

NEWSLETTER

January, 2011

ORDER 2011 POOL PASSES **NOW!**

Residents need to order summer pool passes with their annual dues again this year. There will NOT be distribution dates this summer. **You must order passes now**, even if you are not sure you will use the pool in 2011. You will not have another opportunity later. Last year almost all residents followed the procedure to order pool passes in advance and it worked wonderfully. Passes will be mailed to homeowners by May 12 (you do NOT need to provide an envelope or stamp – we will provide). Those that do not order pool passes before May 1, 2010 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 buyer is exempted from this fee. Existing residents must pay. A Pool Pass Registration form was mailed with your dues invoice or go to our website www.hpohio.com . Questions? Call 440-638-4304.

Annual Meeting Thursday, January 20

Every year there is an annual meeting. In addition to trustee elections, information is discussed about new association projects. *Trustees will report on a future dues increase and the new pool policy that only those 21 and over are allowed to swim during the break/rest period.* Join us at the clubhouse on **THURSDAY, JANUARY 20**, at 8:00 p.m. Trustee ballots may be turned in at the meeting and dues payments will be accepted. Time is set aside for audience questions. Mark the date on your calendar.

A “**WELCOME TO HIGH POINT**” program will be held for new residents before the annual meeting on Thursday, January 20 at 7:30 pm at the clubhouse. Information about High Point is discussed and questions are answered. Reservations are not needed. Open to any new residents in High Point.

Easter Egg Scramble

Sunday, April 17 at 2:00 p.m.

Come celebrate spring at our **24th** 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 17**, 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 23 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 17th

Association Dues in Strongsville Developments

Each homeowner association in Strongsville enjoys a variety of different amenities and has a defined different number of homes to support the financial base of the development. In some ways it is unfair to compare these to each other, but we all do it anyway. High Point trustees are the only management team that publishes a ten-year budget projection so that we know what to expect in managing our facilities. Below are listed annual dues amounts for similar associations.

\$560 Ledgewood (2010) Olympic Pool, clubhouse, tennis courts, sports field

\$450 Waterford Crossing (2010) Pool, clubhouse, tennis courts, playground

\$435 Deerfield Woods (2010) Pool, playground, open sports field

\$420 Westwood Farms (2010) Pool, clubhouse, tennis courts, playground

\$350 Meadowood (2010) Olympic Pool, clubhouse, tennis courts, sports field

<i>\$330 High Point (2010) Pool, clubhouse, tennis courts, playground, sports field</i>
--

\$325 Chandler Commons (2010) Pool, picnic shelter, open sports field

\$250 Pine Lakes Village (2010) Clubhouse, playground, tennis court

\$240 Huntington Park (2010) Pool, picnic shelter

\$225 Deerfield Lake (2010) Pool, clubhouse, tennis courts (x2), playground (x2), sports field

\$225 Echo Lake (2010) Pool, clubhouse, playground (shared with apartment complex)

\$200 Hampton Chase (2010) Entrance greenbelt areas

\$185 Woods of Strongsville (2010) Tennis courts, playground, open sports field

In September of 2010, the State of Ohio enacted legislation (the Ohio Planned Community Act) that establishes consumer protection for homeowners in a planned community. In the same way as previous legislation for condominium owners several years ago, this is designed to preserve their communities and property values. **Chapter 5312 of the Ohio Revised Code** is the Ohio Planned Community Law. Many requirements and consumer protections are included in the new law. You can look up the law yourself: <http://codes.ohio.gov/orc/5312>

High Point was among the first planned communities in 1976 to record its Covenants and Restrictions. That is one requirement of the Act. Another requirement is that the financial and other records of the association be open for inspection by the owners. To assure residents that association finances are appropriate and accurate, High Point has an annual financial review performed by an independent accountant. We report on this each year in our newsletter.

