



## NEWSLETTER

January, 2012

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

### Annual Meeting Thursday, January 19

Join us at the clubhouse for the 2012 Annual High Point meeting on **THURSDAY, JANUARY 19**, 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. Many exciting topics will be presented.

A "**WELCOME TO HIGH POINT**" program will be held for new residents before the annual meeting on Thursday, January 19. 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.

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

*Sunday, April 1<sup>st</sup> at 2:00 p.m.*

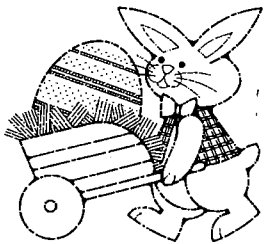
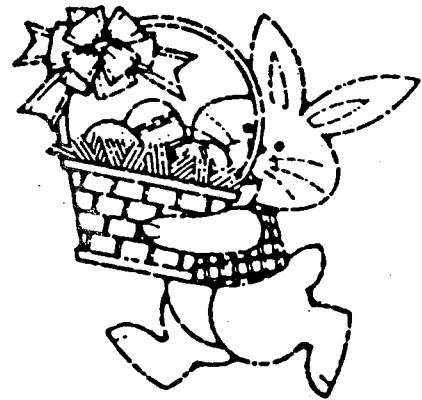
Come celebrate spring at our **25<sup>th</sup> Annual Easter Egg Scramble**. **Mark your calendars now, because there will not be another newsletter before this event.** Thousands of brightly colored eggs will be scattered for children to gather. All age groups will be run consecutively (separate groups take only a few minutes each) on **Sunday, April 1**, 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 7 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 1<sup>st</sup>  
NO FOOLIN'**



### ORDER 2012 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 12 (we will provide the envelope and stamp). Residents that do not order passes before April 15, 2012 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 2012 pool pass registration form from our website. Click on FORMS. Questions? Call 440-638-4304.

## Homeowner Reminders

**Neighborhood Security** – During the winter season, visitors come into our development. Some are invited and some are not. Lookout 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 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. 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.

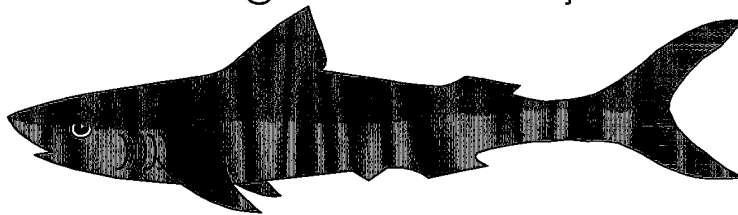
**Winter Notes** - Residents are responsible to clear sidewalks within 24 hours of a snow. Do not clear driveway aprons by pushing snow into the street, as this is a safety hazard. Snowmobiles, all-terrain vehicles or motor bikes are not permitted in the common areas or on the streets at any time.

## HIGH POINT SWIM TEAM

There will be a PARENT information/child registration meeting on **Thursday, March 15, 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. Come join the team and have FUN!

**Good Luck  
Sharks in  
2012!!!!**



**Good Luck  
Sharks in  
2012!!!!**

**Pool Passes Must be Ordered With 2012 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.*

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

Our 2011 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 18. 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 a huge candy-filled stocking. *(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 16, 2012.

Our new replacement lighted 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**

2012 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, 2012.

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 2012 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](http://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.

# ★ ★ 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.**

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## 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 \_\_\_\_\_

## 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.

## Vote at High Point Clubhouse

**Tuesday, March 6** is Primary Election Day and we urge all registered voters to cast their ballot in person, if they have not already voted by Absentee Ballot. Not only is this a Presidential primary, but there are important issues on the ballot that affect our community. All residents in High Point can vote at the clubhouse between the hours of 6:30 am and 7:30 pm. Know that all precincts in our development (which means all residents) vote at the High Point clubhouse. Let your voice be heard.

