

Pool Open May 26 – Memorial Day Weekend

This year there is no doubt the pool will be open Memorial Day weekend. Hours for the holiday weekend are noon to 9:00 pm. In a change from previous years, the pool will not open afternoons once school is back in session, except for Labor Day weekend. See the season schedule in this newsletter and at www.hpohio.com. Renovations completed last year will be ready day one. *As it has always been, you must have your 2007 High Point Pool Passes to be admitted to the pool.*

Electronic Homeowner Survey Results

In this newsletter, you will find the tabulated results of the electronic survey that was announced in our January newsletter. A report was made at the annual meeting on January 24 that covered the information that is described here. Although only 24 residents replied (we did not include trustee responses as it would have distorted the results), we had a range of demographics that gives a good cross-section. In addition to tabulated responses, the trustees responded to questions and comments that we made in the survey comments from residents.

Huge Announcement at Annual Meeting

In case you missed the huge announcement that was made at our Annual Meeting, High Point residents using the Pool will have free wireless internet service this summer. You can now bring your laptop to the pool or clubhouse and access the internet. Wide Open West (WOW) is the provider. Please realize this is not a secured network. Many informational items were discussed at the Annual Meeting and are reported in this newsletter. One resident, Paul Kershey of Oxford Oval, won a free rental of the clubhouse. Our telecommunications provider switch to WOW is the reason we now have internet access and had to **switch the Homeowner Hotline to 440-638-4304.**

What Do Your Neighbors See???

Our homeowner survey was pretty clear that a major complaint of residents is the way some of our neighbors take care of their homes. Why would anyone buy a home in a beautiful development like High Point and trash their house? Frankly, we don't understand. Not only do the trustees get calls on the Homeowner Hotline, but the resident survey was filled with comments about the way people take care of their homes, or don't care for them. Distressed homes hurt neighborhoods. That is one reason why the City of Strongsville is considering an enforcement division to cite problems.

Have you looked at your home lately? Are there muddy ruts on the side of the driveway from your car missing the concrete this spring? Have weeds and yellow dandelions taken over your lawn? Is your landscaping overgrown like a jungle? Is the trim on your house in need of paint? Have you edged your sidewalk or is it overgrown making the path several inches narrower? Do you pick up litter in front of your house or wait until it blows down the street? It is spring and time to do some work. If you need the names of local contractors to help, call the Homeowner Hotline at 638-4304.

Election Day is Tuesday, May 8
Don't Forget to Vote

Pool opens Saturday, May 26

Our pool opens Saturday, May 26 at noon for Memorial Day weekend. All High Point residents must have a pool pass for each family member to enter the pool facility. Lifeguards are required to collect passes and enforce this policy at all times. Residents have two options (described in this newsletter) to obtain passes. ***Please read the rules and information in this newsletter with family members***, even if you already know the pool rules from previous years. We look forward to a safe summer. **Use of High Point Pool Pass by residents constitutes full acceptance of ALL RULES published in this newsletter or posted by association trustees at the pool.**

High Point is a private facility open only to residents, their family members and guests. Adults, teenagers and children must all share the pool. Metropolitan Pool Services will again provide our lifeguard staff, under contract to the association. These certified lifeguards are charged by the association trustees with the responsibility to provide a safe experience for all swimmers and an environment where all family members feel safe and comfortable participating together. **Pool Pass distribution information and a registration form appear elsewhere in this newsletter.**

Trustees Elected

Congratulations to **David Knowles**, **Jack Schneider** and **Mark Skalak** who were re-elected this past January to two-year trustee terms (expiring in January of 2009) at the annual meeting. Please remember that family members are happy to take messages for trustees but are unable to answer questions about concerns or issues in the association. Thank you for your cooperation.

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

High Point Website available

Remember that you can always check for up-to-date information on our association by going on line to our website. This information on the internet is your fastest connection to your development.

www.hpohio.com

2007 Homeowner Dues Status

Association trustees would like to thank the vast majority of homeowners who paid their 2007 dues on time. It makes the volunteer efforts of the trustees so much easier when this requirement is considered by residents. There is a small group of outstanding properties that have been notified that liens will be placed for non-payment within the next few weeks to protect the association.

WOW Official Provider

Our clubhouse party facility has WOW basic cable for parties using the facility and WOW wireless internet in the pool area. WOW is rated by JD Powers as among the best, or better than most in the Performance, Billing, Reliability, Image and Customer Service. A number of value packages are offered with features covering cable, internet and phone service. Call 1-866-496-9669 to sign up for residential service. When you rent the clubhouse, you not only get the cable connection, but also our 55-inch big screen TV to use. You can bring your wireless laptop to the pool and connect to the internet using our free high-speed link.

Moving Up in High Point

Parkview Homes is building new clusters off Admiralty in Monticello. **Future Home Builders** has two new beautiful single family homes under construction on Nantucket Row (off Falmouth). Come see these new additions to our development. If you like High Point, you'll love these new houses.

2007 Pool Rules for Everyone

Pool passes are collected at the podium by lifeguards. Under the authority of association trustees, lifeguards are authorized to refuse entry to anyone without valid passes. Pool passes are returned by lifeguards when residents leave the pool. ***Your patience and cooperation are appreciated as you enter and leave the pool facility, especially at break periods, when it is very busy.***

ALL DECISIONS BY METROPOLITAN POOL LIFEGUARDS ARE FINAL. Questions/comments regarding Metropolitan Pool lifeguards or pool rules should be directed to association trustees. Please respect the authority of the lifeguards and follow their directions while you are in the pool area. Your cooperation is appreciated. We have retained this professional firm to manage our daily operations due to the complexities and importance of this facility. *Safety is our number one priority.*

Pool passes are issued to individual family members who reside in the High Point home. Names and addresses should be written in ink on each pass. Ages for the categories below are determined as of September 1, 2006. ***Issuance of Adult passes may require verification of age by the trustees.***

ADULT PASS - Issued to persons 16 years and older. *Age as of 09-01-2007*

TEEN PASS - Issued to persons 12 through 15 years of age.