Also included in the Act is a requirement (5312.06) that the association annually adopt a budget that includes reserves in an amount adequate to repair and replace major capital items in the normal course of operations, without the necessity of special assessments. Over the past 20+ years, the association has published the budget forecasts and planned for facility upkeep, repair and replacement on a scheduled basis. Rather than having a sinking fund, the trustees have planned and scheduled maintenance and enhancements on an ongoing basis. Since 1995, the association has invested over a Million Dollars in capital improvements and new facilities – without any special assessment and minimal increases in the annual dues to members.

Your association trustees believe this meets and exceeds the requirements of the Act and will continue to operate in the best interest of residents following this prudent and sensible course.

Stuffing Eggs for the Scramble

If you are interested in helping stuff eggs for the 24th Annual Easter Egg Scramble, please call the Homeowner Hotline to volunteer. Association trustees will spend several hours one weeknight the week of April 11 to get the eggs ready and we are looking for help. Call 440-638-4304 to volunteer.

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.

Clubhouse Conference Room Available

Residents should know that a conference room is available for use by local organizations. If a High Point resident has a committee or small group that needs to meet during the day or in the evening, there is no charge to use this room that can hold as many as 20 people for small group meetings. Call the Homeowner Hotline for reservations. **440-638-4304** (Resident must be present with group.)

Homeowner Reminders

Neighborhood Security - During the winter when it gets dark earlier, residents should be alert and watch out for neighbor's homes. **Replace burned out lamp post lights**, as this is a critical element of our neighborhood security. Light is the best deterrent for criminals. If you have a home security system, the police require an automatic reset to prevent false alarms from sounding for hours.

Winter Notes - Residents should remember it is their responsibility to clear sidewalks within 24 hours of a snow. Clearing driveway aprons into the street defeats the city snow plow efforts. Snowmobiles, all-terrain vehicles or motor bikes are not permitted in common areas or the development at any time.

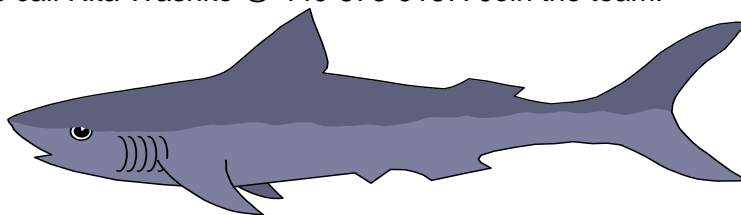
★★ High Point Swim Team ★★

Believe it or not, it's time to start thinking about swimming! Your High Point swim team is open to all youngsters who can swim the length of the pool, who are 18 years or younger on June 1, 2011, and who reside in High Point or Deerfield Woods (a special arrangement). While the Strongsville Swim League is competitive, the primary emphasis of coaching is skill development and fun.

There will be a PARENT information/child registration meeting on **Thursday, April 7, 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 call Rita Washko @ 440-878-9187. Join the team!

**Good Luck
Sharks in
2011!!!!**



**Good Luck
Sharks in
2011!!!!**

**Pool Passes Must be Ordered With 2011 Dues
Payment**

A big thanks to jack schneider

High Point trustees have many responsibilities with managing the association. One of the trustees goes far above and beyond in performing the duties as the clubhouse and facilities manager. Jack Schneider has been fulfilling this role since he joined the board eight years ago. Residents see him all summer long at the pool, making sure the swimming experience is the best it can be. He is the first contact with Metropolitan Pools and our landscaper, always taking care of details to ensure things are top notch in the development. What many people don't know is that he also does the inspections for clubhouse rentals and the cleaning that does with it between parties. Not only is it a thankless job, but one that requires a great deal of time. As a retired school teacher, he is able to be our point person but the board wanted to recognize his eight years in this role and also thank his wife Nancy, who puts up with his involvement and time spent working on association matters. Thanks Jack and Nancy!

Mother Nature Wins Round One

In the summer of 2010, High Point installed new water features for the enjoyment of those who use the pool. Our research process for this began several years ago and concluded with the launch on Memorial Day of the Nerdy Bird and the spray bollard. Throughout the process, we consulted with the best resources in the aquatic industry to make sure things were done correctly and on budget.

