



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

ANNUAL MEETING THUR., JANUARY 21

Join us at the clubhouse for the 2016 Annual meeting on **THURSDAY, JANUARY 21**, at 8:00 p.m. Trustee election ballots may be turned in and dues payments will be accepted. Strongsville City Councilmen Matt Schonhut and Ken Dooner plan to attend. Association trustees will discuss the 2016 dues increase and present other items of business. Time is set aside for questions from residents.

A **"WELCOME TO HIGH POINT"** program will be held for **new residents** before the annual meeting on Thursday, January 22. This informational meeting **begins at 7:30 p.m.** at the clubhouse. Get your questions about High Point answered and meet new neighbors. Reservations are not needed.

29th Annual Easter Egg Scramble

Sunday, March 20th at 2:00 p.m.

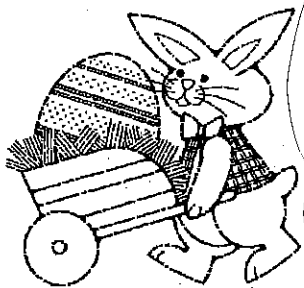
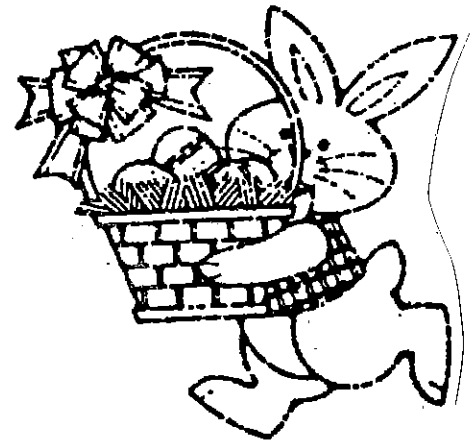
Come celebrate spring at our **29th Annual Easter Egg Scramble**. **Mark your calendars now, because there will not be another newsletter before this event.** Thousands of brightly colored eggs will be scattered for children to gather. All age groups will be run consecutively (separate groups take only a few minutes each) on **Sunday, March 20**, 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 **egg-citing** time and lots of fun. Moms, dads or grandparents must attend with participating children. Remember to wear outdoor clothes. There will be three age groups:

Walking to 3 years old

4 to 6 years old

7 to 10 years old



Come to the Recreation area tennis courts (please park at clubhouse and walk in). In case of **very bad weather**, it will be held on Saturday, March 26 at 2:00 p.m. (**Homeowner Hotline – 440-638-4304 – will have message if it is bad weather.**) Our event usually goes **very quickly**. Moms and dads can help little ones collect eggs, **but we ask parents to use good judgment in having a FUN event for all kids, NOT a contest to see who can get the most eggs.**

See you on Sunday, March 20th!



ORDER 2016 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 requested pool passes in advance and it worked very well. Passes will be mailed to homeowners by May 14 (we will provide the envelope and stamp). Residents that do not order passes before May 2016 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 2016 pool pass registration form from our website. Click on FORMS tab. Questions? Call Hotline at 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 their 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 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.

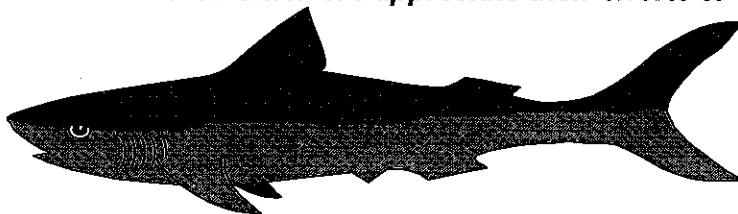
HIGH POINT SWIM TEAM

There will be a mandatory PARENT information/registration meeting **Thursday, April 7, at 7:00 pm at the High Point Clubhouse**. You can attend to register or get information. Registration forms will be available at the meeting. **Required** committee assignments are made at this meeting. Parents who make the 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 necessary support of 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*

Many thanks to residents Janie DeVito and Kathleen Gadd who are serving as co-presidents of the swim team and volunteer their time. We appreciate their efforts to support our kids!