CHILD PASS - 11 years and younger, MUST be accompanied by ADULT.

NO running or horseplay is allowed in the pool or deck area to ensure the safety of everyone at the pool. Behavior or actions that, in the judgment of lifeguards, breaks pool rules or endangers the safety of swimmers will result in the following disciplinary measures: (except as otherwise noted)

1st situation - Lifeguard will give a warning to swimmer.

2nd situation - Individual will be required to sit on deck at lifeguard chair for 15 minutes.

3rd situation - Individual will be sent home without pass and not be allowed to return until a meeting is held with the parent and Metropolitan Pool Manager.

Rest Break - All swimmers (except adults and infants) are required to take a rest break each hour while at the pool. This means young swimmers must *completely* exit the main pool and zero-entry. Breaks are scheduled the last 15 minutes of each hour. Infants (two and under) are allowed in the water only with adults during the break. There is no rest break the last hour at the end of the day.

Private Parties - Residents may rent the clubhouse for private parties that may begin as early as 5:00 pm and must share the pool until 10:00 pm. **All private party guests using the pool must wear provided wristbands for identification.** Private parties must end by midnight and there is an option offered again this year for non-pool summer rentals for showers, anniversaries and birthdays. See additional details and club house rental information elsewhere in this newsletter.

Extra Day - Our pool will **open Thursday, June 7**, the last day of school, from 4:30 pm to 10:00 pm. Beginning on June 8, the pool is open daily from noon to 10:00 pm.

Any use of profanity, vulgar, sexually or racially offensive language - *witnessed by a lifeguard or reported to a lifeguard by an adult* - will result in immediate ejection from the pool for the rest of the day and possible review by the trustees. Verbal or physical abuse of a lifeguard or reckless endangerment of other swimmers will result in immediate ejection from the pool and prohibited re-entry until the matter is reviewed by the trustees. Lifeguards have been directed by the trustees to request assistance from the Strongsville Police when any situation might threaten or compromise the safety of the lifeguard staff, residents or swimmers.

Based on prior year success, a **Family Guest Pass** is available to residents who consent to the use of this pass by teenage family members. High Point teenagers may bring up to two guests 12 to 15 years of age. Parents, *who are required to authorize this use*, are responsible for the conduct of the teenagers and their guests. (Trustees reserve the right to revoke this privilege if warranted.)

All valuables, especially purses and wallets, should be left at home. High Point is not responsible for money or valuables lost in the pool or clubhouse area. *continued . . .*

Lifeguards have first-aid kits for accidents and injuries. Please report ALL accidents and injuries to lifeguards to ensure proper medical treatment and trustee attention to dangerous conditions.

ALCOHOLIC BEVERAGES are NOT permitted in the pool or the deck area during normal pool hours when the facility is open to residents. SMOKING is **NOT** permitted within the clubhouse, deck or pool area. A designated smoking area is available outside the clubhouse entrance.

A Guest Pass is issued to each resident family with 30 uses. These are to bring relatives or friends. Each person equals one use. As cards are used, holes are punched to mark uses. (Four guests would be four punches.) Additional Guest Passes can be requested. Adult Guest Passes may be used by adults only. A special Family Guest Pass, with parental consent, may be used by teenagers to admit two guests age 12-15. **High Point residents must be present at all times with invited guests.** Please read special notice in this newsletter regarding UNAUTHORIZED parties for birthday, graduation, sport teams, etc. using the guest pass instead of clubhouse rental.

Glass containers or bottles are NOT permitted in the pool area at ANY time. Food and beverages may be brought to the pool, but only on the grass areas. Paper and cans should be thrown in trash containers provided in the deck area. Please pick up your own litter when you are leaving.

Deck chairs and lounges are intended for adults, unless pool is not crowded. Radios and CD players must have earphones. Swimmers must wear swim suits. No Cutoffs or shorts permitted.

Swimmer safety is the primary concern of lifeguards, who are responsible for deciding what toys or objects are allowed in the pool. LIFEGUARDS WILL MAKE THAT DETERMINATION BASED ON THE NUMBER OF SWIMMERS AND POOL CONDITIONS in order to protect the safety of everyone using the pool. **Rafts, inner-tubes and other floats are NOT permitted at any time.** Noodles are allowed. Squirt guns and other water shooting toys are **NOT** permitted. A number of water-squirting devices are new on the market (like the Soak-A-Saurus noodles) and are prohibited at all times. **Only Splash Bombs or similar balls may be thrown. Objects such as tennis or foam balls that absorb water and become heavy, may NOT be used at any time.**

In case of thunder or threatening weather, the lifeguards have complete authority to clear the pool immediately. If the storm passes and weather conditions improve, the pool will reopen 30 minutes after the last thunder. After prolonged storm conditions, the pool will reopen if there is more than 3 hours left in the day. You may call the club house lifeguard station **(440-572-9822)** to check on the pool status. When the temperature is below 60 degrees or in bad weather, the pool will be closed.

Lost Pool Passes can be replaced by trustees. Lifeguards have forms at the podium. Leave the form with the lifeguards. Replacement passes will be available at the podium on Saturdays.

