

HIGH POINT COMMUNITY ASSOCIATION 2025 SPRING UPDATE

Spring is here in full bloom, bringing longer days, vibrant flowers, and a fresh sense of energy to our community. We extend our heartfelt thanks to all residents for your dedication to making our condo complex a truly special place to live. By adhering to community guidelines and fostering mutual respect, we create an enjoyable environment where everyone can unwind and savor the season.

We would like to share some updates and reminders to ensure everyone's enjoyment and safety this season:

WALKING, DRIVING AND PARKING AT HIGH POINT

For Walkers

- **Walk Facing Traffic:** Always face oncoming vehicles to stay aware and visible. Avoid distractions like phone calls or music that may prevent you from hearing approaching cars, especially electric vehicles, which are silent.
- **Stay Visible at Dusk and Dawn:** Wear light-colored, reflective clothing to increase visibility during low-light hours. If you hear a vehicle approaching, pause, turn to face it, and make yourself more noticeable.
- **Stay Alert in Parking Areas:** Not all cars have backup cameras—watch for vehicles pulling out of spots and stay cautious when walking behind them.
- **Look Both Ways:** Before crossing any roadway, check carefully in both directions. Avoid distractions like texting while crossing, as inattentiveness puts you at risk.

For Drivers

The roadways serve pedestrians, cyclists, and vehicles. Please drive **slowly** to prevent accidents.

- **Stay Alert Around Pedestrians:** Slow down when approaching walkers. Also, visitors unfamiliar with High Point may be particularly distracted if unfamiliar with the complex.
- **Obey Stop Signs:** Stop at **all intersections**, including the gatehouse and garage exits, and use turn signals. Ignoring signs have led to numerous near collisions.
- **Obey Speed Limits - 15 mph** on the hill, **10 mph** within the complex. Advise your visitors about these speed limits.

Parking

- **Utilize Assigned Parking Spots:** Outdoor visitor and contractor parking is limited. **All** residents need to park in their designated indoor and outdoor spots.
- **Backing Out Safely:** Check for pedestrians and other vehicles before **slowly** reversing out of the spot.

CONSTRUCTION

Improvement projects continue throughout the complex over the next **6–8 months**—continuing to maintain and invest in our community. Residents are asked for their patience and are urged to exercise caution for everyone's safety when moving through affected areas, watching for equipment, obeying signage, and restricted zones. Please interact with construction workers courteously and respectfully.

LANDSCAPING

New season, new blooms! Our landscaping company is hard at work with spring clean-up with seasonal flowers to be planted at the front entrance & building circles. Weekly lawn care will occur on Tuesdays (weather permitting).

PLAYGROUND

The playground behind building 200 is open year-round.

SOCIAL COMMITTEE EVENTS

Our Social Committee organizes events each month. Please refer to the monthly postings on the mailroom bulletin boards, in the elevators and on High Point's website for upcoming events and sign-up instructions. The website address is: Highpointofhartsdale.com.

ACCESSIBILITY PROJECT

The **Pool Accessibility Project** is in progress to meet the requirements outlined in the Fair Housing Settlement Agreement. Expected completion: **June 2025**. This project will add a lift and ramp for full access to all pool decks.

2025 POOL SEASON

The pool will **open for the 2025 season**, with the exact date dependent on the Accessibility Project's completion. Further details and the 2025 Pool Rules and regulations will be shared closer to the opening.

DOG OWNERS

Residents and guests must adhere to all of High Point's Rules and Regulations regarding emotional support, service and visiting animals. Dogs must always be kept on a leash and utilize the dog walk areas. Owners are responsible for cleaning up after their dogs in the dog walk areas as well as inside and outside the buildings when 'accidents' occur. Animals are not permitted in landscaped areas, the playground, nor are they allowed to be walked in the garages. If dog-sitting for more than 24 hours, prior approval from the Property Manager is required. For a copy of the Rules & Regulations, please email the Management Office.

ALTERATIONS/MOVES/DELIVERIES

To ensure the smooth operation, safety, and security of our community, below are the guidelines regarding contractors, vendors, and deliveries:

1. Scheduling & Access:

- All contractors & vendors (including those providing estimates), and deliveries (excluding food, Amazon, FedEx, and UPS) **must** be scheduled with the Management Office at least **24 hours in advance**.
- Contractors &/or vendors who are not scheduled in advance will be denied entry at the gatehouse.

2. Insurance Requirements:

- Insurance certificates for contractors &/or vendors are **required** and **must be provided** to the Management Office during the scheduling process.

3. Unit Alterations & Renovations:

- Any unit alteration or renovation must include the filing of an **Alteration Agreement** with the Management Office. Required documentation includes contractor licenses, plumbing and electrical licenses (if applicable), insurance certificates, and other relevant information. Alteration Agreement forms are available on High Point's website or at the Management Office.
- Work may only commence upon receiving **approval from the Property Manager** or administrative fees will be assessed.

STAY CONNECTED

Make sure you are signed up on High Point's **Resident Portal** to receive updates and submit maintenance requests via the Work Order system. The website address is: Highpointofhartsdale.com.

Let's make the most of the sunny days ahead and look forward to a summer filled with warmth and community spirit