



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

# ANNUAL MEETING THUR., JANUARY 16

Join us at the clubhouse for the 2014 Annual Association meeting on **THURSDAY, JANUARY 16**, 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.

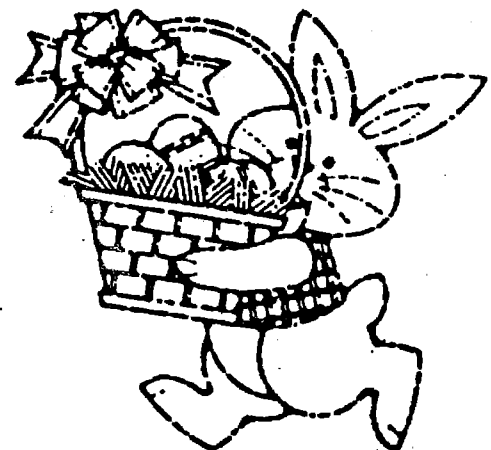
A **"WELCOME TO HIGH POINT"** program will be held for **new residents** before the annual meeting on Thursday, January 16. This informational meeting begins at 7:30 p.m. at the clubhouse. Get your questions about High Point answered and hear about our amenities. Reservations are not needed.

## 27<sup>th</sup> Annual Easter Egg Scramble

*Sunday, April 13<sup>th</sup> at 2:00 p.m.*

Come celebrate spring at our 27<sup>th</sup> 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, April 13**, 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

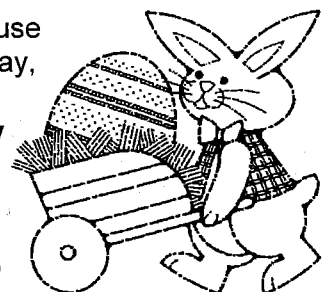
4 to 6 years old

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, April 19 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, April 13<sup>th</sup>!**



## ORDER 2014 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 17 (we will provide the envelope and stamp). Residents that do not order passes before April 15, 2014 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 2014 pool pass registration form from our website. Click on FORMS. Questions? Call 440-638-4304.

## *Financial Notes from 2013*

Our association planned the renovation of the Saratoga Trail entrance island as a landscape project. We removed the overgrown original pine trees and bushes and replaced them with new plants, opening up the area and making a marked improvement. Although there were no building projects, we did run into a few replacement needs. That is why budget and financial planning is so important.

Our “new” pool opened in 1997. At that time, we had a brand new pool heater and winter cover that were part of the overall replacement project. Due to chlorine in our water, some materials have a reduced life expectancy. Both the winter cover and the pool heater expired at the end of the 2013 season and the trustees authorized the purchase of a new winter cover and a pool heater.

Winter covers are a heavy-duty, reinforced fabric that keeps debris out of the pool and protects the finish, while keeping people out of the water. Typical life cycles range from 10 to 15 years. They are custom-made and expensive for several reasons. Our old cover lasted 16 years, so we got our money’s worth. Pool heaters only run 3-4 months a year, so you might think they would last longer, but again chlorine is the enemy and usually heat exchangers can last 10-12 years, so again we beat the odds by getting 16 seasons out of the old heater. When the heater stopped working, it was just a few days before Labor Day, so we were very lucky. A new heater will be installed in the spring. Our winter cover and part of the heater are in the 2013 financial report, with the heater balance in 2014.

## **HIGH POINT 20<sup>TH</sup> REUNION, SORT OF!**

Many High Point residents have lived in our development for 20 years or more. A group of residents came up with the idea of a 20<sup>th</sup> Year Reunion for “old timers” in the development. They felt families that have grown up together in our association have shared many special memories. This is an opportunity to see folks you have known over the years, but may not have seen recently.

