



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

ANNUAL MEETING THURSDAY, JANUARY 17

Join us at the clubhouse for the 2013 Annual Association meeting on **THURSDAY, JANUARY 17**, at 8:00 p.m. Trustee election ballots may be turned in and dues payments will be accepted. Time is set aside to ask questions. Mark the date on your calendar. Matt Schonhut, our Councilman, will attend.

A "WELCOME TO HIGH POINT" program will be held for **new residents** before the annual meeting on Thursday, January 17. This informational meeting begins at 7:30 p.m. at the clubhouse. Get your questions about High Point answered and hear about our amenities. Reservations are not needed.

26th Annual Easter Egg Scramble

Sunday, March 24th at 2:00 p.m.

Come celebrate spring at our 26th Annual Easter Egg Scramble. **Mark your calendars now, because there will not be another newsletter before this event.** Thousands of brightly colored eggs will be scattered for children to gather. All age groups will be run consecutively (separate groups take only a few minutes each) on **Sunday, March 24**, beginning at 2:00 p.m. Don't be late and bring a bag or bucket to collect eggs. Yes, it is Palm Sunday.

Kids will have an **eggciting** time and lots of fun. Moms, dads or grandparents must attend with participating children. Remember to wear outdoor clothes. There will be three age groups:



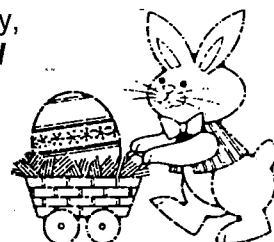
Walking to 3 years old

4 to 6 years old

7 to 10 years old

Come to the Recreation area tennis courts (please park at clubhouse and walk in). In case of very bad weather, it will be held on Saturday, March 30 at 2:00 p.m. (**Homeowner Hotline – 440-638-4304 – will have message if it is bad weather.**) Our event usually goes **very quickly**. Moms and dads can help little ones collect eggs, **but we ask parents to use good judgment in having a FUN event for all kids, NOT a contest to see who can get the most eggs.**

**See you on Sunday, March 24th
NO FOOLIN'**



ORDER 2013 POOL PASSES NOW

Please order summer pool passes when you pay your annual dues. There will NOT be distribution dates this summer. **You must order passes now**, even if you are not sure you will use the pool this summer, so you have them when you want them. Almost all residents last year followed requested pool passes in advance and it worked wonderfully. Passes will be mailed to homeowners by May 11 (we will provide the envelope and stamp). Residents that do not order passes before April 15, 2013 will pay a \$10.00 administrative fee (which trustees donate to the High Point Shark Swim Team) to get passes. If your home is for sale, your new buyer will be exempted from this fee. Existing residents must pay. A Pool Pass Registration form was mailed with your dues invoice. You can download a 2013 pool pass registration form from our website. Click on FORMS. Questions? Call 440-638-4304.

Spooky Times at the Clubhouse

It has been many years since Halloween was celebrated with a party for youngsters, but that didn't stop resident PJ WARNER and a group of moms from providing an evening of fun for about 80 Trick or Treaters on October 31. Although this was a last minute event sparked by SuperStorm Sandy (who dumped six straight days of rain and ugly weather), association trustees put the information on our website and posted the NEWS FLASH signs that direct homeowners to go to our website for important breaking news. **Many thanks to PJ Warner** and company for their work and efforts!

With such success on a hauntingly quick plan, the group of moms is considering planning the same event next fall to celebrate Halloween. Look for details for 2013 in future newsletters.

Clubhouse Gets New Sewer and Water Lines

During the summer of 2012, you may not have noticed, but we experienced several sewer back-ups in the clubhouse. It was not a pleasant situation. While calls to plumbers brought a quick response, the trustees knew that "fixing" the problem was not the right answer after two incidents. So experts were brought in with cameras to examine the sewer lines and we discovered tree roots had taken their toll over the years, several breaks in the PVC were visible and debris was caught in the roots.