## 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 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 two candidates and mail the ballot to the address above no later than January 17 or bring it to the Annual Meeting on January 19. 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 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.***

## **Clubhouse Gets an AED for Emergencies**

AEDs (Automatic External Defibrillators) have become commonplace in public facilities. High Point clubhouse now has a Philips AED in the lobby for emergency use at the pool or for parties. In case of any emergency, always remember to call 9-1-1 first for help from emergency responders.

Used in the first 3-5 minutes after a person suffers a heart attack, these units have been proven to dramatically increase the survival rate of people suffering sudden cardiac arrest. An AED can determine the heart rhythm of a pulseless victim, and if the person is in v-fib (ventricular fibrillation) shock the victim's heart in an attempt to restore normal rhythm.

When a heart goes into v-fib, it is still receiving impulses from the brain, but they are chaotic so the heart cannot produce a "beat" and it cannot expel enough blood to keep the circulatory system moving oxygen through the body. Brain cells begin to die after 4-6 minutes of oxygen deprivation. That is why the first moments after cardiac arrest are critical. Without a stimulus to shock the heart back into rhythm, the heart continues to "twitch" until the brain stops altogether. That is where the AED can save a life. An AED stops the heart spasms by shocking it and allowing the nerve impulses to stabilize and return to their normal pattern, allowing the heart to resume beating at its normal pace.

*AEDs are not for trauma patients, children under age 1, or victims with a pulse.* An AED can only shock the heart into rhythm. It is necessary to begin CPR after the heart is back in rhythm.

## **Haseley Retires from City Council**

Residents in High Point have benefited for many, many years from the dedicated public service provided by Ray Haseley. As a resident of High Point, Ray has been a good friend and neighbor to our association. After 14 years as the Ward Two Councilman, Ray completed his final term in December and will turn the reins over to our new Ward Two Council representative, Matt Schonhut.

Ray began his part-time public service career serving for eight years as chairman of the City's Planning Commission. Under the leadership of the respected Mayor Walter Ehrnfelt, Ray's journey in city government provided excellent training for his election as a ward council representative. It was during those years that SouthPark Mall moved from concept to paper to construction. Long meetings of the commission ensured that the development was not only done the right way, but fostered a signature structure that is not only contemporary but vibrant today.

It was just after Ray and wife Tammy moved into High Point in 2003 that they were attending the Indianapolis 500 when tragedy struck Strongsville. Mayor Walter Ehrnfelt, a long-time fixture in the city and Northeast Ohio, passed away from a heart attack and thrust Council President Haseley into the office of Mayor. Having been a personal friend of Ehrnfelt for many years, it was a particularly difficult time for Ray. Working 16 hour days to catch up and build confidence of both the population and the city employees, Haseley was relentless in tackling the duties of Mayor.

During those months in the Mayor's office, Ray transitioned through a very difficult time and set the stage for Tom Perciak (also a resident of High Point) to move from a venerable banking career to the world of politics as the Mayor of Strongsville. Ray has been a pillar of the community through his involvement in many facets and organizations, and been recognized for his many contributions.

In looking back, Ray points to the infrastructure work he championed while on Council to help a growing community keep pace. Not only did the mall stretch the resources of the city, but the growth in residential construction during his time on Council was tremendous. Resolving the many flooding issues in Ward Two and the entire city was a significant challenge that has taken a great deal of time and effort. Although work continues, improvements have resolved many major issues and conditions are better. Repairs to city streets, especially here in High Point, were also a focus for Ray and council members and we are very appreciative of the investment in concrete rehabilitation and replacement.

Association trustees thank Ray for his honorable approach and diligent service as our ward council representative these many years and wish him well in his retirement. We extend congratulations to Matt Schonhut and best wishes for his success and continued enthusiasm as Ward Two Councilman.

## ◆ ◆ Asian Exercise for Life Offered ◆ ◆

A group of residents initiated an exercise class at the High Point clubhouse open to members of the association. On TUESDAY evenings from 6:30 to 7:30 p.m. there is an **Asian Exercise for Life**.