**Good Luck
Sharks in
2016!!!!**



**Good Luck
Sharks in
2016!!!!**

Association Trustees

David Knowles	18435 Yorktown Oval	216-870-7951
Jack Schneider	18275 North Salem Row	440-238-8679
Ken Evans	18399 Yorktown Oval	440-572-3292
Bob Campobenedetto	18156 Rustic Hollow	440-238-3013
Jerry Johnson	17806 Brandywine Drive	440-526-0500

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.

Santa and Guests Fill the Clubhouse

A record-setting crowd filled the clubhouse to capacity for the 2015 Kid's Christmas Party and were thrilled with the magic of Rick Smith, a recent contestant on America's Got Talent and Shark Tank! Santa Claus was on hand to greet over 150 guests (kids, parents and grandparents). Everyone received creative balloon figures and had the opportunity to get a photo with Santa. 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. A great time was had by all. Thanks to all that helped.

Increased Dues payable in January

2016 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 tab. Homeowners of record (owners listed in Cuyahoga County records) are responsible to pay dues, which are due by January 31, 2016.

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 increased to \$360 per year for 2016 from \$330 in 2015 – this is the first time dues increased since 2004. 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.**

Common Areas Not Private Property

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.

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 2016 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

2016 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 (440-638-4304) 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 Jerry Johnson serving a two-year term that began in January 2015. Send ballots to the association post office box or deliver to the Association Annual Meeting on **Thursday, January 21 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 19** or bring it to the Annual Meeting on January 21. 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.

Financial Notes for 2015

Following record expenses for tree removal in 2014, the association again overspent the budgeted amount for tree service in 2015. Due to disease and old age, a much larger number of trees had to be cut down in our common areas than was budgeted. Wherever possible, trees are dropped in the greenbelt and cut into sections. Only in unusual circumstances are felled trees removed, which is a very expensive proposition. Trustees use a small group of tree service firms, bidding groups of trees out to attempt savings while keeping our naturally wooded areas safe. This has been a challenge.

Association trustees work hard to estimate the budget each year. We base this on continuing cost of contracts and estimated expenses. We do our best to hold to budgeted amounts and stretch every dollar to ensure we get the maximum return for our money. In 2015 some budget categories were up and some were down, but overall the trustees were pleased with the final outcome. Please refer to the 2015 Actual-to-Budget Financial Report and the 10-Year Financial Projection in this newsletter. Trustees will report on finances at the Annual Meeting on January 21 at 8:00 pm at the clubhouse.

Early School Vacation in 2016

Planning vacation? Strongsville City Schools begin the summer vacation earlier than normal in 2016, so that activities related to the new Strongsville Middle School can begin. Big changes are happening in the School District this summer. Center and Albion Middle Schools will close permanently and our brand-new Strongsville Middle School (located in the center of town behind the old Board of Education) will combine all students in grades 6-7-8. In addition to the move, it will be necessary to remove the old Center Middle School building to install parking for the new school. That move to the new building and demolition will be on a very tight time frame and necessitates ending the 2015-16 school year a week early and beginning in the fall a week later. But in the end, it will all be worth it for a new, state-of-art and technologically-advanced middle school for all students to enjoy.

In conjunction with the early summer vacation (last day of school will be Friday, May 20, 2016), the trustees are considering the days of operation for the High Point Pool for the summer months. Although school will be out, Memorial Day weekend will not happen until May 28, a week later. Traditionally, the pool opens on Memorial Day weekend. There are two concerns with opening the pool a week earlier. First is the additional expense, as this would add two full weeks of pool operations to the season, which would be an increase in the Metro Pools contract and utility costs. Second is that while the weather in the extended week in August will certainly be warm, the last week in May is usually not accommodating to pool use and would see a much higher cost to heat the water.

A decision has not yet been made by the trustees. Interested persons may attend the Annual Meeting on January 21 and offer their opinions or suggestions during the audience participation time. Schedules will need to be finalized soon to have a pool management contract in place.

10 YEAR BUDGET UPDATED

High Point association trustees operate using a 10-year rolling budget projection that appears in the January Newsletter each year. This allows the trustees and residents to measure how their dues are being spent against long-range projections for needed revenue and necessary expenditures. This lines up with the Reserve Study that was done in 2015. All of the recreational facilities owned by residents have an expected life cycle and the trustees monitor conditions and make adjustments to the budget as needed. While the trustees don't have a crystal ball, planning and preparation for major repairs and replacements affords the best opportunity to maintain our amenities. Our budget contains both service and material costs that can vary and increase from time to time.