Experts told us yearly repairs could be done, but that cost of maintenance led to the conclusion that the better investment was a long-term solution. Trustees bid out the sewer line replacement. Work along Drake and other locations in the city made it hard to get estimates. Several bids later and a few months delay, and we were under construction. As excavation work proceeded, it was discovered that the water line had deteriorated and could soon be a problem. So the water line was replaced with the sewer work. We will plant grass in the spring, so by summer the pool area will be back to normal. That \$10,000 expense adjusted our expected cash balance for the end of the year.

Clubhouse Addition Completed in 2012

A capital project identified for 2012 was the replacement several sheds that contained pool chemicals and equipment. A small building addition became mired in details. Working through all of the set-backs, trustee Jack Schneider managed the project to completion. Not only is the additional space for storage of equipment welcome, but the increased safety and security for chemicals is important.

This project came in at a total of \$26,888, which was slightly over the accepted bid for the work, due to some of the requirements to meet city and state building codes. Although this was not a project that is visible like many capital improvements done in recent years, the trustees weighed the long-term benefits of this work against the objective of providing our residents with premier facilities.

Financial Review Completed for 2011

A financial review of the association was completed in July, 2012 by Jurcago & Company, certified public accountants in Strongsville. Copies of the report, a comprehensive financial review of receipts and procedures assures residents of continued safe and sound business practices. Although not an audit, the review addresses four items: 1) reconcile cash on deposit to balances as of December 31, 2011; 2) test dues and rental income as stated on the balance sheet; 3) review disbursements for proper payment and classification; and 4) check financial statements as of December 31, 2011. A copy of the review can be found on our website under the Administration & Governance tab. This protects residents so they can be sure funds are on deposit and used appropriately. Questions about this report may be directed to trustees Bob Campobenedetto (238-3013) or Ken Evans 572-3292).

Monticello Clusters Update

Over the past months, many new cluster homes have sprouted in the Monticello cluster association off Admiralty. Parkview Homes has turned the administration of the development over to residents and they are fully engaged in active management of their properties. There are only a few lots left to build. These are the last lots available to build in High Point, as the property was sold to Parkview (who donated the land for a school) by the Strongsville City Schools. Stop in and see the progress.

Santa and Guests Fill the Clubhouse

Our 2012 Holiday Party was a hit with kids of all ages and a tremendous crowd welcomed a magician and Santa Claus to the clubhouse on Sunday, December 16. Well over 200 people (kids, parents and grandparents) attended the magic show and received creative balloon figures and had the opportunity to spend time with Santa. Everyone had a great time. Each youngster received a stocking filled with candy. *(This event is for residents and grandkids, not cousins and other relatives or friends. We appreciate that other relatives might like to attend, but we need to limit the party to residents – not friends - and grandkids.)* A number of provided photos were left behind. ***If you did not receive your two photos, pick them up before or at the Association Meeting on Thursday, January 17.***

Our giant lighted Christmas tree filled the room with holiday cheer and shone brightly at night in the front window. This year we provided great photos with Santa and were pleased to send two photos with each child, as well as a family group. A great time was had by all. Thanks to all that helped.

Association Dues payable in January

2013 Association Dues Notices were sent out via first class mail to each High Point homeowner. You should have received your dues notice already. If you did not receive your invoice or misplaced it, you can download an invoice from our website. Click on FORMS. Homeowners of record (owners listed in Cuyahoga County records) are responsible to pay dues, which are due by January 31, 2013.