ATTENTION TODDLER PARENTS: In recent years we have had several incidents of bacterial release from the diapers of toddlers. Even though there are new and improved designs are on the market, NO diaper works unless parents monitor their youngsters. There is no excuse for a parent who does not accept this responsibility. Metropolitan is prepared to respond in the event of a bacterial release in the pool. At no time is there any danger or risk from exposure to residents, thanks to the regular chlorine level of our water. Should there be an accidental bacterial release, lifeguards will evaluate the situation and make a decision on how to respond. If necessary, the pool may be closed for a period while additional chlorine is added to the water. Should additional steps be necessary, Metropolitan will make the decision in concert with the trustees, observing all required health standards to protect resident safety.

There is a dedicated swim time for toddlers from 10:00 am to noon, **Monday through Friday. This is for toddlers only (defined as youngsters six years and under) in the zero-entry section of the pool** while swim team is practicing in the main pool. Parents must accompany children. Pool passes are required and only High Point residents are permitted (sorry, no guests). A lifeguard will be on duty in the zero-entry during this time. **Toddler Swim will be June 8 through August 24.**

High Point's pool temperature is a constant 82 degrees. Nice and warm.

Homeowner Reminders

POOL GUEST PASS LIMITATIONS - Guest passes may not be used to host unauthorized parties (group events such as graduation, birthday, sports team, etc. without rental reservations). *This puts a strain on safety considerations that must be our number one priority.* Unauthorized parties of more than 20 in the group compromise the safety of swimmers in the pool, especially on weekends and evenings. **Residents who want more than 20 guests for a party, MUST rent the club house.** (See rental information elsewhere in newsletter). Guest passes were designed to allow residents to bring relatives or friends to enjoy our facility. Unauthorized parties (evidenced by party supplies and equipment, an excessive number of guests, full meal service or setup, etc.) will be required to leave the pool immediately. Failure to observe this policy will result in a review by association trustees. ***If you have questions about this policy, call a trustee for clarification.***

RETENTION LAKE SAFETY: Residents are reminded that the two lakes within the development are NOT intended for fishing, swimming, boating or other recreational activity. These bodies of water are for the purpose of detaining runoff water from the development and surrounding areas. Parents should not allow children in the area because the lakes have steep banks and the water can have debris and contaminants. Lifesaving equipment is not provided at either lake. Our lakes are treated by a professional firm on a regular basis to prevent algae buildup and other chemical problems. Signs are posted prohibiting trespassing and violators will be prosecuted.

Vehicle Storage - Many residents have campers, recreational vehicles, boats and trailers. These must be stored in your garage or away from your home, not in your driveway. Owners are required to observe the Covenants and Restrictions which prohibit storage in the driveway and use good judgment when doing summer vehicle or boat cleaning or vacation preparation at their home.

Neighborhood Security - During the summer vacation season, residents should be alert and watch neighbor's homes. If you have a home security system, the police require you have an automatic reset to prevent false alarms from sounding for hours.

☺☺☺ *Easter Egg Scramble* *Eggciting* ☺☺☺

Over 3,000 brightly colored Easter eggs were scooped up in a matter of minutes by hundreds of youngsters in three age groups. Our weather cooperated and we missed the spring snow storm to get the 20th Annual Easter Egg Scramble in the record books. Many thanks to a number of people who helped the trustees stuff all the eggs. A big thanks goes to Lori Campobenedetto, Nancy and Bob Jirik, Ralph Mog, Sarah and Mick Polo and Nancy Schneider for their help.

How to receive 2007 Pool Passes

MAIL REQUEST - Complete Pool Pass Registration form in this newsletter, send with **STAMPED, self-addressed** envelope to: High Point Pool Passes, P.O. Box 361065, Strongsville, Ohio 44136

- * Requests received by June 1 will be returned by mail to the homeowner.
- * Requests ***received after June 1 or without a stamp will be held at Lifeguard podium*** for pickup during normal pool operating hours. (Daily operations begin on June 10.)
- * ***Pool passes WILL be checked at all times at the podium. Order passes NOW if you think you may want to come to the pool during the season. Trustees WILL NOT be filling pool pass orders as often as in the past. Don't miss your chance to swim.***

PICK UP IN PERSON - Homeowners (**no children**, please) may pick up passes at the club house at the following times: (Pool registration form MUST be completed for mail or in-person pick-up.)

These dates are also times for curious residents to see the clubhouse and pool.

@ WEDNESDAY, MAY 16	7:00 pm to 8:00 pm	at clubhouse
@ THURSDAY, MAY 24	7:00 pm to 8:00 pm	at clubhouse
@ TUESDAY, JUNE 5	7:00 pm to 8:00 pm	at clubhouse

Homeowners may drop off completed registration forms at Lifeguard podium any time after pool is open. Orders are filled by trustees once per week and available for pickup at podium on Saturdays.

★ ★ Swim Team Schedule ★ ★

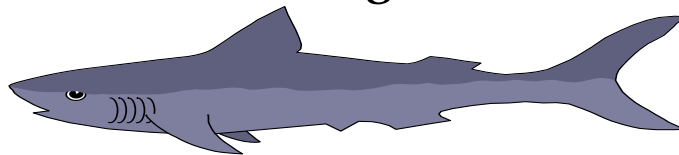
Our High Point Sharks Swim Team will soon practice for another summer in the Strongsville Swim League (SSL). Our association is proud to have so many swimmers and families participating in this excellent activity. Our Sharks will be working hard to compete in the swim league battle.