Within a week of Memorial Day, we experienced the worst year ever of Cottonwood fuzz. In the past we have encountered problems when the trees went to seed, but this release of materials from the trees not only plugged up the new Nerdy Bird and spray bollard, but quickly shut down our entire sand filter system for the pool. Never in our development's history had the spring seed release caused so much fuzz in the area. With these now mature trees surrounding the area, Mother Nature packed a one-two punch and we were down for the count. Nerdy Bird was sent out for very expensive repairs (as the plugged up spray nozzles caused a pressure build-up that cracked the fiberglass). Inside the huge sand filters, the fuzz from the Cottonwoods was like a wet cotton blanket that plugged up the filters. That caused us to have to remove tons of sand and refill the filters, which was again a very expensive and time-consuming process. While it was not our objective to cut down trees in the area of the pool, we took steps immediately to remove the Cottonwoods to prevent repeat occurrences. We had no choice to protect the pool.

In addition, we have installed what we hope will be an additional filter device that will prevent this from happening again. Over the course of several weeks, many thousands of dollars were spent to recover from this situation. Past experience with the Cottonwoods has been bad, but two things worked against the association. First was a wet spring that fed the trees moisture to grow lots of new leaves and the respective seed fuzzies. Compounding the problem was a quick warm-up that sent fuzz into the air all at once, rather than over a period of weeks. In a sense, it was a perfect storm of fuzz.

At the end of the day, changing the sand in the filter system was on the list in the next few years and it was just accelerated. Removing the one variety of trees will not have a significant impact on the area, and in some cases replacement trees were planted using another type of tree. In the long run, all of these actions will protect our investment in the pool for many years to come.

New Streets are Fabulous!

This past fall a number of streets were replaced by the City. Association trustees would like to thank Mayor Perciak, Ray Haseley (our Ward Two Councilman) and the other members of Council for their funding that made these projects possible. There is no question that as communities age, street repair is a constant problem. Our development has patiently waited to ensure that streets were replaced with concrete and not asphalt overlayment. While there is a higher cost for concrete, the longevity is vastly superior and in the long run, it is a better investment for the City. Residents have to endure temporary inconvenience during construction, but it is worth the wait. A number of streets in High Point are in need of repair and are on the future list. Again our thanks to the Administration for keeping residents on the priority list. We appreciate these improvements and those to come in 2011.

☺ ☺ ☺ Summer Snack Sales Request for Proposal ☺ ☺ ☺

For several years the High Point Swim Team provided sales of snacks and drinks at the pool during the summer months. Last year a vending company provided machines with items sold at a cost that provided no profit to the association. **FOR 2011, THE TRUSTEES ARE ACCEPTING BIDS FROM HIGH POINT RESIDENTS WHO WOULD OPERATE THIS AS A SUMMER BUSINESS (VENDOR).**

Only High Point residents may apply to operate this enterprise, but the individual may use persons from outside the association to help staff the business. This could be a high school or college student that would use this as a summer job or a resident adult. Based on the usual number of residents who use the pool, the association trustees believe this could be a significantly profitable venture for the summer. High Point will provide certain facilities as noted at no charge and will require no cut or payment to association, but will partly base the award on the pricing of products to residents with appropriate profit mark-up.

Vendor to be responsible for the following:

- signs showing product selection and pricing (including any flyers if desired)
- initial and ongoing purchase of products and transportation from store to clubhouse
- cash at all times, including overnight storage
- arrange for and schedule staffing and all payroll/accounting duties
- locks for locker storage (or may use zip tie cables on a daily basis)

Days of Operation:

Begin Sunday, May 29 & Monday, May 30 and Weekend of Saturday, June 4 & Sunday, June 5
Daily from Friday, June 10 to Wednesday, August 24 (except as pool is closed due to weather)
Weekend of Saturday, August 27 & Sunday, August 28 (optional or discount clearance of product)
Weekend of Labor Day (optional or discount clearance of product)

Notes: A. Saturday, May 28 will be operated by the Swim Team with free food and drinks as done in 2010. Vendor is encouraged to advertise that day for summer sales or be open for sales. B. Days of home swim meets will be noon to 4:00 pm – four dates to be determined. C. From June 10 to July 21 staffing to be two people minimum. From July 22 to August 28 staffing to be one person minimum.