Our By-Laws require dues be paid January 1 of each year. A grace period is authorized by trustees for payments received during January. Payments made after January 31 (determined by postmark date) are subject to a late fee of \$25 per calendar month, until paid. Dues remain at \$330 per year. If a homeowner has financial or special difficulties paying their dues, call trustees Bob Campobenedetto at 440-238-3013 or Ken Evans at 440-572-3292. If your house is for sale, you still owe dues now and will receive money back (a prorated allowance based on the date of transfer) when you sell later. **We appreciate homeowners who pay their dues on time each year. It is a big help to the trustees.**

NEXT NEWSLETTER IN EARLY MAY

Association trustees will send the next newsletter in May, **but you must order 2013 Pool Passes NOW.** Pool operating hours will be listed in early May newsletter, but you won't be able to order passes then. Association trustees encourage residents to keep up to date using our website.

High Point Website URL

Our URL is short, fast and easy to remember. Information on the internet is always available to you. You can check many facets regarding High Point, including clubhouse rentals and a section titled "Frequently Asked Questions – FAQ." Check "NEWS" for the latest information.

www.hpohio.com

Check here first for information on events and activities. If you can't find it here, call **440-638-4304**.

For Your Personal Sledding Safety

Sledding is not allowed on common 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 where trees were planted on the slope and exist in back yards). 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 to drive and park behind the Health Center. We appreciate this generous arrangement by SWGHC officials.

About Fences & Sheds in High Point

Calls are received periodically about fences and sheds in High Point. These are **NOT** permitted in our development as they are prohibited by the Covenants and Restrictions. There were several that were constructed prior to 1990, when the developer had controlling authority and allowed them to be built. Your trustees are charged with a fiduciary responsibility to uphold and enforce the articles of the Covenants and Restrictions, a serious responsibility in the eyes of the law. Association trustees do not search for violators, but when situations are reported, they must investigate the complaint.

If you see a shed or fence, it is either one that was permitted prior to 1990 by the developer or one that is being investigated or litigated by the trustees. Because civil litigation is a slow process in the court system, it may seem like a condition exists longer than it should. Going to court to enforce the Covenants and Restrictions is not only time consuming and expensive, but it is what the trustees are legally required to do. Residents ask about changing the C&R and the answer is that it requires a vote of 90% of the residents (572 of 635) to approve any change. Your trustees consider this to be an impossible task and must therefore enforce the C&R as they were written in 1976.

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. As trustees, we are obliged to enforce this restriction in a uniform manner within the association. Homeowners who violate the Covenants and Restrictions, including the above, should expect the trustees to pursue the matter as necessary, including taking legal action against violations. We appreciate the cooperation of High Point residents in observing the requirements of the Covenants and Restrictions. Direct questions to any trustee.

Private Use of Common Area Not Permitted

Our greenbelt areas running throughout the development (some wooded and some grass) are intended for the enjoyment of all. Individual homeowners may not extend their yards or allow their children to build forts, bike trails, fire pits or clear trees in common areas. There are many reasons the Association cannot allow this activity. While the trustees do not patrol these areas, if residents observe abuse, they can call the Homeowner Hotline and report such to the trustees for action.

Ballot for Association Trustee

Three Board of Trustees positions are available for a two-year term that runs from January 2011 to December 2012. There are five trustee positions, with David Knowles, Jack Schneider and Mark Skalak serving a two-year term that began in January 2011. Ballots may be mailed to the association post office box or delivered to the Association Annual Meeting on **Thursday, January 19 at 8:00 pm.**

Send to: **High Point Trustee Ballot**, P.O. Box 361065, Strongsville, Ohio 44136
Homeowners should vote for three candidates and **mail** the ballot to the address above **no later than January 14** or bring it to the Annual Meeting on January 17. All ballots require the homeowner name and address for validation. Vote for no more than three trustees. A simple majority of votes from the ballots cast will determine the new trustees. (* indicates current trustee)

Vote for 3

- * Mark Skalak, 17716 Plymouth Row
- * Jack Schneider, 18275 North Salem Row
- * David Knowles, 18435 Yorktown Oval

Vote for 3

Homeowner casting ballot (print) _____ (name required)

Homeowner address _____ Date _____

Thank you in advance to residents who support the association and cast ballots.