A qualified instructor will guide participants in good aerobic and anaerobic (strength building) development. Oriental health practitioners have employed practices that can increase your Chi (life, vitality, energy). Moving the body in very specific ways causes muscle tissue to rub against internal pressure points, redirecting circulation and stimulating the body's own healing ability to balance chronic conditions or nagging injuries. By moving limbs in a non-linear fashion, in different directions simultaneously, the brain makes new neuromuscular connections to the body. Not just a practice that develops mental and physical agility, these exercises can increase productivity while reducing stress. A higher level of more vigorous non-contact workout will be offered as well.

What you need to know – This exercise class is offered to adult association residents, including seniors. Bring an exercise mat or beach towel. Wear comfortable and loose fitting clothing (exercise outfit is fine, but not required). Cost is \$15 maximum per person, per week (cash or check). If more than 16 people participate, the cost per person will be reduced. There is no contract, no membership fee and no minimum attendance requirement. ***If you think you might be interested, come try it for FREE. Your first class is offered without charge to see what this is about.***

## Club House 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 any weekday, Friday, Saturday or Sunday evenings, but must share the pool with residents during homeowner hours. Parties that end by 10:00 p.m. are charged \$125 for the rental, which includes the cost of lifeguards, and share the pool with residents the entire time of the rental. Parties may go beyond 10:00 p.m. to midnight, which provides up to two hours of private pool time, but the contracted 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.**

# 2011 Financial Report

High Point Newsletter - January, 2012

## High Point Budget vs Actual - 2011

1/1/2011 through 12/31/2011

Category Description	Actual	Budget	Difference	Special Notes
<b>INCOME</b>				
Resident Dues	\$205,184.30	\$204,600.00	\$584.30	Unpaid dues from several properties
Clubhouse Rentals	\$16,550.00	\$14,000.00	\$2,550.00	
Interest	\$401.77	\$1,000.00	-\$598.23	Interest not available
Other Income	\$30.00	\$0.00	\$30.00	
<b>TOTAL INCOME</b>	<b>\$222,166.07</b>	<b>\$219,600.00</b>	<b>\$2,566.07</b>	
<b>EXPENSES</b>				
Association Improvements	\$12,685.65	\$3,000.00	-\$9,685.65	See Note 1
Recreation Area Repair	\$1,232.50	\$4,000.00	\$2,767.50	
Clubhouse Operations	\$10,556.29	\$12,000.00	\$1,443.71	
Post Office/Print/Supplies	\$6,997.65	\$7,000.00	\$2.35	
Landscape Mgt Service	\$47,114.28	\$43,000.00	-\$4,114.28	See Note 2
Landscape Special Projects	\$9,982.25	\$10,000.00	\$17.75	See Note 3
Pool Management Services	\$42,359.83	\$47,000.00	\$4,640.17	
Pool Repair & Equipment	\$8,218.55	\$4,000.00	-\$4,218.55	See Note 4
Lifeguards for Rentals	\$640.00	\$1,000.00	\$360.00	Paid from rental fees
Utilities (ele,gas,w/s,phone)	\$20,457.50	\$24,000.00	\$3,542.50	See Note 5
Security Services	\$521.12	\$900.00	\$378.88	
Accounting Services	\$2,900.00	\$1,400.00	-\$1,500.00	See Note 6
Clubhouse Cleaning Services	\$4,484.30	\$5,200.00	\$715.70	
Insurance Services	\$8,973.00	\$9,300.00	\$327.00	
Legal & Financial Services	\$460.60	\$900.00	\$439.40	
Taxes (property, payroll, etc)	\$2,088.68	\$2,400.00	\$311.32	
Social Events	\$4,784.08	\$5,000.00	\$215.92	
<b>TOTAL EXPENSES</b>	<b>\$184,456.28</b>	<b>\$180,100.00</b>	<b>-\$4,356.28</b>	
Capital Improvement Projects	\$6,200.00	\$10,000.00	\$3,800.00	
<b>GRAND TOTAL EXPENSES</b>	<b>\$190,656.28</b>	<b>\$190,100.00</b>	<b>-\$556.28</b>	On target with additional projects done
Income vs Expenses (Annual Net)	\$31,509.79	\$29,500.00	\$2,009.79	