Questions about the 10-year projections can be directed to the trustees via the Homeowner Hotline or at the Annual Meeting.

2015 Financial Report

High Point Budget vs Actual - 2015

1/1/2015 through 12/31/2015

Category Description	Actual	Budget	Difference	Special Notes
INCOME				
Resident Dues	\$212,958	\$210,540	2,418	
Clubhouse Rentals	\$14,725	\$14,900	-175	
Interest	\$38	\$100	-62	Interest rates very, very low
Other Income	\$0	\$0	0	
TOTAL INCOME	\$227,721	\$225,540	2,181	
EXPENSES				
Association Improvements	\$4,922	\$3,000	-1,922	See Note 1
Recreation Area Repair	\$2,818	\$2,000	-818	
Clubhouse Operations	\$10,872	\$12,000	1,128	
Post Office/Print/Supplies	\$5,245	\$5,400	155	
Landscape Mgt Service	\$48,772	\$50,000	1,228	
Landscape Special Projects	\$34,021	\$15,000	-19,021	See Note 2
Pool Management Services	\$51,996	\$50,500	-1,496	See Note 3
Pool Repair & Equipment	\$2,336	\$3,000	664	
Lifeguards for Rentals	\$796	\$300	-496	Always paid from rental fees
Utilities (ele,gas,w/s,phone)	\$24,440	\$25,000	560	
Security Services	\$389	\$500	111	
Accounting Services	\$1,830	\$1,800	-30	
Clubhouse Cleaning Services	\$4,858	\$5,000	142	
Insurance Services	\$13,720	\$10,500	-3,220	See Note 4
Legal & Financial Services	\$0	\$500	500	
Taxes (property, payroll, etc)	\$2,430	\$2,300	-130	
Social Events	\$4,692	\$5,500	808	
TOTAL EXPENSES	\$214,137	\$192,300	-21,837	
Capital Improvement Projects	\$0	\$0	0	
GRAND TOTAL EXPENSES	\$214,137	\$192,300	-21,837	Reasonable for several higher costs
Income vs Expenses (Annual Net)	\$13,584	\$33,240	-19,656	

1/5/2016

See Multi-Year Budget for Actual & Projections through 2025

Note 1: Bathroom partitions in men's restroom replaced due to rust and corrosion.

Note 2: Significantly higher expenses again this year for tree removal in common area.

Note 3: Pool was open additional afternoon hours at the end of the season.

Note 4: A comprehensive review and bid was performed of all insurance and both additional coverages and increased limits resulted in higher premiums that will extend to the future protecting our assets.

Refer to 10-Year Financial Projection in this newsletter for actual year-end cash balances and projections through 2025. It has been the decision of association trustees not to raise the dues by small incremental amounts each year as is the practice in many other homeowner associations. This dues increase for 2016 was 12 years after the last time dues were raised. Unless the number of dead and dying trees begins to recede, association dues may need to be increased sooner than the 12 years that passed since the last dues increase. Trustees continue to stay on top of this.