This is a competitive league, but each team works with swimmers to help them learn and develop. Winning is defined as giving the best effort, improving and having fun. Our swim team is open to all young residents who can swim the length of the pool and are under 18 years old as of June 1, 2007. Direct **last minute** calls about swim team to Rita Washko, team president (440-878-9187).

High Point is scheduled to close to host four evening home swim meets (bold below). On those days, High Point pool will close at 4:30 pm. High Point residents may use Deerfield Woods pool by presenting their High Point pool passes because Deerfield Woods swimmers participate on the High Point team. Deerfield Woods pool is on Ridgeline Court, off Saratoga.

Tuesday, June 12	High Point hosts Co-Moor	6:00 pm
Thursday, June 14	Westwood Farms hosts High Point	6:00 pm
Tuesday, June 19	Waterford Crossing hosts High Point	6:00 pm
Thursday, June 21	High Point hosts Meadowood	6:00 pm
Tuesday, June 26	Huntington Park hosts High Point	6:00 pm
Thursday, June 28	High Point hosts Recreation Center	6:00 pm
Tuesday, July 3	Bent Tree/Spyglass hosts High Point	6:00 pm
Tuesday, July 10	High Point hosts Chandler Commons	6:00 pm
Thursday, July 12	Deerfield Lake hosts High Point	6:00 pm
Saturday, July 14	Championships at Strongsville Rec Complex	

Good Luck to our High Point Sharks !!!



About Fences in High Point

Calls are received periodically about fences and sheds in High Point. These are **NOT** permitted in as they are prohibited by the Covenants and Restrictions. There are several constructed prior to 1990, when the developer had control and allowed them to be built. Association trustees have a fiduciary responsibility to uphold and enforce Covenants and Restrictions, a serious responsibility. Trustees do not search for violators, but they must investigate complaints when reported.

If you see a shed or fence, it is one that was permitted prior to 1990 by the developer or one being investigated or litigated by trustees. Civil litigation is a slow process in the court system, as well as time consuming and expensive. 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. Trustees are obliged to enforce this restriction in a uniform manner. Homeowners who violate 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.

Club House Rentals

As a homeowner, you may rent our clubhouse to host private parties. With heavy rental activity this summer, there are few dates available for parties. Consult our website to look at up-to-the-minute availability. When you choose a particular date, call the High Point Homeowner Hotline, **638-4304**, and leave a message. Your call about a rental will be returned within a few days.

WEEKDAY SPECIAL – \$75 special rental on weekday evenings. Because of heavy rental activity this summer, the trustees are offering a new option for Monday, Tuesday, Wednesday or Thursday nights (except for home swim meet dates). This is for parties with children, small groups or youth sports teams. Events can begin at 5:00 pm., end no later than 10:00 pm and shares the pool.

NON-POOL RENTALS - \$125 (anniversaries, retirements, baby or wedding showers, etc.). Non-pool rentals can be booked at the clubhouse for any afternoon or evening.

POOL RENTALS - \$125 weekend or weeknight pool party rentals that end no later than 10:00 pm. Events can begin as early as 5:00 pm. and share the pool the entire time.

DELUXE POOL RENTALS - \$225 that includes lifeguards, may be booked for Friday, Saturday or Sunday evenings. Weekend rentals may start as early as 5:00 p.m., but must share the pool with residents during homeowner hours. When the pool closes at 10:00 p.m., parties have the pool to themselves until midnight. Weekend rentals MUST end at midnight with cleanup done by 1:00 am.

Private Party guests using the pool must wear provided wristbands to identify themselves as party guests and must follow all pool rules and safety requirements. (Non-pool rentals do not need wristbands.) ALL private party guests must obey lifeguard instructions. Resident hosts must be present at all times and are responsible for guests. ***Fire code capacity is 120 people.*** Residents renting clubhouse must be present at all times and are responsible for guest conduct.

A refundable security deposit of \$300 (two checks – one for \$50 and one for \$250) is required and returned if no damage is done to the clubhouse. **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.**

Wooded & Common Areas

High Point is fortunate to have 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, are addressed by tree service professionals. **Compost piles are not permitted 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 structures may not be built in the common areas. Your cooperation is appreciated.

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.

Remember to Vote on Tuesday, May
8th

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

PRESORT - STD
U.S. Postage Paid
Cleveland, Ohio
Permit No.
2808

www.hpohio.com

HIGH POINT NEWSLETTER

2007 High Point Pool Schedule

Memorial Day Weekend - May 26, 27 & 28 @ Noon to 9:00 pm

Pre-season Weekend - June 2 & 3 @ Noon to 9:00 pm

Thursday, June 7 only @ 4:30 pm to 10:00 pm

Daily June 8 thru August 24 @ Noon to 10:00 pm

*Monday thru Friday - Toddlers Only 10:00 am to 11:45 in Zero Entry Area
(Toddler Time June 8 through August 24)*

Post Season Weekend August 25 & 26 @ Noon to 9:00 pm

Labor Day Weekend – September 1, 2 & 3 @ Noon to 9:00 pm

Pool will close for the season at the end of Labor Day Weekend

Welcome for New Residents

Individuals who have recently moved into our association are invited to stop at the clubhouse at any of the pool pass pickup times to find out about High Point from trustees. This is an opportunity to find out about High Point and benefits our residents enjoy. Reservations not needed.

2007 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 2007, 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.	
2.	
3.	
4.	
5.	
6.	

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

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

HOMEOWNER SIGNATURE _____ Date _____

MAIL REQUESTS - Complete Pool Pass Registration form, send with a **STAMPED, self-addressed** envelope to: High Point Pool Passes, P.O. Box 361065, Strongsville, Ohio 44136

- * Requests received by June 1 will be returned by mail to the homeowner.
- * Requests **received after June 1 (or without postage stamp) will be held at Lifeguard podium** for pickup during normal pool operating hours. (Daily operations begin June 8.)