Minimum Hours required for sales by Vendor:

Weekdays (Monday – Friday): noon to 7:00 pm + Saturdays and Sundays: noon to 7:00 pm

Obviously the highest number of sales can be anticipated during the break time – last 15 minutes of each hour. Two people should be available to sell during the break. HP will provide a locker to store products, a refrigerator/freezer to store drinks and frozen items, a table and chairs. Our experience with the machines last summer showed that people will purchase snacks and drinks from the time the pool opens through 7:00 pm. Sales location will be swim team room with outside door to pool area that can be closed/locked during restroom break and at night. Products may also be sold using a person roving on the deck.

Minimum Product Mix provided by Vendor:

Minimum drink selection of bottle/box/can of water, two types of juice, one regular and diet cola, one lime regular and diet. Minimum snack selection of one chip, one corn chip, four candy bars, four candy snacks, one frozen ice, two ice cream novelties. Other products may be added to minimum list. Only manufacturer sealed products (no Ziploc bags snacks and no homemade/poured drinks) and no cooked products.

Proposals are due to the Trustees no later than March 5, 2011. Materials can be delivered to any trustee (info in this newsletter) or sent to the post office box address. A decision will be made by the trustees based on the bid information provided and most likely a short interview with the finalists. All submissions will receive a response from the trustees no later than April 2. This could be a great summer opportunity!

Bids submitted to trustees by March 5, 2011 should contain:

1. Name, address, contact information for person (proposed "vendor") submitting the bid (in the event proposal is submitted by a person under 21 years of age, parental statement of support should accompany the bid submission). Please indicate any related job experience of vendor.
2. Short narrative of how the vendor plans to handle responsibilities as listed above.
3. Proposed days and times of operation (must be at least minimum as listed – use box calendar)
4. Proposed staffing model showing number of sales persons (must be at least minimum as listed).
5. Proposed product mix and item pricing (see minimum required – describe sizes, brands & prices per item for at least minimum product mix). Vendor may add other products, but not raise prices.
6. Any other ideas or plans (such as selling with a roving person) that would help explain innovative or different approaches to providing this service. This will be important in the decision process.

Direct questions to Jack Schneider, trustee, at 440-238-8679. Bids due no later than March 5, 2011.

★ ★ **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 _____

Association Dues payable in January

2011 Association Dues Notices were sent out via first class mail to each High Point homeowner. You should have received your dues notice in late December. If you did not receive your invoice or misplaced it, call Bob Campobenedetto at 238-3013 or Ken Evans at 572-3292. Homeowners of record (property owners listed in Cuyahoga County records) are legally responsible to pay dues. A dues invoice form is also on the FORMS tab of our website: www.hpohio.com

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, *please call a trustee immediately*. If your house is for sale, you still owe dues now and will receive money back 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 2011 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 new 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.

Holiday Party Packed the House

Our 2010 Holiday Party was once again a hit with kids of all ages and a tremendous crowd welcomed a magician and Santa Claus to the clubhouse on Sunday, December 19. 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 who attended received an ornament decoration. *(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 and grandkids.)* Mark your calendars now for Sunday, December 18, 2010.

Even with all of the success at the Holiday Party, we ran into a problem with the pictures taken with Santa. Unfortunately even our best plans to print the photos ran amuck. Technical issues did not allow us to print the photos quickly enough and to make matters worse, some photos did not make it into the camera memory card and were lost. Association trustees apologize for the snafu. We hoped that this year our carefully crafted plan would work. ***We printed all the photos that were captured and will have copies available before the Annual Meeting on Thursday, January 20 at 8:00 pm for anyone to identify and pick up. Please accept our apology for this blunder.***

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.