High Point Homeowners Association			Multi-Year Actual & Budget Projections to 2025											
	actual	actual	58,154	71,738	105,668	146,598	185,528	197,958	225,888	255,318	183,248	5,778	4,808	
Budget Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
CASH FUND BALANCE 1/1	41,003	40,136	58,154	71,738	105,668	146,598	185,528	197,958	225,888	255,318	183,248	5,778	4,808	
ASSOCIATION FUNDS														
ASOCIATION REVENUE	330x630	330x634	330x638	360x638	360x638	360x638	360x638	360x638	360x638	360x638	360x638	360x638	360x638	
Homeowner Dues	209,611	212,200	212,958	229,680	229,680	229,680	229,680	229,680	229,680	229,680	229,680	229,680	229,680	
Rental/Interest/Misc	14,736	14,666	14,763	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	224,347	226,866	227,721	244,680	244,680	244,680	244,680	244,680	244,680	244,680	244,680	244,680	244,680	
ASSOCIATION EXPENSES														
Association Improvements	3,095	2,678	4,922	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
Recreation Area repair/improve	782	6,198	2,818	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
Club House Operations/Repair	9,698	11,568	10,872	11,500	11,700	11,900	12,100	12,300	12,500	12,700	12,900	13,100	13,300	
Post Office/Print/Supplies	6,498	4,543	5,245	5,500	5,600	5,700	5,800	5,900	6,000	6,100	6,200	6,300	6,400	
Landscape Management Serv	50,614	50,372	48,772	50,000	52,000	52,000	52,000	54,000	54,000	54,000	56,000	56,000	56,000	
Landscape Other Work	37,768	25,171	34,021	15,000	17,000	17,000	17,000	19,000	19,000	19,000	21,000	21,000	21,000	
Pool Management Service	44,959	47,163	51,996	55,000	53,000	53,500	54,000	54,500	56,000	56,500	57,000	57,500	58,000	
Pool Repair/Equipment	20,065	10,996	2,336	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
Lifeguards for Rentals	374	190	796	300	300	300	300	300	300	300	300	300	300	
Utilities (ele,gas,w/s,phone)	26,557	24,844	24,440	25,500	25,000	25,500	26,000	26,000	26,500	26,500	27,000	27,000	27,500	
Security Services	517	252	389	500	550	550	600	600	650	650	700	700	750	
Accounting Services	1,740	1,805	1,830	1,850	1,900	1,950	2,000	2,050	2,100	2,150	2,100	2,150	2,200	
Clubhouse Cleaning Services	5,081	4,463	4,858	5,100	5,200	5,300	5,400	5,500	5,600	5,700	5,800	5,900	6,000	
Insurance Services	10,037	10,510	13,720	14,000	14,000	14,500	14,500	15,000	15,000	15,500	15,500	16,000	16,000	
Legal & Finance Services	103	462	0	500	500	500	500	500	500	500	500	500	500	
Taxes (property,payroll)	1,925	2,204	2,430	2,500	2,500	2,550	2,550	2,600	2,600	2,650	2,650	2,700	2,700	
Social Events	5,401	5,429	4,692	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	
TOTAL OPERATING EXPENSE	225,214	208,848	214,137	201,750	203,750	205,750	207,250	212,750	215,250	216,750	222,150	223,650	225,150	
Capital & Reserve Projects	0	0	0	9000	0	0	25,000	4,000	0	100,000	200,000	22,000	0	
TOTAL ALL EXPENSES	225,214	208,848	214,137	210,750	203,750	205,750	232,250	216,750	215,250	316,750	422,150	245,650	225,150	
CASH FUND BALANCE 12/31	40,136	58,154	71,738	105,668	146,598	185,528	197,958	225,888	255,318	183,248	5,778	4,808	24,338	
Capital Improvement Projects			<i>Dues changed in 2004 from \$270 to \$330, and increased in 2016 to \$360</i>											
1995 - \$ 50,000 Buy two sublots as commo	2005 - \$ 18,069	Clubhouse HVAC & pool repair	2011 - \$ 10,000 New water feature & security system											
1996 - 35,017 Replace five brick entranc	2006 - 68,271	Lobby & kitchen renovation	2012 - \$ 36,888 Storage addition & replace sewer/water line											
1997 - 276,363 Replace swimming pool	2006 - 71,431	Replace pool surface & pump	2013 - \$ 25,000 Saratoga entrance, winter pool cover, heater											
1999 - 68,475 Resurface tennis & basket	2007/8 - 82,182	Replace playground	2022/23 - \$300,000 Replace pool basin, features & deck											
2000 - 43,204 Replace clubhouse restro	2009 - 36,523	Replace pool porch												
2003 - 162,509 Clubhouse expand & reno	2009 - 36,950	Replace tennis surface & 6,331 swing base												
2004 - 25,689 Clubhouse finish expansion	2010 - 31,439	New pool water feature & clubhouse chairs	x360											
			1/4/2016											

Dues Increased to \$360 This Year

If you have been reading the newsletters for the past several years, you already know that in 2016 the dues were scheduled to increase to \$360 per year. Dues were last increased in 2004, when they went up from \$270 to \$330. While there are various schools of thought, your trustees have not felt that increases each year had any benefit. Our 10-year budget plan has projected this 2016 increase.