**Note #1** - A number of additional projects were added to the 2011 plan during the year. While not anticipated in the planned budget, they were approved by the trustees as additional budget items. This included replacing the party room chairs with new fabric seat chairs, repairs to the pool slide, a new security camera system for the exterior of the clubhouse and an AED (automated external defibrillator) unit for the lobby of the clubhouse.

**Note #2** - An issue of timing for payment of a landscape invoice from 2010 that was paid in 2011.

**Note #3** - This is special landscape projects and tree maintenance in common areas.

**Note #4** - Due to the deterioration of the swim lane markers used by the swim team, it was necessary to replace all of the lines in 2011. Repair alternatives were examined, but the determination was made to replace rather than repair.

**Note #5** - We were very pleased that our water useage dropped significantly when we finally corrected a water leak in the pool basin that cost large amounts of water and gas to heat replacement water. Also part of Note #3 expense.

**Note #6** - This is a timing issue that services for 2010 were billed in 2011. One time fluctuation.

1/1/2012

See Multi-Year Budget for Actual & Projections through 2021

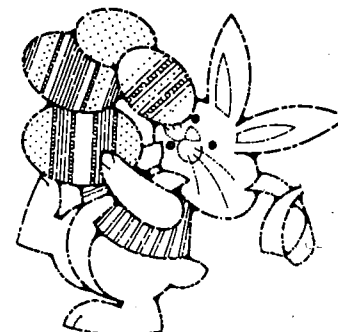
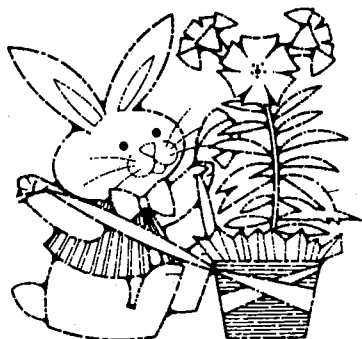