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.

Neighborhood Safety

During the winter season, many visitors come into our development. Some are invited and some are not. Be on the lookout for activity that does not look 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 at night, a call to the police is also warranted. Vandalism, damage and theft all usually take place at night, under the cover of darkness. Look out for your neighbors and call police when you see something that does not look right. 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 to light the night.

Election Ballot for Association Trustee

Two 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 Bob Campobenedetto and Ken Evans serving a two-year term that began in January 2010. Ballots may be mailed to the association post office box or delivered to the Association Annual Meeting on **Thursday, January 20 at 8:00 pm**.

Send to: **High Point Trustee Ballot**, P.O. Box 361065, Strongsville, Ohio 44136

Homeowners should vote for two candidates and mail the ballot to the address above no later than January 18 or bring it to the Annual Meeting on January 20. All ballots require the homeowner name and address for validation. Vote for no more than two trustees. A simple majority of votes from the ballots cast will determine the successful trustees. (★ indicates current trustee)

Vote for

ONLY 2

☐

★ David Knowles, 18435 Yorktown Oval

☐

★ Jack Schneider, 18275 North Salem Row

☐

★ Mark Skalak, 17716 Plymouth Row

Vote for

ONLY 3

Homeowner casting ballot (print) _____ (name required)

Homeowner address _____ Date _____

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

What about.....?

Residents often call our Homeowner Hotline about situations and the trustees appreciate people keeping an eye out to help the association. Covenants and Restrictions are legal documents, but they are not the same as municipal codified ordinances. Our C&R is enforceable only under civil jurisdiction. What that means is that we cannot call the police to enforce the C&R, but we have to go through the courts to pursue a violation.

Many years ago the association took a resident to court that had built a fence. While there are a handful of fences permitted by the developer before control was turned over to residents, there have not been any fences erected since that time. Because the C&R only prohibits fences and gives no conditions for exceptions, association trustees have never permitted any fences. When the fence was constructed, the trustees went to court to require enforcement of the C&R. It took a number of levels of judges before the decision was rendered in appeal that the C&R said no fences and the resident agreed to that condition when they bought the house. That became case law and the fence came down. Two things came out of that decision. One was that the consistent enforcement by the trustees was critical. Second was the definition that a prohibited fence was a structure of containment, so decorative corners or screen panels were permitted.

Association trustees enforce all of the requirements of the C&R, as it is their responsibility. Sometimes it may appear a situation has not been addressed, as a condition may remain for some time while the process is being followed. You can be assured that whether it is the delayed collection of dues or the enforcement of parking trailers or recreational vehicles in driveways, the trustees are fair and consistent in the enforcement of the C&R.

Our C&R were filed in 1976, and things have changed in many ways since that time. Today it is often a requirement that a resident have a vehicle related to their business. Association trustees try to be reasonable by limiting business vehicles to panel or pickup trucks with minimal signs or business identification. Boats, trailers, RVs and such can be parked for a day or two while work or cleaning is being done, but not for days or weeks at a time. Larger work trucks or commercial panel trucks must be parked at a business location and not in the development. We appreciate residents that make an effort to park boats, trailers and such in their garage. Residents can be assured that when they see a violation, that the trustees have gone to work first to remind the homeowner (just in case it is an oversight) and then to require compliance through the courts. Unfortunately, these issues often take time to resolve, when it appears nothing is being done.

★ Recognizing Safety & City Employees ★

High Point trustees, on behalf of our residents, again delivered holiday message cookies to express our thanks to Police, Fire, Service and other city personnel. It is a simple way to let them know we appreciate their efforts every day. Their dedicated service helps homeowners all year long.

renovating your home?

Residents must submit plans to High Point for additions or renovations before they submit plans to the City. You can find the Architectural Review form on our WEBSITE. Instructions are on the form.

