



High Point Kid's Holiday Party

❄️ ❄️ **Sunday, December 10** ❄️ ❄️

Residents and grandparents are invited to bring young children and grandchildren to the High Point clubhouse beginning at 2:00 pm on Sunday, December 10 for Holiday Festivities. This event is intended for 10 years old and younger. Our party will go on regardless of weather.

Our entertainment will include a holiday story teller, balloon creations for each child to take home, face painting, ornament making, and a holiday family photo to take home (3 copies will be provided of each family photo). A parent must accompany any child who attends.

Reservations are not needed to attend. **Mark your calendar now!!!** This event is only open to High Point residents and their children or grandchildren. Activities conclude by 4:00 p.m.

Join us for this wonderful holiday tradition!! **If your kids are older and you would like to help that day with the event, call the Homeowner Hotline 440-638-4304 to volunteer.** Thanks

☑️ ☑️ Annual Meeting January 25 ☑️ ☑️

High Point's annual association business meeting will be Thursday, January 25, 2024 at 8:00 pm at our clubhouse. Trustees will report on the status of the association and the many projects completed in 2023. Look for details in the January newsletter. A time is set aside for resident questions. All residents are invited to attend.

2024 Dues Increase to \$590

In the January 2023 newsletter, association trustees reported that 2024 dues would increase to \$590. After weeks of discussion, multiple financial forecasts and estimating, the trustees determined this was the best plan to keep the association on solid financial footing. That is still the plan. **Annual Dues for 2024 will increase to \$590, and are due by January 31.**

Our last dues increase was \$100 in 2021. A ten-year budget forecast was included in the January 2023 newsletter (can be found on our website: <https://www.hpohio.com>), that was based on 2024 dues increasing to \$590 per year. In that forecast, dues were projected to increase \$100 every three years, rather than a \$30 increase every year.

It is the responsibility of the trustees to manage expenses and ensure that adequate financial resources are provided to maintain the association and the many amenities we enjoy and pay for necessary services. After lengthy debates, **the trustees settled on increasing dues \$100**

every three years. High Point was developed in 1968 by Parkview Builders, making our association over 50 years old. Unfortunately, age is catching up with our development. And the results of the Pandemic are still being felt and amplified in our ongoing operations. Association trustees have regularly done a Reserve Asset Analysis (past reports can be found on our website) to plot out anticipated necessary work that is required and the source of funding to prevent surprises for residents. An updated Analysis is being completed and will be available on our website after completion.

One significant item in our annual budget is related to pool operations. For over 25 years, High Point has used Metropolitan Pool Service for lifeguards, pool repairs and chemicals. Our contract in 2023 was \$85,500. That is expected to go up for 2024. Although the pool is only open for three months in the summer, the trustees have discussed at annual meetings for many years how much is involved in operating our pool. While there are two other pool management companies that serve Northeast Ohio, neither has a reputation that merits consideration. Trustees have debated operating the pool with no lifeguards and a “swim-at-your-own-risk” policy, where liability insurance would cost tens of thousands of dollars. It continues to be the decision of the trustees that the vast majority of residents believe the pool is an important amenity and must be operated in a way that allows use by residents and their families in a safe and enjoyable manner. That is an expense supported by residents.

Trustees have adjusted lifeguard staffing in our schedule as best we can, but we have to provide for guards that respond to the large numbers of individuals and families that come to the pool and expect adequate staffing for safety reasons. And that is expensive. Association trustees in the fall of 2022 made extensive repairs to the surface of the pool to extend the life of the pool. Leaks in the pool basin in 2016 and 2017 forced the trustees to contemplate the replacement of the pool sooner than later but with no leaks after that, the trustees did repairs in 2022 hoping to stretch the life of the pool to 2032. Our ten-year forecast follows that plan and anticipates banking funds between now and then to pay for the replacement project.

There are many examples of increased operating costs beyond pool management and the replacement project. Each and every expense is carefully examined and measured against the budget forecast to ensure that material and labor are minimized. In each case of major projects, we solicit bids, which takes a significant amount of time and effort. There are still other projects (such as repair and painting walking bridges) where we solicited contractors and none have wanted to take on the project. This is all done by a volunteer board of five individuals. We do the best we can for The Development. Our projection of increasing dues by \$100 every three years was determined to be the best plan for the development and our residents. If you have questions regarding the dues increase, you can address them to trustees or attend the annual meeting in January. Thank you for your cooperation.