PICK UP IN PERSON - Homeowners (**ADULTS ONLY**) may pick up passes at the club house at the following times: (Pool registration form **MUST** be completed for mail or in-person pick-up.)

@ WEDNESDAY, MAY 16, 2007	7:00 pm to 8:00 pm	at clubhouse
@ THURSDAY, MAY 24, 2007	7:00 pm to 8:00 pm	at clubhouse
@ TUESDAY, JUNE 5, 2007	7:00 pm to 8:00 pm	at clubhouse

Homeowners may drop off completed registration forms at Lifeguard podium any time after pool is open. *Orders are filled by trustees once a week and available for pickup at podium on Saturdays.*

Copies can be printed from website. See Forms section.

Copies of form permitted. Please return full sheet.

Passes distributed by _____

Date _____

Mail

Person

Podium

★ ★ 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 Boad (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 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 _____

1. This survey is for residents of the High Point Homeowners Association in Strongsville, Ohio. How many years have you lived in High Point?

Less than 2 years	<input type="text"/>	5	21%
2 years to 5 years	<input type="text"/>	4	17%
5 years to 15 years	<input type="text"/>	6	25%
15 years to 25 years	<input type="text"/>	8	33%
Over 25 years	<input type="text"/>	1	4%
Total		24	100%

2. Do you own or rent your home?

Own single family home	<input type="text"/>	19	79%
Own detached cluster home	<input type="text"/>	5	21%
Rent single family home		0	0%
Rent detached cluster home		0	0%
Total		24	100%

3. Please rate your OVERALL satisfaction with living in High Point:

Very Satisfied	<input type="text"/>	11	46%
Satisfied	<input type="text"/>	12	50%
No Opinion	<input type="text"/>	1	4%
Not Satisfied		0	0%
Very Dissatisfied	<input type="text"/>	0	0%
Total		24	100%

4. Based on what you know about other homeowner associations in our city, how do you feel about High Point compared to those developments you feel are the best in Strongsville?

High Point is far above the best	<input type="text"/>	6	27%
High Point is above the best	<input type="text"/>	5	23%
High Point is about the same as the best	<input type="text"/>	9	41%

High Point is below the best	<input type="text"/>	2	9%
High Point is far below the best		0	0%
Total		22	100%

5. When you moved to your present home in High Point, did you?

Move from another house in High Point		0	0%
Move from another house in Strongsville	<input type="text"/>	9	38%
Move from another house in a neighboring community	<input type="text"/>	10	42%
Move from another house in Greater Cleveland	<input type="text"/>	3	12%
Move from another house in Ohio	<input type="text"/>	1	4%
Move from another house outside of Ohio	<input type="text"/>	1	4%
Total		24	100%

6. What single factor most influenced the purchase of your present home in High Point?

Value of house for the money	<input type="text"/>	12	50%
Strongsville school system	<input type="text"/>	1	4%
Community recreation program & facilities	<input type="text"/>	2	8%
Proximity to your place of work	<input type="text"/>	1	4%
Community amenities (shopping, entertainment, etc)	<input type="text"/>	1	4%
Opinions of existing residents that you knew	<input type="text"/>	2	8%

Other, please specify View Responses		5	21%
Total		24	100%

7. Please rate the reasons for purchasing a home in High Point:

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Very Important	Important	Neutral	Not Important	Not At All Important
Recreation facilities in High Point	10 42%	12 50%	1 4%	0 0%	1 4%
Housing selection in High Point	10 42%	10 42%	3 12%	0 0%	1 4%
Housing values in High Point	13 54%	7 29%	3 12%	0 0%	1 4%
Appearance and upkeep of homes in High Point	18 75%	6 25%	0 0%	0 0%	0 0%
Greenbelts and open areas in High Point	15 62%	6 25%	3 12%	0 0%	0 0%
Association financial strength	5 22%	7 30%	9 39%	1 4%	1 4%
Residents you know already living in High Point	2 8%	3 12%	9 38%	1 4%	9 38%

8. Please rate your level of SATISFACTION with the following facilities and amenities in High Point:

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Very Satisfied	Satisfied	Not Satisfied	Very Dissatisfied	N/A
High Point clubhouse and party room	16 67%	4 17%	1 4%	0 0%	3 12%
High Point tennis courts	3 12%	13 54%	2 8%	0 0%	6 25%
High Point playground area	3 12%	7 29%	8 33%	0 0%	6 25%
High Point walking trails and sidewalks	8 33%	11 46%	2 8%	0 0%	3 12%
High Point swimming pool (overall)	17 71%	5 21%	0 0%	0 0%	2 8%
High Point pool water features (bubblers & slide)	11 48%	5 22%	2 9%	0 0%	5 22%
High Point pool lifeguard services by Metropolitan Pools	9 39%	10 43%	0 0%	1 4%	3 13%
High Point pool toddler swim time weekday mornings	5 21%	1 4%	2 8%	1 4%	15 62%

9. Please rate your level of SATISFACTION with the following activities and services in High Point:

Top number is the count of respondents selecting the option	Very	Satisfied	Not	Very	N/A
-------------------------------------------------------------	------	-----------	-----	------	-----