Wooded & Common Areas

High Point has many acres of wooded greenbelt. Common areas are for the benefit of all residents. Wooded sections are maintained in a natural state. Dangerous or hazardous conditions, such as partially fallen trees and large dead trees that could potentially cause damage to nearby homes, can be brought to the attention of trustees. **Residents may not dump grass clippings in common areas. Responsible residents will be charged to remove the debris.** Homeowners are NOT permitted to clear greenbelt areas or cut down trees. Such activity should be reported to trustees via the Homeowner Hotline. ***Weapons may not be discharged in the city, including common areas. Paintball guns and BB guns are illegal and violators are subject to arrest.*** Forts and other play structures may not be built in the common areas. Parents will be held responsible for damages.

<p>High Point Annual Meeting Thursday, January 20 at 8:00 p.m.</p>
--

Internet at Your Fingertips

Have you visited our website lately? You will find tremendous resources at your fingertips. Included are news, forms, maps, Covenants & Restrictions, clubhouse rental calendar, and much more. You can also find it using popular search engines. Bookmark our easy URL in your favorites.

*(To be added to the Association's mass e-mail list to be notified of updates to the site and special events please **send your e-mail address to www.high_point_hoa@yahoo.com** with the subject line "MASS E-EMAIL". This will put you first on the notification list when there is NEWS!)*

→→→ www.hpohio.com ←←←

Club House Rentals Booking Now

As a homeowner, you may rent our club house for private parties. Dates for 2011 – graduations, Communion, birthdays, anniversaries, sports parties, weddings, showers, family parties - are now booking quickly. To determine available dates, go to our website and click on "Clubhouse Rentals" in the left margin. Then click on "View Calendar" in the upper right. You will see the rental calendar and can check available dates. Call the High Point **Homeowner Hotline, 440-638-4304**, with your date request. Dates are booking quickly. Your call about a rental will be returned within a few days.

Summer rentals are \$250, which includes the cost of lifeguards. **Summer parties using the pool may start as early as 5:00 p.m.**, with parties sharing the pool with High Point residents during homeowner hours. When the pool closes to residents at 10:00 p.m., parties have the pool to themselves. **All parties MUST END BY MIDNIGHT - 12:00 A.M.** Clean-up must be completed and the club house locked up by 1:00 a.m.

Summer Pool Rentals may also be done from 5:00 p.m. **ending at 10:00 p.m. any day (including Saturday or Sunday)**, for a discounted price of \$125. These events must end at 10:00 p.m. and cleanup must be done by 11:00 pm. (No extensions are permitted.)

NON-POOL summer rentals are \$125 (anniversaries, showers, retirements, etc.). These can be any time during the day or evening. NO pool use is allowed with these rentals.

Call the Hotline (440-638-4304) for information on these pool and clubhouse rental options.

A refundable security deposit of \$300 is required and returned if no damage is done to the club house. 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. **Residents who rent the club house are responsible for cleaning the facility when they are done, removing all trash and debris, taking down decorations and tape, vacuuming the floor, and putting tables and chairs away.**

Club House rentals are a privilege reserved for High Point residents only and not friends, other relatives or the general public. Activities are limited to family entertainment and recreation, unless otherwise approved by the trustees prior to a contract being signed. Residents renting the facility must be present at all times and are responsible for the conduct of guests and any damage. Inspections of the facility are done before and after each party. ***Fire code capacity is 120 people.***

ORDER POOL PASSES NOW

HIGH POINT ANNUAL MEETING

THURSDAY, JANUARY 20 - 8:00
pm

Pet Owners Beware

People are watching. When you walk your dogs, do you pick up after them? Do you allow your cats to roam the neighborhood? Do your pets bark all day or night? If you do not take care of your pets, don't be surprised if the City Animal Warden pays you a visit. Pet owners may not consider these things offensive, but most people do. Repeated situations should be reported to the Animal Warden at 440-580-3180. It is regrettable that not every pet owner takes their responsibility seriously. Over time, this continues to be the #1 complaint reported to the association Homeowner Hotline. Perhaps most unfortunate is that it is not the fault of the pet, but the owner. Please respect your neighbors.