2024 DUES INCREASE TO \$590

As was reported in our January 2023 HP Newsletter, Association dues for 2024 will increase to \$590 per property. **Payments are due January 1, 2024.** Invoices will be sent before the end of the year to each homeowner. Payments received after January 31, 2024 will be assessed late fees. Pool Passes for 2024 (this coming summer) must be ordered when the dues are paid. A 2024 Pool Pass Registration form will be sent with the dues invoice and can be found on our website under the [FORMS](#) tab. ***We appreciate residents who pay their dues on time.***

◆ ◆ DUES COLLECTION ◆ ◆

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

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

ORDER SWIM PASSES WITH 2024 DUES PAYMENTS

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

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

SIGN UP FOR HIGH POINT EMAIL UPDATES

Would you like to know the latest news and announcements about your association? Our website has a link (on our home page) that you can submit your email to receive an email note when we update the website or when there is news posted. Go to our website Home Page www.hpohio.com and click on the link at the bottom to add your name to our notification list.

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.**

Homeowner Hotline – 440-638-4304

HIGH POINT TRUSTEES

Ken Evans	18399 Yorktown Oval	440-572-3292
Sharon Gonzalez	17604 Plymouth Row	216-372-0056
James Nadolski	17625 Brandywine Drive	216-559-7707
Erica C. Penick	18472 Admiralty Drive	440-941-5119
Ashley Voorhies	17960 Saratoga Trail	440-829-4502

Please remember that family members will take messages, but are not always able to answer homeowner questions or respond to concerns. Calls will be returned as soon as possible by trustees.

SHARON GONZALEZ APPOINTED AS TRUSTEE

Following the association Bylaws (Article VI, Section 2), the board of trustees appointed Sharon Gonzalez, a resident on Plymouth Row, to fill a vacancy on the board created when trustee Kevin Walter resigned his post in June 2023. Sharon was appointed in August 2023 as a trustee to serve the balance of a term that expires in January 2024. Welcome Sharon.

JAMES NADOLSKI APPOINTED AS TRUSTEE

Following the association Bylaws (Article VI, Section 2), the board of trustees appointed James Nadolski, a resident on Brandywine Drive, to fill a vacancy on the board created when trustee Gloria Hehemann resigned her post in June 2023. James was appointed in October 2023 as a trustee to serve the balance of a term that expires in January 2025. Welcome James.

THANK YOU GLORIA HEHEMANN AND KEVIN WALTER

Thank you to Gloria and Kevin for your dedication of time, talent, and resources during your board service. Both individuals served for a time as an association trustee, and had to resign for personal reasons. Your ideas, input, enthusiasm, and active participation were greatly appreciated.

THE OFFICIAL COMMUNICATION VEHICLE FOR HIGH POINT

Association trustees are aware that there is a High Point Facebook page, but it is not an official communication channel for High Point. This Facebook page was started many years ago by the High Point Sharks Swim Team to communicate with swim team parents. It is not monitored or managed by the association. We apologize if residents thought this was an official association administered by trustees. Our website is the official communication vehicle for High Point.

If you need to contact a trustee, use the Homeowner Hotline or information in this newsletter.

How Can I Rent the Clubhouse?

Homeowners may rent our clubhouse for private parties and events. Many dates for the summer of 2024 have already been booked. Residents can look up available dates by visiting our website and looking at the rental calendar. To check availability, go to our website and click the “clubhouse rentals” tab. Due to heavy rental activity, we suggest you reserve dates well in advance, but you can also check on short notice when you might need to use the clubhouse at the last minute. Call the Homeowner Hotline, 440-638-4304, and leave a message. It helps to have several dates in mind when calling. Your call about a rental date will be returned within a few days. Clubhouse rentals are a privilege reserved for High Point residents only and not friends, relatives or the general public. Activities are limited to family entertainment and recreation, unless otherwise approved by the trustees in advance. **Capacity is 120 people,**

Non-Summer Rentals

All rentals for non-summer months (when the pool is closed from Labor Day to Memorial Day each year) are \$125 per day. Our clubhouse is available for rent weekends, weekdays and weeknights for events. We always suggest booking as far in advance as possible.

Summer Rentals

POOL RENTALS during summer months may begin **after 5:00 p.m.** for any Friday, Saturday or Sunday evening, but must share the pool with residents during homeowner hours. Parties that end by 9:00 p.m. on Friday or Saturday evenings are charged \$125 for the rental, which includes the cost of lifeguards and shared time with residents. Parties on Sunday evenings that end by 8:00 pm also only pay \$125. Parties may go two hours beyond the normal closing, which provides two hours of private pool time, and the rental cost is then \$250. All rentals must end when the pool closes and cleanup must be done immediately. (Note: Summer rentals using the pool may not begin until after 5:00 p.m. due to the heavy bather load between the hours of noon and 5:00 p.m. Allowing private rentals during the afternoon hours would compromise safety for swimmers and that is the highest priority for association trustees and lifeguards.)