Bottom % is percent of the total respondents selecting the option.	Satisfi ed		Satisfi ed	Dissatisfi ed	
High Point SSL swim team participation (High Point Sharks)	3 12%	3 12%	0 0%	0 0%	18 75%
High Point Children's Easter Egg Scramble	6 25%	5 21%	0 0%	0 0%	13 54%
High Point Children's December Holiday Party	6 25%	4 17%	0 0%	0 0%	14 58%
High Point social events for adults	1 4%	6 25%	3 12%	0 0%	14 58%
High Point lawncare in greenbelt common areas	9 38%	10 42%	1 4%	3 12%	1 4%
High Point maintenance of wooded common areas	9 38%	11 46%	2 8%	0 0%	2 8%
High Point entrance sign landscaping	13 54%	9 38%	2 8%	0 0%	0 0%
High Point outdoor holiday lighting decorations	13 54%	10 42%	0 0%	1 4%	0 0%

10. Please rate your level of SATISFACTION with the following communications from the trustees:

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Very Satisfi ed	Satisfied	Not Satisfi ed	Very Dissatisfi ed	N/A
High Point printed and mailed newsletter	13 54%	10 42%	0 0%	0 0%	1 4%
High Point Homeowner Hotline service (440-238-1580)	7 29%	9 38%	2 8%	0 0%	6 25%
High Point overall website (www.hpohio.com)	12 50%	10 42%	0 0%	0 0%	2 8%
High Point clubhouse rental calendar on website	10 42%	10 42%	0 0%	0 0%	4 17%
High Point background information on website	11 46%	10 42%	0 0%	0 0%	3 12%
Overall information about High Point activities and issues	10 42%	13 54%	0 0%	0 0%	1 4%

11. Please rate your level of SATISFACTION with each of the following City of Strongsville services provided in High Point or to High Point residents:

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Very Satisfi ed	Satisfied	Not Satisfi ed	Very Dissatisfi ed	N/A
City provided leaf removal services	7 29%	10 42%	3 12%	0 0%	4 17%
City provided street snow plowing services	9 38%	15 62%	0 0%	0 0%	0 0%
City provided garbage removal services	9 38%	14 58%	1 4%	0 0%	0 0%
City provided police protection services	13	7	3	0	1

	54%	29%	12%	0%	4%
City provided emergency medical services	13 54%	9 38%	0 0%	0 0%	2 8%
City provided fire protection services	12 50%	9 38%	0 0%	0 0%	3 12%
City provided recreation services	14 61%	6 26%	1 4%	0 0%	2 9%
City provided senior citizen services	7 29%	3 12%	1 4%	0 0%	13 54%
Overall services provided by the City of Strongsville	12 50%	11 46%	0 0%	0 0%	1 4%

12. Please rate your level of SATISFACTION with each of the following public school facilities that serve the residents of High Point:

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Very Satisfied	Satisfied	Not Satisfied	Very Dissatisfied	N/A
Allen Elementary - Strongsville City Schools	4 17%	5 21%	0 0%	0 0%	15 62%
Albion Middle School - Strongsville City Schools	1 4%	3 12%	1 4%	0 0%	19 79%
Strongsville High School - Strongsville City Schools	3 12%	2 8%	4 17%	0 0%	15 62%
Overall Strongsville City School system	4 17%	7 29%	3 12%	0 0%	10 42%

13. Are there specific areas where you feel the trustees should focus attention to add new amenities, make improvements or repair existing facilities?

[View 9 Responses](#)

14. Are there any general comments or suggestions you have for the trustees about the association?

[View 13 Responses](#)

Thank you for your feedback. Your association trustees appreciate you taking the time to share your opinions and comments.

Many THANKS to those High Point residents who participated in this first electronic survey. While the trustees were disappointed that only 24 responses were received (trustees did not participate as it was felt their responses might skew the results), the analysis showed a great cross-section of residents which was a good sample of our homeowners and their families.

These results have also been shared with Mayor Tom Perciak of the City of Strongsville and Superintendent James Gray of the Strongsville City Schools.

It has been a number of years since the trustees surveyed residents about High Point and it is the first time questions were included about our community and schools. This will give us a benchmark for future surveys. If you take the time to look closely at the results, you will find residents are generally happy with High Point, but have concerns about the development as it gets older and homeowners do not maintain their investment. Your

trustees share those concerns and hope that working together, we can overcome these obstacles and keep High Point a premier community. *Association trustees have responded in this newsletter to concerns expressed by residents in their survey comments.*

13. Are there specific areas where you feel the trustees should focus attention to add new amenities, make improvements or repair existing facilities?

#	Response
1	<p>Improve volleyball court.</p> <p>Get more police patrols--especially on the weekends. We live on Saratoga Trail, and in the past several years, we have had our mailbox smashed down 4 times on the weekends. Also, there has been an increasing number of thefts and nuisance items, like vandalism and pumpkin smashing. Sometimes we feel like we live in the 'hood!!!</p>
2	<p>We need to take a look at making the retention pond more attractive, ie.. lighting, landscaping, benches, etc.. The owners around the retention pond are receptive to this idea. We can turn this area into a asset rather tha an eye sore. CURB APPEAL to High Point. First impressions!</p> <p>Some of the homes need attention badly, ie... landscaping, painting, yard, etc.. Not sure if we can enforce anything in this area?</p> <p>Need to have ALL nighttime lighting working.</p> <p>Cameras on the Club House monitoring entrance & exits 24hrs. These are cheap surveillance these days.</p>
3	<p>The streets look terrible with all the tar filling cracks. Asphalt all the streets for a uniform look. Pepper Pike asphalts their roads and their neighborhood streets look outstanding</p>
4	<p>n/a</p>
5	<p>Street repair continues to be an issue. Although I'm not sure what is best (patching concrete or putting sown new asphalt instead, I think the patching concrete (even though it looks different than exixting concrete) is probably best. Road entrance to the pool from Drake is somewhat detracting. Maybe a repave or complete reconcrete job here would help, rather than just a patch approach. Also, although it doesn't affect me, I think putting the new higher end condos in off Admiralty was unfair to those residents living adjacent to them. I would hate to see a similar set of condos going up in the green area behind my house.</p>
6	<p>No specific area - but I feel it is important to keep all the amenities up to date.</p>
7	<p>some green belt common areas are left alone with no maintenance</p>
8	<p>There are many residents who do not take care of their property (lawn maintenance, painting, WEEDS!). I feel it brings down the property values. I moved here in the winter, or else I might have chosen another community based on what I see in the summer.</p>
9	<p>A High Point Sign on Admiralty would be nice, at least there's the Monticello sign which sort of works as a welcome .</p>