Mark your calendars for the evening of **SATURDAY, MAY 17, 2014**. Details will be announced in the newsletter at the end of April, including how to make your reservations. This event will be open to residents who have lived in High Point for 20 years or more, as well as those that have lived less than 20 years, but like High Point and hope to live here for 20 years. In other words, it will be open to all adult residents, based on reservations. Advance purchase of tickets will be required.

We can’t tell you all the details yet, but it is going to be a fun and special evening for everyone. Mark your calendar now, hold Saturday, May 17 and watch for a newsletter in late April with the details.

## **Extra Pool Days in 2014**

*Residents responded to the trustees that they appreciated the extra pool days in the afternoons once school started until Labor Day weekend. Thanks to those positive comments and the good weather in 2013, the trustees have set the 2014 Pool Schedule to include those hours on weekdays from 4:00 pm to 8:00 pm. Unfortunately, it is impossible to go beyond Labor Day due to lifeguard school schedules. Thank you to those residents that called to give us their thoughts and comments.*

## **It’s a Dog-Gone Shame**

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

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

## ***Santa and Guests Fill the Clubhouse***

Our 2013 Holiday Party was a hit with kids of all ages and a tremendous crowd welcomed back Drew Murray, a magician extraordinaire and Santa Claus to the clubhouse on Sunday, December 15. 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.)*

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**

2014 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, 2014.

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.**

## **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.

## ***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.

## **NEXT NEWSLETTER IN EARLY MAY**

Association trustees will send the next newsletter in May, **but you must order 2014 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.

**HOMEOWNER HOTLINE 440-638-4304**

## 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 13, 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 out 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](mailto:High_Point_sharks@yahoo.com)*

*Many thanks to resident Rita Washko who has served as president of the Sharks for many years and has agreed to serve in this capacity again in 2014. We appreciate her good work!*

**Good Luck  
Sharks in  
2014!!!!!!**



**Good Luck  
Sharks in  
2014!!!!!!**

## 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.*

## 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.

# 2013 Financial Report

## 2013 Financial Report

High Point Newsletter - January, 2014

### High Point Budget vs Actual - 2013

1/1/2013 through 12/31/2013

Category Description	Actual	Budget	Difference	Special Notes
<b>INCOME</b>				
Resident Dues	\$209,611.70	\$207,900.00	\$1,711.70	Unpaid dues from several properties
Clubhouse Rentals	\$14,675.00	\$14,500.00	\$175.00	
Interest	\$61.00	\$500.00	-\$439.00	Interest rates very, very low
Other Income	\$0.00	\$0.00	\$0.00	
<b>TOTAL INCOME</b>	<b>\$224,347.70</b>	<b>\$222,900.00</b>	<b>\$1,447.70</b>	
<b>EXPENSES</b>				
Association Improvements	\$3,095.32	\$3,000.00	-\$95.32	
Recreation Area Repair	\$782.00	\$4,000.00	\$3,218.00	
Clubhouse Operations	\$9,697.68	\$12,600.00	\$2,902.32	
Post Office/Print/Supplies	\$6,498.09	\$7,200.00	\$701.91	
Landscape Mgt Service	\$50,614.28	\$48,000.00	-\$2,614.28	
Landscape Special Projects	\$37,767.88	\$24,000.00	-\$13,767.88	See Note 1
Pool Management Services	\$44,958.64	\$46,000.00	\$1,041.36	
Pool Repair & Equipment	\$20,065.11	\$3,000.00	-\$17,065.11	See Note 2
Lifeguards for Rentals	\$374.00	\$500.00	\$126.00	Paid from rental fees
Utilities (ele,gas,w/s,phone)	\$26,557.39	\$23,000.00	-\$3,557.39	See Note 3
Security Services	\$516.55	\$700.00	\$183.45	
Accounting Services	\$1,740.00	\$1,600.00	-\$140.00	
Clubhouse Cleaning Services	\$5,081.15	\$5,200.00	\$118.85	
Insurance Services	\$10,037.00	\$9,600.00	-\$437.00	
Legal & Financial Services	\$103.08	\$900.00	\$796.92	
Taxes (property, payroll, etc)	\$1,925.35	\$2,200.00	\$274.65	
Social Events	\$5,401.21	\$5,500.00	\$98.79	
<b>TOTAL EXPENSES</b>	<b>\$225,214.73</b>	<b>\$197,000.00</b>	<b>-\$28,214.73</b>	
Capital Improvement Projects	\$0.00	\$0.00	\$0.00	
<b>GRAND TOTAL EXPENSES</b>	<b>\$225,214.73</b>	<b>\$197,000.00</b>	<b>-\$28,214.73</b>	On target despite unforeseen bills
Income vs Expenses (Annual Net)	-\$867.03	\$25,900.00	-\$26,767.03	