Many other associations in Strongsville (both those with and without amenities) increase their dues every year. You can find annual dues in other developments ranging from \$300 to \$500 per year. Thanks to planning and careful penny-pinching, the trustees have managed to hold dues down while providing more than a million dollars of improvements and repairs to facilities and equipment.

Your 2016 dues statement reflects the new annual amount of \$360. You will also note in our ten-year budget project in this newsletter that the trustees do not expect to raise the dues for at least ten more years after this increase, and that will allow for a fully-funded replacement of the pool in the coming years. Whether it is luck or good-living, the "new" pool was opened in 1997. Typically in this climate, a commercial outdoor pool will last no more than 15 years. Our pool is still in great shape now and we anticipate it continue functioning for several years. But we know the time will come when a new pool is required and we are building reserves to pay for a new pool when it is needed.

Association trustees will talk about our financial situation at the January 21 Annual Meeting. Our Reserve Study helps to plan and identify major expenses so there are no surprises. We are fortunate that since homeowners took control from the developer, we have never had any assessment for emergency expenses.

Clubhouse Conference Room Available

Residents should know that a conference room is available for local group meetings. 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. Food is not permitted to be served in the conference room, as the kitchen is not available. Call the Homeowner Hotline for reservations. **440-638-4304** (Use requests should be made at least several weeks in advance. Resident must be present with group.) Availability is first-come, first-serve.

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 by the Dog Warden.

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.

▣ ▣ ▣ ▣ ▣ Speeders Beware ▣ ▣ ▣ ▣ ▣

Association trustees have requested the Strongsville Police pay special attention to address speeding problems in our development. Expect targeted enforcement. Please slow down in our neighborhood.

Give Kids a Brake

Drivers in High Point need to be aware and careful. Winter snow mounds and road conditions make driving (especially at night) hazardous for kids and pedestrians. Please slow down and take your time as you drive through High Point. Keep your speed within the posted limits. Especially in the morning as kids wait for school buses, watch out. Please drive carefully and give our kids a brake.



Architectural Review Reminder



Architectural Control for the High Point Homeowners Association is defined in Article VI, Section 2 (Amended June, 1986) of the High Point Homeowners Association 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. This does not include interior renovations of your residence.

These protective covenants maintain amenities and protect property values within the association. Keeping this in mind, homeowners are required to follow these 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 form. (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 -----

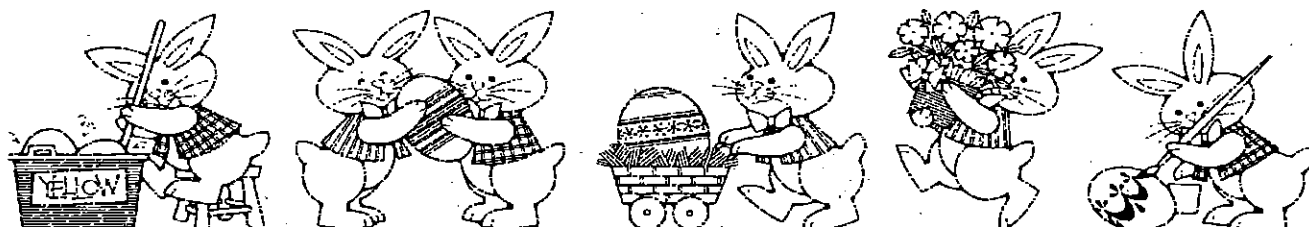
Date Received _____ Decision Date _____ ACTION: Approve [] Reject [] Qualify []

Trustees: _____ by _____

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



FIRST CLASS



Annual Association Meeting Thursday, January 21

😊😊😊😊 **29th Annual Easter Egg Scramble** 😊😊😊😊
SUNDAY, MARCH 20th at 2:00 p.m. - EGGCITING!!!!

HIGH POINT NEWSLETTER

Landscape Contractor Continues in 2016

Erie Landscape, a local Strongsville firm, will continue to provide all landscape services to High Point in 2016. Since 2008 Erie has maintained and cared 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 monitor the areas to ensure they are taken care of and maintained. We appreciate residents reporting landscape problems or issues to the Homeowner Hotline. Call 440-638-4304 to report concerns.

Planning to Add or Renovate?

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

WEBSITE HAS LATEST INFORMATION

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

www.hpohio.com

HOMEOWNER HOTLINE: 440-638-4304