See trustee responses on following pages

14. Are there any general comments or suggestions you have for the trustees about the association?

#	Response
1	<p>When we have called the homeowner hotline in the past, it takes a long time to get a response. Lower the rental fee for the club house. We pay a lot of dues and still have a very hefty rental price if we want to use the clubhouse.</p>
2	<p>All in all, very good. Let's just not let our thinking become to concervative. Maybe we ask ourselves how do we become a GREAT association?</p>
3	<p>Why did homeowner dollars have to buy a big screen TV and monthly cable?? This is an unneeded luxury that only a few benefit from. People have TVs and cable in their homes - don't need to go to clubhouse to watch TV.</p>
4	<p>Trustees do a nice job with little thanks. Thank you Trustees ! ! ! !</p>
5	<p>n/a</p>
6	<p>I would love someone to teach tennis lessons at our courts in the summer.</p>
7	<p>The dog litter problem seems to be improving, but there are still way too many cats running lose in the neighborhood. These cats need to be impounded and a stiff fine levied on the owners if they want them back. Poor drainage in the wooded areas (at least behind my property) continues to be a problem that has never been addressed.</p>
8	<p>Very unhappy with the way many yards look in HP - makes the neighborhood look run dow/unkept. Also unhappy about the lack of police patrolling the speeders in the development, especially at night. HP is suppose to be a kids/family friendly development. I feel like we live on a major road instead of a family focused neighborhood. Ready to move to a quieter development. Isn't there something we as an association can do to ensure more police in HP?</p>
9	<p>I think a large number of High Point residents would appreciate the association's support of a Strongsville community dog park. This is a feature that Strongsville is sorely lacking and is offered by many surrounding communities.</p>
10	<p>Keep up the good work. Too bad you do not enforment power to have owners keep up the appearance of their yards and exteriors. I think property values are depressed because of a few run down yards an exteriors. Our property values did not increase at the rate others developments in Strongville did over the last say 10 years.</p>
11	<p>Thanks for all your hard work. You folks do a tremendous job as trustees - and it shows in all aspects of High Point! Thank you!!</p>
12	<p>I hope that you can keep after the mayor to improve the overall appeareance and upkeep of the streets within our developement.</p>
13	<p>Continuous hard work of trustees greatly appreciated.</p>

See responses from trustees on next page

2007 Survey - Resident Comments are in bold type and trustee responses are in normal type.

1. Improve volleyball court. More police patrols. Stop vandalism.

Trustees have been reluctant to improve the volleyball court because it draws disrespectful elements from outside of our development. We regularly talk to the Police and Community Policing is helpful, but the best way to increase patrol response is for RESIDENTS to call and ask for an increased presence. We know that is how the special speed signs were erected on Saratoga. Squeaky wheels do get attention. Vandalism usually is done by youth in the neighborhood. Sadly we can report that the association is often the target and it has been kids in the development or close by. Diversion punishment has not resulted in restitution.

2. Make retention lakes attractive (lighting, landscape, benches). Turn into asset rather than eyesore.

This is easier said than done and there are other concerns. Lighting attracts after-hours guests and benches have been vandalized. Tripwires are ugly, but they are the only moderately successful way of discouraging geese – which are the main problem with making the ponds beautiful. We do not want to promote fishing, as it is dangerous and exposes the association to liability. We looked into fountains, but SWGHC experience has been expensive and not deterred geese. There is some maintenance planned for this year.

3. Some homes need work. Can we enforce? Need nighttime lights working and camera surveillance.

Trustees agree. Why would anyone pay the price for homes in our area and not keep them up? Go figure. Association does not have enforcement power, but City of Strongsville is looking into inspectors that would cite homeowners who do not care for their property. We support that. About half of the front post lights are out at any time. That invites theft and vandalism. Like several other associations in the city hit by vandals, we are looking into cameras for the tennis courts, playground and clubhouse areas. Security is NOT cheap.

4. Streets look terrible. Pepper Pike has asphalt that looks outstanding. Roads at entrances are bad.

Association trustees have fought asphalt overlayment. Drive down Cambridge Oval or any street in Hunting Meadows. Look at Waterford Parkway and streets in Waterford Crossing. After two years they are terrible. Saratoga may not look pretty, but it will last. Concrete repairs in our development are scheduled, as funds permit (over several years), for concrete streets. It is not perfect, but a much better solution in the long run.

5. Putting condos off Admiralty was unfair to residents. Will it be done in greenbelt behind my home?

This was property designated for an elementary school and owned by the school board. It was sold at public auction. That is the last home building to be done in High Point. No common areas will ever be developed.