2011 Pool Registration Form

HIGH POINT HOMEOWNERS ASSOCIATION

HOMEOWNER LAST NAME (Please PRINT) _____

ADDRESS _____ Home Phone _____

Emergency Contact _____ Phone Number (____) _____

FAMILY MEMBERS: (Defined as immediate family members living at the above address. *In 2011, verification will be required for any household requesting more than 8 individual passes.*)

PRINT FIRST & LAST NAME	DATE OF BIRTH REQUIRED for everyone under 25 years - print "ADULT" for over 25
1.	Date of Birth: / /
2.	Date of Birth: / /
3.	Date of Birth: / /
4.	Date of Birth: / /
5.	Date of Birth: / /
6.	Date of Birth: / /

**NO PASSES
WITHOUT
DATE OF BIRTH**

*Verification of
information may
be required by
trustees prior to
issuance of
pool passes.*

I have read and understand the published pool rules and agree to abide by these rules as well as any posted at the pool by association trustees. Use of High Point Pool Pass constitutes full acceptance of these published and posted rules. I affirm information on this registration form is accurate and acknowledge that falsification will lead to revocation of passes by the trustees.

HOMEOWNER SIGNATURE _____ Date _____

Special Homeowner Consent for **Family Guest Pass** - I hereby authorize our Guest Pass to be used by Teenage family members to bring up to two guests, **12 to 15 years of age**, per teen and to be responsible for this use. Teen pass **MUST** be presented w/Guest Pass. I fully accept responsibility for any and all persons admitted by this pass.

HOMEOWNER SIGNATURE _____ Date _____

Complete Pool Pass Registration and return it to: High Point Dues, P.O. Box 361065, Strongsville, Ohio 44136. Requests received after March 1 require a \$10.00 administrative fee (donated to the High Point Swim Team). Send registration form request to PO Box until Memorial Day. After pool opens daily, drop registration request form with \$10 check at the Lifeguard Podium at the pool. Passes may be picked up at the Lifeguard Podium. **Orders will be filled on Saturdays each week.**

NO PICK UP DATES WILL BE HELD. YOU MUST ORDER YOUR POOL PASSES NOW AND PAY THE \$10 LATE FEE.

☐ I request exemption to the Pool Pass Registration deadline and fee, as I am a new resident that moved into High Point after January 1, 2011. Please send passes to my home address now.

☐ I have enclosed my check for the \$10 late fee payable to the High Point Swim Team.

Passes distributed by _____ Date _____ ☐ check rcd Mail Podium

Copies can be printed from website. See Forms section.

Copies of form permitted. Please return full sheet.

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



FIRST CLASS

Association dues payable by January 31

😊😊😊😊 **Easter Egg Scramble** 😊😊😊😊
SUNDAY, APRIL 17 at 2:00 p.m.

HIGH POINT NEWSLETTER

Annual Meeting Thursday, January 20

High Point homeowners are encouraged to attend the Annual Meeting of the Association at the club house on **THURSDAY, JANUARY 20**, beginning at 8:00 p.m. Association trustees will report on current projects and improvements. Our business meetings are short and to the point. In addition to trustee reports, there will be a time for questions from the audience.

Before the annual meeting on January 20, 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.

✱✱ order pool passes now ✱✱

Again in 2011, residents need to order summer pool passes when they pay their 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 in 2011. You will not have another opportunity later. If you do not order pool passes by May 1, 2011, you will have to pay a new \$10.00 administrative fee (which will be donated to the Swim Team). Passes will be mailed to homeowners by May 12 (you do NOT need to provide an envelope or stamp – we will provide). If your home is for sale, new owners will be exempted from this policy. Existing residents will not. A Pool Pass Registration form can be found on our website.

www.hpohio.com

HOMEOWNER HOTLINE: 440-638-4304