1/2/2014

See Multi-Year Budget for Actual &amp; Projections through 2023

Note 1: Tree removal was significant due to disease and age of trees in common area. As our association continues to age, our tree removal will increase.

Note 2: We did not anticipate the winter pool cover and heater requiring replacement. While the full cost of the winter cover is in 2013, a balance of \$7,000 will be paid in 2014 for the pool heater.

Note 3: Our natural gas and water/sewer costs increased this year. We should realize some savings with a new and more efficient commercial pool gas heater.



# 2014 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.**

# Ballot for Association Trustee

Two Board of Trustees positions are available for a two-year term that runs from January 2014 to December 2016. There are five trustee positions, with David Knowles, Jack Schneider and Mark Skalak serving a two-year term that began in January 2013. Ballots may be mailed to the association post office box or delivered to the Association Annual Meeting on **Thursday, January 16 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 16. 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 2**

- \* Bob Campobenedetto, 18156 Rustic Hollow
- \* Ken Evans, 18399 Yorktown Oval

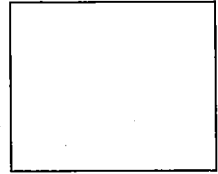
**Vote for 2**

Homeowner casting ballot (print) \_\_\_\_\_ (name required)

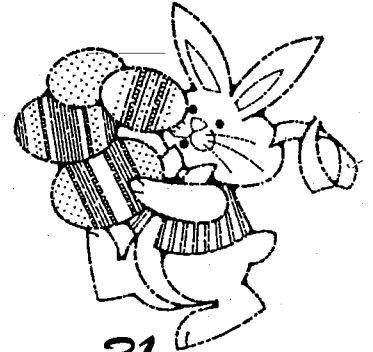
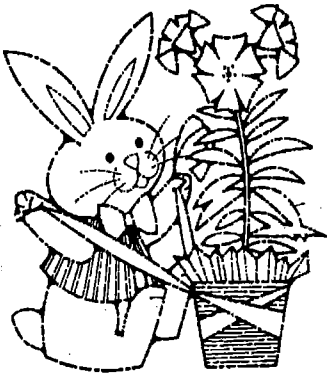
Homeowner address \_\_\_\_\_ Date \_\_\_\_\_

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

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



FIRST CLASS



*Association dues payable by January 31*

☺☺☺☺ **27<sup>th</sup> Annual Easter Egg Scramble** ☺☺☺☺  
SUNDAY, APRIL 13th at 2:00 p.m. - EGGCITING!!!!

## HIGH POINT NEWSLETTER

### Landscape Contractor Continues in 2014

Erie Landscape, a local Strongsville firm, will continue to provide all landscape services to High Point in 2014. Since 2008 Erie has done a great job maintaining and caring for our common properties. We appreciate their hard work and professional expertise that 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. We appreciate residents reporting landscape problems or issues to the Homeowner Hotline.

### 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 on our website or by calling the Homeowner Hotline at 440-638-4304.

### WEBSITE HAS LATEST INFORMATION

Our website is [www.hpohio.com](http://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](http://www.hpohio.com)**

**HOMEOWNER HOTLINE: 440-638-4304**