6. Some greenbelt areas are not maintained. All amenities need to be kept up to date.

There are some common areas that were designed to be natural or wooded. Other areas are maintained. All areas are evaluated regularly and maintained to written standards (on our website) as are our facilities.

7. Many residents don't take care of their property. Lawns, painting and weeds need attention.

Realtors agree that lack of maintenance brings down property values and makes it harder to sell homes. Our Covenants & Restrictions require property upkeep, but civil litigation is the only means for trustees to enforce these requirements. Civil litigation is very difficult and expensive, as proven by fighting fences and sheds.

8. A High Point sign on Admiralty would be nice. Monticello sign sort of works.

High Point does not own right of way for a sign. Frankly a High Point sign in front of the Pearl East facilities (which are in bad disrepair and condition) would give people the wrong impression about our development.

9. When we call the homeowner hotline, it takes a long time to get a response.

Hotline calls and website emails are checked on a regular basis. Sometimes it is 4-6 days between checks, but we try to do it more often. Trustee numbers are in all newsletters if you have an urgent need to call.

10. Lower the clubhouse rental fee. We pay a lot of dues and still have a hefty rental price.

We regularly survey those who rent the clubhouse (over 110 rentals per year) and residents feel it is a good value. Association does not make money on rentals. Fee pays for utilities, maintenance and replacements.

11. Don't let trustee thinking become too conservative. Focus on becoming a GREAT association.

Association trustees held dues at \$270 for 22 years. Although raised to \$330 in 2004, we hope to keep them level until 2014. We stretch every dollar and plan carefully. Great facilities and amenities cannot overcome homes that are in need of repair and maintenance. Pride and upkeep is how we become a great association.

12. Why did association dollars pay for a big screen TV and cable for the clubhouse for only a few?

Besides having the TV for private rentals, we have had association events (Superbowl, NCAA and others) using the bigscreen. As with most purchases, we shopped and got an excellent deal. WOW did not charge us for cable TV because we worked out a special deal. We recently switched our phone service from AT&T to Wide Open West to save money and added wireless internet in the pool area for less monthly cost.

2007 Survey - Trustee Responses to Resident Comments

13. I would love to teach tennis lessons at our courts in the summer.

Our survey was completely blind, so we don't know who offered. There are tennis lessons done by the City Recreation department as well. If someone has an interest, contact the trustees via the hotline, 638-4304.

14. Cats running loose are a problem. Owners should be fined for allowing them to run around.

City animal wardens, not the association, have the ability to do something when they are contacted. You do have to give your name, and many people prefer to deal with the problem rather than disclose their identity.

15. Poor drainage in the woods near my home has never been addressed.

Aging natural areas can be a challenge. There are many common areas where water collects and stands. City and County health officials measure the degree of the problem by the number of days water stands. If it is less than five days after a rainfall, it is acceptable. We do have drainage channels that are wet all the time.

16. Speeders in High Point are a real problem. Especially at night it seems like living on a major road.

Association trustees must ask residents to make the calls and complain. Police do measure calls from neighborhoods and partly determine police efforts accordingly. You can go look at their records. We have and High Point residents don't call. You can call 440-238-7373 to report a speeding problem on your street.

17. Residents would appreciate the association's support of a Strongsville community dog park.

Council members react to residents who cast ballots, not association trustees. We know of a number of communities that have dog parks. If you think this is a good idea, contact your local council person and find someone connected to a pet food company that would consider being a major sponsor.

18. Our property values did not increase at the rate of other Strongsville developments in last 10 yrs.

In the past six months, property values throughout the city have dropped. Realtors will tell you that there are many factors to property values. First and foremost is new construction. High Point was done a number of years ago and property values level off. Now with Monticello selling well at higher end prices and new homes being built on Nantucket, you should see positive impact on values. As Waterford Crossing and Westwood Farms mature, our values should increase at a faster rate. We have to face the fact that we are an aging development and keeping our facilities and amenities in good shape requires constant attention and work.

19. Hope trustees keep after the Mayor to fix and repair streets in our development.

Mayor Perciak and Councilman Ray Haseley are both residents of High Point and know of the problems and are committed to getting the problem fixed. They are making sure funds are in the budget for street work.

Deal, or No Deal???

Spring is here and homes are for sale everywhere. Do you know the number one reason Realtors say people in the market for a new home look where they do? It is because of "curb appeal." How a development "looks" makes a difference in whether people seriously consider a neighborhood or just drive through and don't come back. As High Point gets older, the bulk of our residents take great pride in their homes and keep up with maintenance. Others don't see it that way. They are content with proliferating dandelions, crumbling sidewalks, muddy tire ruts alongside driveways, overgrown landscape plants and peeling paint. It is time to clean up winter debris and see what needs to be done. Why not take a critical look at your home and see what needs work. Does your wood trim need to be painted? Does your lawn have bare spots seeded or weeds removed? Are your shrubs and plantings looking old and tired? Is your roof in need of repair? Is your post light out? What about crumbling, tilting and heaving sidewalks? If any of these describe your home, why not get going on the repair work now and help hold the value of homes in our development. Take a look around your street and you will see neighbors who take great pride in keeping their homes neat and clean. No matter how much the trustees pump into our facilities to keep them up, it cannot overcome homes that need attention. If you have to look at an eyesore, maybe it is time to ask your neighbor if they need a contractor referral. Residents get solicitations for services all the time. Maybe that will prod your neighbor into action. As an association, we send reminders when a home maintenance or repair situation is brought to our attention, but peer pressure works wonders.

Next Newsletter in the Fall

Association trustees will send the next newsletter in the fall. You can always access our internet site for news and information. **Try it, you'll like it! www.hpohio.com**