Landscape Contractor Continues in 2013

Erie Landscape, a local Strongsville firm, will continue to provide all landscape services to High Point in 2013. Since 2008 Erie has done a fantastic job maintaining and caring for our common areas and entrances. We appreciate their hard work and professional expertise. Their work includes all lawn maintenance, tree and shrub pruning, and cleaning creeks and drainage headwalls. We have many acres of greenbelt and association trustees constantly monitor the areas to ensure they are taken care of and maintained. Throughout the year association trustees constantly evaluate the services provided. We appreciate residents reporting problems or issues to the Homeowner Hotline.

2013 Clubhouse Rentals Booking Now

As a homeowner, you may rent our clubhouse for private parties. Due to heavy rental activity, it is suggested that you plan your dates well in advance. You can check available dates on our Rental Calendar. That being said, don't hesitate to call to check dates when situations arise that require use of the space on short notice. We average 110 rentals a year and it is a great benefit to homeowners. Call the High Point Homeowner Hotline, 440-638-4304, and leave a message. It helps to have several dates in mind when calling. Your call about a rental will be returned within a few days.

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 as early as 5:00 p.m. for weekday, Friday, Saturday or Sunday evenings, but must share the pool with residents during homeowner hours. Parties ending by 10:00 p.m. are charged \$125 for the rental, which includes the cost of lifeguards, and share the pool with residents the entire time of the rental. Parties may go beyond 10:00 p.m. to midnight, with up to two hours of private pool time, but the rental cost is then \$250. All rentals must end when the contracted pool use ends (10:00 p.m. or 12:00 a.m.) and cleanup must be done immediately thereafter.

(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 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 at 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 the security deposit, as it is a safety issue for the association.

Call the Homeowner Hotline (638-4304) for information and to make reservations.

A refundable security deposit of \$500 (two checks for \$100 and \$400 payable to High Point) is required and returned if the clubhouse is cleaned and returned as received and no damage is done to the clubhouse. Rental dates are confirmed only when separate checks (rental fee and security deposit) are received, a rental contract has been signed by the homeowner, and a "Release From Liability and Agreement to Indemnify" form has been executed. **Clubhouse capacity is 120 people.**

Conference Room at Clubhouse

Residents are reminded that the clubhouse has a conference room available for use at no charge. If you have a committee or small group that needs a place to meet during the day or in the evening, you can use the room at the clubhouse. 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**

Recreation Area Full of Adventure

Don't forget our delightful recreation area (behind SW corner of Saratoga and Brandywine) with lighted tennis courts, a basketball court, playground equipment and an open field. Playground equipment was new in 2008 (still great) and the tennis courts got their new synthetic surface in 2010.

★ ★ Architectural Review ★ ★

Architectural Control for the High Point Homeowners Association is defined in Article VI, Section 2 (Amended June, 1986) of the High Point Covenants and Restrictions, titled Architectural Control. "No building, fence wall, or other structure shall be commenced, erected or maintained upon the Properties except by the Developer, or its authorized builder, building company, or other person, firm or entity. No exterior addition to or change or alteration to the Properties shall be made until the plans and specification showing the nature, kind, shape, heights, materials and location of the same have been submitted to and approved in writing as to harmony or external design and relocation in relation to surrounding structures and topography by the Board of Trustees of the Association, or by an architectural committee composed of three or more representatives appointed by the Board (until December 31, 1999, the architectural committee shall consist of three (3) members, two (2) of whom shall be appointed by the Developer and the other being appointed by all Owners other than Developer). In the event said Board or its designated committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the addition, alteration or change has been commenced prior to the completion thereof, approval will not be required and this Article will be deemed to have been fully complied with."

These protective covenants (part of the Association Covenants and Restrictions) maintain amenities and protect property values in the association. Keeping this in mind, homeowners are required to follow these simple steps when performing repairs, making renovations or adding to their homes. (This includes additions, alterations, decks, patios or any other work that requires a building permit from the City of Strongsville Building Department.)