High Point Homeowners Association				Multi-Year Actual & Budget Projections to 2021											
CASH FUND BALANCE 1/1	37,728	actual	8,214	16,225	47,735	63,685	101,885	138,305	170,325	216,465	257,605	296,345	330,185	11,025	
ASSOCIATION FUNDS				actual	projected	projected	projected	projected	projected	projected	projected	projected	projected	projected	
Budget Year	2009	2010		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
ASSOCIATION REVENUE	330x615	330x615		330x620	330x625	330x630	330x634	330x634	360x634	360x634	360x634	360x634	360x634	360x634	
Homeowner Dues	203,350	202,408		205,184	206,250	207,900	209,220	209,220	228,240	228,240	228,240	228,240	228,240	228,240	
Rental/Interst/Misc	18,005	15,590		16,982	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	221,355	217,998		222,166	221,250	222,900	224,220	224,220	243,240	243,240	243,240	243,240	243,240	243,240	
ASSOCIATION EXPENSES															
Association Improvements	10,896	1,062		12,686	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
Recreation Area repair/improve	1,419	3,451		1,232	2,000	4,000	2,000	4,000	2,000	4,000	2,000	4,000	2,000	2,000	
Club House Operations/Repair	11,131	13,247		10,556	12,300	12,600	12,900	13,200	13,500	13,800	14,100	14,400	14,700	15,000	
Post Office/Print/Supplies	4,564	5,554		6,998	7,500	7,500	7,500	7,500	8,000	8,000	8,000	8,500	8,500	8,500	
Landscape Management Serv	45,464	43,164		47,114	45,000	45,000	47,000	47,000	49,000	49,000	51,000	51,000	53,000	53,000	
Landscape Repair/Improve	8,093	10,895		9,982	10,000	10,000	10,000	10,000	12,000	12,000	12,000	12,000	12,000	12,000	
Pool Management Service	46,071	45,277		42,360	48,000	49,000	50,000	51,000	52,000	53,000	54,000	55,000	56,000	57,000	
Pool Repair/Improve	4,985	11,270		8,219	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	25,000	
Lifeguards for Rentals	1,520	660		640	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
Utilities (ele,gas,w/s,phone,etc)	22,113	22,065		20,457	23,000	23,500	24,000	24,500	25,000	25,500	26,000	26,500	27,000	27,500	
Secutiry Services	300	0		521	900	900	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
Accounting Services	1,100	1,100		2,900	1,400	1,400	1,500	1,500	1,500	1,600	1,600	1,600	1,700	1,700	
Clubhouse Cleaning Services	4,324	4,861		4,484	5,600	6,000	6,400	6,800	7,200	7,600	8,000	8,400	8,800	9,200	
Insurance Services	8,953	8,894		8,973	9,200	9,300	9,400	9,500	9,600	9,700	9,800	9,900	10,000	10,100	
Legal & Finance Services	22	31		461	900	900	900	900	900	900	900	900	900	900	
Taxes (property,payroll,other)	2,353	2,058		2,089	2,500	2,600	2,700	2,800	2,900	3,000	3,100	3,200	3,300	3,400	
Social Events	4,088	4,959		4,784	5,000	5,000	5,500	5,500	5,500	6,000	6,000	6,000	6,500	6,500	
TOTAL OPERATING EXPENSES	177,396	178,548		184,456	180,300	184,700	187,800	192,200	197,100	202,100	204,500	209,400	212,400	236,800	
Capital Projects & HP2000	73,473	31,439		6,200	25,000								350,000		
TOTAL ALL EXPENSES	250,869	209,987		190,656	205,300	184,700	187,800	192,200	197,100	202,100	204,500	209,400	562,400	236,800	
Payoff short term loan															
CASH FUND BALANCE 12/31	8,214	16,225		47,735	63,685	101,885	138,305	170,325	216,465	257,605	296,345	330,185	11,025	17,465	
HP2000 Plan & Capital Improvement Projects							Dues changed in 2004 from \$270 to \$330, and projected in 2016 to \$360								
1995 - \$ 50,000	Buy two sublots as common area			2004 - \$ 25,689 Clubhouse finish expansion				2009 - \$ 36,950 Replace tennis surface & 6,331 swing base							
1996 - 35,017	Replace five brick entrance signs			2005 - 18,069 Clubhouse HVAC & pool repair				2010 - \$ 31,439 New pool water feature & clubhouse chairs							
1997 - 276,363	Replace swimming pool			2006 - 68,271 Lobby & kitchen renovation				2011 - \$ 10,000 New water feature & security system							
1999 - 68,475	Resurface tennis & basketball			2006 - 71,431 Replace pool surface & pump				2012 - \$ 25,000 Chemical storage addition							
2000 - 43,204	Replace clubhouse restrooms			2007/8 - 82,182 Replace playground				2020 - \$ 350,000 Replace pool shell, surface & deck							
2003 - 162,509	Clubhouse expand & renovation			2009 - 36,523 Replace pool porch				x330							11/1/2012

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



FIRST CLASS



Association dues payable by January 31

😊😊😊😊 **25<sup>th</sup> Annual Easter Egg Scramble** 😊😊😊😊  
**SUNDAY, APRIL 1 at 2:00 p.m. • No Foolin'**

## HIGH POINT NEWSLETTER

### *Annual Meeting Thursday, January 19*

High Point homeowners can attend the Annual Association Meeting at the clubhouse on **THURSDAY, JANUARY 19**, 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 19**, 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.

### New Website Tab Available

Our website is [www.hpohio.com](http://www.hpohio.com) and features many categories of information. A new tab is now 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**