NON-POOL RENTAL fee is \$125 (anniversaries, baby or wedding showers, retirements, etc.) and may begin any time during the day. Residents who rent as a Non-pool rental may not use the pool for their guests, even after 5:00 p.m. Any use of the pool for a Non-Pool Rental violates the rental contract and can result in forfeiture of security deposit, as it is a safety issue.

2024 Clubhouse Rentals Booking Now

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

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.

For Your Sledding Safety

Sledding is not allowed on association property. Our association is fortunate that Southwest General Health Center allows sledding on the mounds that 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 that 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 beside the Southwest General Health Center. **Please do not park in reserved staff locations.** We appreciate this generous arrangement by SWGHC.

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. If you live on a corner, make sure sidewalks are open for students to get their bus. 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 snow plow crews.

Trustee Positions Available

Two trustee positions expire in January. There are a total of five trustees, each elected for a two-year term. **Ashley Voorhies, Erica Penick and Jim Nadolski** are serving as trustees for a term that ends in January of 2025. Interested candidates should call trustees Ashley Voorhies at 440-829-4502 or Erica Pencik at 440-941-5119 before December 21 to be included on the January newsletter ballot for the two-year term. Sharon Gonzalez and Ken Evans, currently serving as trustees, will be on the ballot for reelection. High Point, similar to other organizations, is governed by a volunteer trustee board that makes financial and operational decisions regarding functions and day-to-day activities. This requires a significant commitment of time, effort and energy, as it is a working board, throughout the year on the part of those residents who volunteer to serve on the board.

Thanks for helping our association

This past summer a number of 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. Many thanks to **Valerie Bakata** who helped organize the event. As well a huge thanks to the **Strongsville Police Department** that sent a group of officers to escort our parade safely through the development.

Thanks to **Scott & Emily McComas** and **Jeff Gadd**, swim team co-presidents, 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.

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 had the authority to permit them. Trustees do not have any authority, and 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.

Planning to Add or Renovate? What to do?

High Point residents are governed by Covenants & Restrictions. If you plan to remodel your home's exterior or build 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.

Trailer Storage in High Point

Many residents own campers, recreational vehicles, boats and trailers. These must be stored in your garage or away from your home, not in your driveway. Owners are required to observe the Covenants and Restrictions which prohibit storage in the driveway. Please use good judgment when doing recreational vehicle or boat cleaning or vacation preparation at your home and limit these activities to one week or less and please don't block the sidewalks. Thank you.

◆ ◆ ◆ Tennis Courts Are Locked ◆ ◆ ◆

Residents need a key to use the tennis courts. This same key has been used for many years. It is stamped “TC.” If you need a key, call the Homeowner Hotline to request a key. Trustees apologize that vandals keep jamming the lock, so the key will not work. It is a constant effort to keep the lock working because a locksmith has to be called to repair the lock.

Do your trees hang low?

All around our association people love to walk. Trustees get calls from many walkers about trees that hang low over sidewalks and bushes that grow over the sidewalk. Take a look in front of your house. Do you need to perform some trimming at your home? Do your trees hang low over the sidewalk? Are bushes growing into the walking area on the sidewalk? Your neighbors would appreciate your help in trimming them up so they are not in the way. Thank you

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, common areas ran 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 well over \$30,000 per year.

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 areas by calling the Homeowner Hotline.

A Big Thanks for Street Repairs by the City

Association trustees thank the City of Strongsville Administration for the extra work done this summer and fall to repair and replace many streets in our development. This was extra work provided by the City Council and Mayor that helps keep our association values up and improve the curb appeal of our homes and community. A significant part of the work was performed by our own Service Department staff and we not only appreciate that, but also the work they do in removing leaves in the fall, plowing snow in the winter, trimming trees on tree lawns and painting crosswalks in our development. Thanks to the Mayor and City Council members.

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. We ask residents to use good judgment in the language on signs as many young children live in High Point.

FOR PET OWNERS

Year after year our number one complaint on the Homeowner Hotline is about pets. 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 under city ordinance. 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.

No fishing in retention lakes

"No Fishing" signs are posted at our two retention lakes. There have always been "no fishing" signs at both lakes, but over the years they were stolen, vandalized or became 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.

Last year our new insurance carrier sent 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.

PLEASE DO NOT FEED THE GEESE

While geese may be federally protected, residents living near the retention lakes can tell you the geese are a huge problem in our development, and throughout the city. 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.

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 2024 (your annual **\$590.00** assessment) will be sent to homeowners before the end of December. Both the 2024 Dues Invoice and 2024 Pool Pass Registration Form can also be found under the "Forms" tab at www.hpohio.com. Our Annual Meeting is Thursday, January 25 at 8:00 pm.

High Point Kid's Holiday Party

Our Holiday Party for resident children and grandchildren will be Sunday, December 10 at the clubhouse beginning at 2:00 pm. See additional information in this newsletter.

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