the end of 2020, when his current term expired. Patrick was brought on early in the fall and will be a welcome addition to the governance team. He will be running for a full term ending in January 2023. Association trustees thank David Allen for many years of dedication and service to the association. He will be missed.

Swim Passes Ordered with 2021 Dues Payments

Attention residents! Pool pass registration forms for next summer will be included with the Dues Invoices. **Pool Pass Registration forms for 2021 MUST BE RETURNED WITH YOUR DUES PAYMENT BY JANUARY 31.** Passes for 2021 will be mailed first-class to residents the second 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. (Note due to COVID-19, there is no guarantee the pool will be open.)

IF YOU EVEN THINK YOU MIGHT WANT TO USE THE POOL IN 2021, 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 2021 – If you do not order pool passes before April 1, 2021, 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 2021 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. Ashley Voorhies, Valerie Bakata and Patrick Meade will be up for election as trustees for a term that will end in January of 2023. Bob Campobenedetto and Ken Evans complete their current trustee term at the January 2022 annual meeting. Interested candidates should call Bob Campobenedetto at 440-238-3013 before December 21 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 functions and 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.

Good Work by Landscape Contractor

Schonhut Landscaping has completed their second year as our landscape contractor. Association trustees were very pleased with the performance throughout the year and we will look forward to their service in 2021. 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. If you have questions about our landscape program, you can find the detailed requirements on our website.

Santa Drive-through Replaces Kid's Party

Due to the pandemic, our Kid's Christmas party could not be held. It would be impossible to have 300 people inside the clubhouse for our usual holiday celebration. So, the trustees have put together an alternative that will allow children living in our development to come and greet Santa from their cars in the parking lot at the clubhouse. Time slots (note that there are only 75 slots and they are first-come) begin at 1:00 pm and end at 3:30 pm. You can only sign up online using SignUp Genius. This URL:

<https://www.signupgenius.com/go/10C0D4BAAAC28A6FAC52-santa>

You can also go to our website (www.hpohio.com) and you will find a link to click to SignUp Genius.

Cars will enter the parking lot from Brandywine Drive and be directed to follow a path to Santa where kids will be able to stay in their car and greet Santa. Please note that unfortunately it will be impossible to have individual requests or discussions with Santa in order to be available to as many as possible. As with our normal party, this event is intended for young children to ten years old. Grandchildren may be included by using the normal reservation process and should be accompanied by grandparents. Masks are not required to be worn while in the car with family members. Thank you for your cooperation.

Resident Questions and Concerns

@ Why did the pool not open this summer?

COVID-19 kept all but 3 pools in Strongsville closed. Until September, the Ohio Legislature did not pass HB 606 that protected organizations and associations from pandemic lawsuits. Without that protection, High Point could have been sued by anyone claiming that they caught the virus at the pool, playground or clubhouse. There was and still is no insurance that will cover the liability of the virus, so the corporate High Point entity, and the individual trustees, would have been liable. Even if the lawsuit was thrown out or decided in favor of the association, legal costs would have been out of pocket to the association. That was not acceptable to High Point and most other homeowner associations in Strongsville. While our pool management firm was prepared to provide lifeguards, the State and County requirements would have been significant and expensive. Only three pools in Strongsville opened and they had to section off their pool into squares to use. Swimmers could not use the whole pool, but were confined to a square for their allotted time (30 minutes to one hour). Social distancing and masks were required on the deck. Those associations that opened reported several virus cases and a general resident dissatisfaction, in addition to significant costs to open. As luck would have it, after two summers of opening late due to leaks in the pool, this summer the High Point pool basin held water and the pool did not require repairs and could have opened for Memorial Day weekend this year were it not for the pandemic. Hopefully circumstances will be different in 2021 so the pool can open and operate as we have in the past.

@ Are residents getting dues money back due to the pool closure?

Dues pay for many things in addition to the pool operations, and the pool is not the largest budget item. In the January 2020 newsletter, the 2019 budget report was furnished as part of the 10-year financial projections. As it was necessary to keep chemicals in the pool and the filtration system running through the summer, there were costs even though the pool was not open. With the cost and necessity of replacing the pool in the short-term, budget adjustments such as this would not make sense.

@ Why are the dues going from \$390 to \$490 per year?