Step 1 – Complete this application and deliver to High Point trustees. Copies of plans, drawings, sketches or blue prints must be submitted with this application. (These will be returned to you.) A response from the trustees will be returned to the homeowner within a few days.

Step 2 – File for a Building Permit with the City of Strongsville and inform the City that you have already made application with the High Point Homeowner Association.

Step 3 – Association will return your plans indicating action of approval or rejection. Association will respond with same information when contacted by the City of Strongsville.

Application for Review of Construction, Addition, Renovation Plans

Send to: High Point Homeowner Assoc., P.O. Box 361065, Strongsville, Ohio 44136

Resident Name (please print) _____ Date _____

Property Address _____ Sublot # _____

Home Phone () _____ Day Phone () _____

Description of work to be performed: _____

Proposed finish & colors: _____

Include plans, drawings, sketches or blue prints with details and specifications of proposed work.

Homeowner signature _____

DO NOT WRITE BELOW THIS LINE -----

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

Trustees: _____ by _____

Homeowner Reminders

Neighborhood Security – During the winter season, visitors come into our development. Some are invited and some are not. Watch out for activity that does not seem right and call police. If neighbors are on vacation and you see lights on in the house, it is usually a bad sign. If you see or hear people roaming the area late a night, a call to the police is also warranted. Vandalism, damage and theft all usually take place a night, under the cover of darkness. Police would rather respond to false alarms than not be called and complete crime reports later on. Make sure your front post light is working.

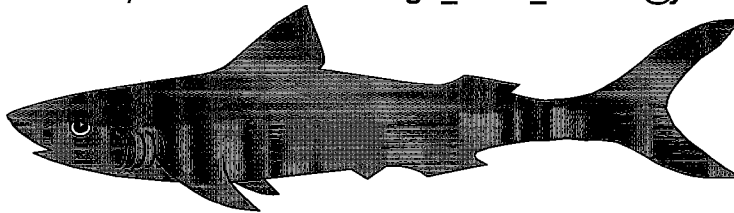
Winter Notes - Residents are responsible to clear sidewalks within 24 hours of a snow. Do not clear driveway aprons by pushing snow into the street, as this is a safety hazard. Snowmobiles, all-terrain vehicles or motor bikes are not permitted in the common areas or on the streets at any time.

HIGH POINT SWIM TEAM

There will be a PARENT information/child registration meeting on **Thursday, March 14, at 7:00pm at the High Point Clubhouse**. You can also come just to get information. Registration forms will be available at the meeting. Since **required** committee assignments are made at this meeting, parents who make a time commitment that night receive their **first** choice of duties. Swimmer registrations are not accepted without a commitment by parents to serve on a committee or other assignment. Please remember swim meets cannot operate without the wonderful support of our parent volunteers. (Home meets require at least 40 parents and away meets require at least 28 volunteers.)

Please bring a current e-mail address as important information is sent via the internet (i.e. practice times, schedule changes, cancellation, etc.). If you don't have e-mail, we will still get information to parents via swim team mailboxes or signs posted at the High Point clubhouse. If you have questions about the team please direct *inquiries via email to: High_Point_sharks@yahoo.com*

**Good Luck
Sharks in
2013!!!!**



**Good Luck
Sharks in
2013!!!!**

Pool Passes Must be Ordered With 2013 Dues Payment

Retention Lake Safety

High Point residents are reminded that the two retention lakes in the development are NOT intended for fishing, swimming, boating or other recreational activity. These bodies of water are designed for the purpose of detaining runoff water from the development and surrounding areas. **It is especially important to understand that these lakes do not easily freeze and should NEVER be used for ice skating.** Parents should not allow children in the area because the banks of the lakes are steep and the water can have debris and contaminants. Lifesaving equipment is not provided at either lake.