High Point's pool has to be replaced. Leaks delaying opening in 2018 and 2019 were the result of PVC pipes under the pool cracking. That compromised the pool water system and the pool could not be operated until the leaks were detected and repaired. Our "new" pool was opened in 1997, after a full year of construction. Typically outdoor pools in NE Ohio have a life span of 20-25 years. Trustees have budgeted for an anticipated replacement, but did so using projected replacement costs from pool repair companies that have worked on our pool. Unfortunately the departure of pool building companies has reduced competition and increased costs. Trustees anticipated that the association could borrow money (using future revenue to support a loan) to fill the gap. In order to borrow money, (continued next page)

(Continued regarding dues increase) the State of Ohio changed the law in 2010 and required an association have explicit “borrowing authority” in the governing documents. Significant effort was devoted to finding private sources willing to lend money, but those have gone away as a result of the pandemic. That leaves the trustees with only two alternatives. One would be an assessment (which is allowed in the C&R). That would be a specific amount levied against each homeowner, such as a \$500 one-time assessment. Two is to increase dues to fund the shortfall to replace the pool. After much debate and consideration, the trustees have determined that raising the dues to \$490 would be the best alternative. Our January newsletter will reflect the 10-year projected budget allowing the pool to be replaced in the fall of 2025 so it will be open in the summer of 2026. It is a process that takes a full 9 months to finish. In the meantime, we can expect to be making repairs to the existing pool to keep it operating.

@ How do our increased dues compare to other associations in Strongsville?

We monitor dues for other associations that have comparable facilities and amenities. Even with this increase we are below Ledgewood, Meadowood, Waterford Crossing, Westwood Farms and others.

@ Why did we not replace the pool while the pandemic closed it this summer?

There are many reasons the pool could not be replaced this summer. First is that we did not have the money. Second is that it takes years of planning and working with a pool design firm, pool builder and government to secure the permits and plan approval to build a pool. In 2019 the trustees prepared a request for proposal (referred to as RFP) for a replacement pool. There are only 6 pool builders left in NE Ohio. We submitted the RFP to all 6, but only one submitted a bid, since most pool builders schedule work 3-4 years out. That one bid received was three times what it cost to build our pool in 1997 and more than twice what we projected as the cost to replace our pool.

@ Why was the cost to replace the pool projected so far below the bid received?

When repairs were done to the pool in 2015, the contractor looked at the general condition of the pool and estimated that it would last another 10-15 years with some maintenance. They also indicated that we should double the amount we paid in 1997 for the new pool as the number of contractors shrank and the material cost has gone up. (Our cost in 1997 was \$276,000.) Our projection of the cost was based on that and competition for the project. Our reserve study estimates the remaining life and/or maintenance of all amenities and facilities so that we have a planned approach to maintain our value.

@ Why can't an out-of-state company build our pool? Would that drive the price down?

A pool contractor takes many months to replace a pool. First the old one needs to be demolished and then forms installed. Then underground piping. Then cement. Then a pool surface. Lastly the pool deck must be done. All of this takes time and that would mean bringing crews in and housing them over time which is expensive. It is also important to note that pool requirements are driven by the State and the County Health Departments, and that means local contractors have an edge in meeting code requirements. Importing people and material would be more expensive than using local contractors. Hopefully advance bids will mean lower cost.

@ What is a reserve study and does High Point have one?

We do. These documents are on our website under the Governance & Administration tab. Look for the reserve study document for 2018 and 2019. These tie together with the 10-year budget projection that is published in the January newsletter. A reserve study is a comprehensive review of the facilities and amenities of the association and the planned replacement, based on the expected life of a specific item. Associations typically hire a firm and pay thousands of dollars for such a review. High Point has used two trustees that have a background and expertise in risk management to perform this task “in-house,” which translates into significant savings for the association. Other associations have used ours as a template.

@ Do other Strongsville associations use management companies? Would it be better?

Management companies provide services for a fee. Typically, the fees range from \$35 to \$75 per housing unit, per year. High Point trustees believe that is a steep price for the services that are now provided by qualified volunteers. In many associations the lack of volunteers has made this necessary, but for some outsourcing has not proved to be a good investment. (Continued on next page)

@ What happened to the resident group that met about the pool in July of 2019?

Along with everything else that changed with the pandemic, the trustees were busy solving other challenges and the pool group did not meet. Our coming January newsletter will ask for interested persons to come forward as it is necessary to get things underway for a replacement pool in the fall of 2025 to be ready for the summer of 2026. Decisions about replacement pool will need to be made before the association goes out to bid in the summer of 2021. It is likely that the basic design of the pool would not change, but there may be things that can be adjusted to save on the project cost. If you are interested in being involved in that process, you can contact any of the trustees to offer your help.

@ If I don't use the pool, what value do I get for increased dues?

Amenities and facilities of the association are a factor in home-buying decisions. Just as municipal services and school systems are important to buyers evaluating homes on the market, recreational facilities and amenities help to maintain and increase values of properties. While you may not be selling your home now, homes that have sold in this pandemic have been on the market for very short periods and often times have sold over asking price. High Point is a desired community and our facilities and amenities are an important factor in a decision whether or not to buy a particular home.

@ Why not charge people for using the pool instead of raising dues?

With 643 homes in our development, it would not only be a significant chore to administer this but difficult to track and maintain. That would be a good reason to move to a management company, and that cost would result in another increase in dues. No other development that we know of does this.

@ Why were the playground and basketball court closed and still closed?