Association Trustees

David Knowles	18435 Yorktown Oval	440-238-5769
Jack Schneider	18275 North Salem Row	440-238-8679
Mark Skalak	17716 Plymouth Row	440-238-5955
Ken Evans	18399 Yorktown Oval	440-572-3292
Bob Campobenedetto	18156 Rustic Hollow	440-238-3013

Please remember family members can take messages for the trustees, but are unable to answer questions about concerns or issues within the association. Thank you for your cooperation.

2012 Financial Report

2012 Financial Report

High Point Newsletter - January, 2013

High Point Budget vs Actual - 2012

1/1/2012 through 12/31/2012

Category Description	Actual	Budget	Difference	Special Notes
INCOME				
Resident Dues	\$206,068.00	\$206,250.00	-\$182.00	Unpaid dues from several properties
Clubhouse Rentals	\$15,400.00	\$14,500.00	\$900.00	
Interest	\$210.00	\$500.00	-\$290.00	Interest rates very, very low
Other Income	\$10.00	\$0.00	\$10.00	
TOTAL INCOME	\$221,688.00	\$221,250.00	\$438.00	
EXPENSES				
Association Improvements	\$10,756.00	\$3,000.00	-\$7,756.00	See Note 1
Recreation Area Repair	\$4,425.00	\$2,000.00	-\$2,425.00	See Note 2
Clubhouse Operations	\$14,050.00	\$12,300.00	-\$1,750.00	
Post Office/Print/Supplies	\$7,091.00	\$7,500.00	\$409.00	
Landscape Mgt Service	\$50,564.00	\$48,000.00	-\$2,564.00	
Landscape Special Projects	\$16,726.00	\$10,000.00	-\$6,726.00	See Note 3
Pool Management Services	\$43,751.00	\$45,000.00	\$1,249.00	
Pool Repair & Equipment	\$8,116.00	\$3,000.00	-\$5,116.00	See Note 4
Lifeguards for Rentals	\$181.00	\$1,000.00	\$819.00	Paid from rental fees
Utilities (ele,gas,w/s,phone)	\$21,638.00	\$23,000.00	\$1,362.00	See Note 5
Security Services	\$517.00	\$900.00	\$383.00	
Accounting Services	\$1,625.00	\$1,400.00	-\$225.00	
Clubhouse Cleaning Services	\$4,760.00	\$5,600.00	\$840.00	
Insurance Services	\$9,494.00	\$9,200.00	-\$294.00	
Legal & Financial Services	\$706.00	\$900.00	\$194.00	
Taxes (property, payroll, etc)	\$2,063.00	\$2,500.00	\$437.00	
Social Events	\$5,069.00	\$5,000.00	-\$69.00	
TOTAL EXPENSES	\$201,532.00	\$180,300.00	-\$21,232.00	
Capital Improvement Projects	\$26,888.00	\$25,000.00	-\$1,888.00	See Note 6
GRAND TOTAL EXPENSES	\$228,420.00	\$205,300.00	-\$23,120.00	On target with additional projects done
Income vs Expenses (Annual Net)	-\$6,732.00	\$15,950.00	-\$22,682.00	

1/1/2013

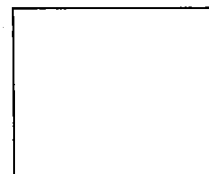
See Multi-Year Budget for Actual & Projections through 2022

NOTES to 2012 Financials:

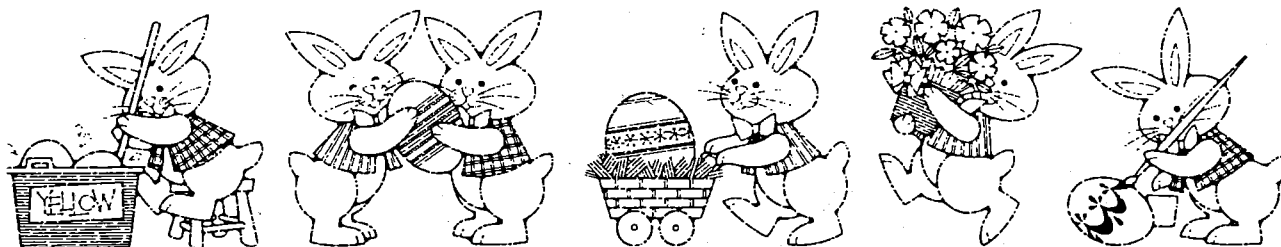
- (1) Replacement of sewer and water lines at clubhouse not anticipated or budgeted. See other story in this Newsletter.
- (2) Repairs were needed to the basketball court surface and the tennis lights.
- (3) Not only did SuperStorm Sandy require significant tree removal, but other storms took out many large older trees.
- (4) A gap between the pool deck and interior surface was allowing water to seep under the deck. This not only caused a water loss, but also underground damage. This costly specialized repair will extend the life of our pool.
- (5) Sewer cost goes up in 2013 due to Sewer District fees for hard surface areas (pool deck, roof, parking lot, courts, etc).
- (6) Addition to clubhouse was budgeted at \$25,000. Several building code requirements raised the project cost slightly.

High Point Homeowners Association				Multi-Year Actual & Budget Projections to 2022											
CASH FUND BALANCE 1/1	8,214	16,225	47,735	41,003	66,903	103,723	135,843	186,083	230,123	273,763	312,703	249,243	37,728		
ASSOCIATION FUNDS	actual	actual	actual	projected	projected	projected	projected	projected	projected	projected	projected	projected	actual		
Budget Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022		
ASSOCIATION REVENUE	330x615	330x620	330x625	330x630	330x634	330x634	360x634	360x634	360x634	360x634	360x634	360x634	360x634		
Homeowner Dues	202,408	205,184	206,068	207,900	209,220	209,220	228,240	228,240	228,240	228,240	228,240	228,240	228,240		
Rental/Interest/Misc	15,590	16,982	15,620	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000		
Short term loan or Devlpmt Fee															
TOTAL ALL REVENUES	217,998	222,166	221,688	222,900	224,220	224,220	243,240	243,240	243,240	243,240	243,240	243,240	243,240		
ASSOCIATION EXPENSES															
Association Improvements	1,062	12,686	10,756	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000		
Recreation Area repair/improve	3,451	1,232	4,425	4,000	2,000	4,000	2,000	4,000	2,000	4,000	2,000	4,000	2,000		
Club House Operations/Repair	13,247	10,556	14,050	12,600	12,900	13,200	13,500	13,800	14,100	14,400	14,700	15,000	15,300		
Post Office/Print/Supplies	5,554	6,998	7,091	7,200	7,300	7,400	8,000	7,600	7,700	7,800	7,900	8,500	8,100		
Landscape Management Serv	43,164	47,114	50,564	48,000	50,000	50,000	50,000	52,000	52,000	52,000	54,000	54,000	54,000		
Landscape Repair/Improve	10,895	9,982	16,726	24,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000		
Pool Management Service	45,277	42,360	43,751	46,000	47,000	48,000	49,000	50,000	51,000	52,000	53,000	54,000	55,000		
Pool Repair/Improve	11,270	8,219	8,116	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000		
Lifeguards for Rentals	660	640	181	500	500	500	500	500	500	500	500	500	500		
Utilities (ele.gas,w/s,phone,etc)	22,065	20,457	21,638	23,000	23,500	24,000	24,500	25,000	25,500	26,000	26,500	27,000	27,500		
Security Services	0	521	517	700	700	800	800	900	900	1,000	1,000	1,100	1,100		
Accounting Services	1,100	2,900	1,625	1,600	1,600	1,700	1,700	1,800	1,800	1,900	1,900	2,000	2,000		
Clubhouse Cleaning Services	4,861	4,484	4,760	5,200	5,600	6,000	6,400	6,800	7,200	7,600	8,000	8,400	8,800		
Insurance Services	8,894	8,973	9,494	9,600	9,600	9,700	9,700	9,800	9,800	9,900	9,900	10,000	10,000		
Legal & Finance Services	31	461	706	900	900	900	900	900	900	900	900	900	900		
Taxes (property,payroll,other)	2,058	2,089	2,063	2,200	2,300	2,400	2,500	2,600	2,700	2,800	2,900	3,000	3,100		
Social Events	4,959	4,784	5,069	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500		
TOTAL OPERATING EXPENSES	178,548	184,456	201,532	197,000	187,400	192,100	193,000	199,200	199,600	204,300	206,700	211,900	211,800		
Capital Projects & HP2000	31,439	6,200	26,888	0	0	0	0	0	0	0	100,000	270,000	0		
TOTAL ALL EXPENSES	209,987	190,656	228,420	197,000	187,400	192,100	193,000	199,200	199,600	204,300	306,700	481,900	211,800		
Payoff short term loan															
CASH FUND BALANCE 12/31	16,225	47,735	41,003	66,903	103,723	135,843	186,083	230,123	273,763	312,703	249,243	10,583	69,168		
HP2000 Plan & Capital Improvement Projects															
1995 - \$ 50,000	Buy two sublots as common area														
1996 - 35,017	Replace five brick entrance signs														
1997 - 276,363	Replace swimming pool														
1999 - 68,475	Resurface tennis & basketball														
2000 - 43,204	Replace clubhouse restrooms														
2003 - 162,509	Clubhouse expand & renovation														
2004 - \$ 25,689	Clubhouse finish expansion														
2005 - 18,069	Clubhouse HVAC & pool repair														
2006 - 68,271	Lobby & kitchen renovation														
2006 - 71,431	Replace pool surface & pump														
2007/8 - 82,182	Replace playground														
2009 - 36,523	Replace pool porch														
2009 - \$ 36,950	Replace tennis surface & 6,331 swing base														
2010 - \$ 31,439	New pool water feature & clubhouse chairs														
2011 - \$ 10,000	New water feature & security system														
2012 - \$ 36,888	Storage addition & replace sewer/water line														
2020-21 - \$370,000	Replace pool shell, surface, deck, heater														
												x330	1/2/2013		

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



FIRST CLASS



Association dues payable by January 31

😊😊😊😊 **26th Annual Easter Egg Scramble** 😊😊😊😊
SUNDAY, MARCH 24 at 2:00 p.m. - EGGCITING!!!!

HIGH POINT NEWSLETTER

Annual Meeting Thursday, January 17

High Point homeowners can attend the Annual Association Meeting at the clubhouse on **THURSDAY, JANUARY 17**, beginning at 8:00 p.m. Trustees will report on current projects and improvements and answer questions from the audience. Our business meetings are short and to the point. **Before the association meeting on January 17**, a "WELCOME TO HIGH POINT" session is held for new residents. This begins at 7:30 p.m. at the club house. No reservations are needed to attend.

Planning to Add or Renovate?

High Point residents are governed by Covenants and Restrictions. If you plan to remodel or add to your home this summer, it is necessary to contact the homeowner association. An Architectural Review form must be completed and submitted with plans or drawings to the trustees for approval. City departments will not approve plans until they receive approval from the association. Forms are available in this newsletter, on our website or by calling the Homeowner Hotline at 440-638-4304.

WEBSITE TAB HAS LATEST INFORMATION

Our website is www.hpohio.com and features many categories of information. A helpful tab is available titled "GOVERNANCE and ADMINISTRATION". On this tab you will find Annual Meeting minutes, trustee meeting agendas and Association Financial Reports. Happy reading!

www.hpohio.com

HOMEOWNER HOTLINE: 440-638-4304