When the State did allow playgrounds and basketball courts to open, there were strict requirements for cleaning and use. High Point (as well as most other entities with playgrounds) would not have been able to meet the cleaning requirements of disinfecting every hour and posted signs (which were removed several times) indicating the areas were closed. We are still unable to meet the cleaning requirements and so the areas remain closed, although people still are in the area. Tennis courts were exempted from the requirements by the State and they have remained open to resident use.

@ Why did the Strongsville Swim League not take place?

This is a group of swim teams from homeowner associations around Strongsville and the decision was made early on by their board of representatives to cancel the summer season due to the pandemic. Hopefully the SSL will be back better than ever in 2021.

@ Why was the Easter Egg Scramble cancelled? It is outdoors?

At the time of the Scramble in March, there was concern about how the virus was spread and thousands of plastic Easter eggs did not seem like a good idea. Because many of the candies in the eggs are chocolate and need to be stuffed within a week of the event, volunteers stuffing the eggs might have had the virus and that would have been in the eggs picked up by children within a few days. As much as the trustees did not want to cancel, it was decided in an abundance of caution to cancel the event.

@ Why did the Fourth of July Parade not take place? It is outdoors too?

In consultation with the Strongsville Police (who provide traffic security) it was decided that having that number of people (kids and adults) in such close proximity, even though outdoors, was not a good idea. High Point is one of two dozen associations that does a Fourth Parade. All of the homeowner associations cancelled their parades based on input from the Police.

@ Why is the Kid's Christmas Party changed to a drive-through?

With a usual crowd of over 300 in the clubhouse with kids running around, it seems like a prudent idea to change the event. Association trustees examined a host of options to provide something for the holiday season, and it was decided to do a drive-through with Santa. More information about required signup for time slots is in this newsletter. Our holiday even has always been designed for children 1-10 years old. We have already rebooked celebrity magician Rick Smith Jr. for December 12, 2021.

Annual Meeting January 28, 2021 – Location and Format to be determined

How Can I Rent the Clubhouse?

Homeowners may rent our clubhouse for private parties and events. ***Until further notice, due to the pandemic, there can only be one rental per weekend.*** This allows any COVID19 residual to expire before another rental. Cleaning and sanitizing the clubhouse was estimated by several firms at a cost of several hundred dollars, which is not sustainable. Therefore, with only one rental per weekend, any virus contaminants will perish on their own. 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. **Room capacity is normally 120 people, but due to the virus it is limited to 60 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

Please understand that as of this writing, it is unknown how the pandemic may affect summer rentals in 2021. Reservations for dates can be made for one per weekend at this time.

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.

HOMEOWNER HOTLINE – 440-638-4304

Website: 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 substantial and over \$30,000 per year.

It's a Dog-Gone Shame

Year after year, it is the number one complaint for the Homeowner Hotline. Especially since the pandemic, people have been home more and walking dogs. Residents calling the Hotline 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.

About Political Signs in High Point

A number of calls were received on the Homeowner Hotline asking about political signs in the development. While the Covenants and Restrictions prohibit signs, both the US Supreme and Ohio Supreme Courts determined political signs are protected under the First Amendment. Therefore, the C&R and City ordinances are overruled, and political signs must be allowed to be displayed.

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.

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 (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 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 the 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.

NO FISHING IN RETENTION LAKES

You may wonder why the trustees installed “No Fishing” signs at our two retention lakes this summer. There have always been “no fishing” signs at both lakes, but over the years they have been stolen, vandalized or become unreadable. Our lakes were designed for holding runoff water and the banks are steep and dangerous. So fishing was never allowed. With COVID people have been home more than ever in the past and fishing became very popular. There were even boats brought in to fish.

One day during the summer our insurance carrier happened to send an agent to review our property and that day there was a boat on the High Point Club lake. Association trustees were surprised when we were informed that our general liability insurance premium would increase by almost \$5,000 because we allowed fishing in dangerous ponds. That agent reported not only the boat, but also a lack of readable signs prohibiting fishing. In order to prevent that increase in our insurance cost, signs were ordered and installed. We discovered quickly from complaints that not only were residents fishing, but also many people from outside our development, and even outside our county. Your cooperation in observing the fishing prohibition in our retention lakes is appreciated.

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.

High Point Annual Meeting

Thursday, January 28, 2020 8:00 p.m.

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

Format and Location to be determined and published in January Newsletter

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 2021 (your annual **\$490.00** assessment) will be sent to homeowners before the end of December. Both the 2021 Dues Invoice and 2021 Pool Pass Registration Form can also be found under the "Forms" tab at www.hpohio.com.

2021 Clubhouse Rentals Booking Now

If you look at the up-to-date 2021 rental calendar on our website for Clubhouse rentals, you will find many 2021 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 Visits High Point

Due to the pandemic, our normal Kid's Christmas Party will be different this year. Santa will be greeting families in a drive-by at the clubhouse on Sunday, December 13. See more details in this newsletter and instructions to sign up for reservation times which must be done in advance.

*Season's Greetings and Best Wishes for a Safe and Healthy New Year
from Association Trustees!!!*