



THE “END OF SUMMER” CELEBRATION PICNIC!!!

Don't miss the fun, food, fellowship and the fantastic door prizes at our annual picnic. It's scheduled for Sunday, September 7, from 5:00 to 7:00, at the Lighthouse Club House. Two people from each unit are invited **FREE** this year. Additional guests will be charged \$10.00 each.

Sam Taylor's BBQ will cater the picnic. The menu includes smoked beef brisket, smoked chicken, potato salad, baked beans, coleslaw, Texas toast and soft drinks.

Make your reservations by Thursday, September 4, by contacting
Mary Mulholland (303-973-9018/marymul43@yahoo.com) or
Linda Corry (303-388-7661/lindacorry@msn.com).

Social Committee News

Lunch Bunch

The Pelican Pointe Lunch Bunch is meeting again on Tuesday, August 12, at 11:30 a.m. The location is the Olive Garden, 2390 S. Havana (between Iliff Av & Parker Rd). They serve both Italian and American food. Call Mary MacIlroy to RSVP at 720-941-1799.

Pelican Pointe Book Club

The next meeting of the Pelican Pointe Book Club will be on Friday, August 15, at 6:30 p.m. We will be meeting at Diane Davison's home, DD-104. The book for this month is "Bridge of Sighs", a novel by Richard Russo. The story courses with small-town rhythms and the claims of family, but is brilliantly enlarged by an expatriate whose motivations and experiences prove mesmerizing, as they resonate through richly different lives. Call Diane to RSVP at 303-690-0847.

2
Susman Unleashed

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Susman Unleashed
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4
Susman Unleashed
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P.P. Listings
August Board
Meeting

Board of Directors
Linda Corry, Pres.
Mary Mulholland, V.P.,
Liaison- Social
Committee
Harold Davison, Treasurer
Marcia Helfant, Liaison-
Design Review
Committee
Claudia Jacobson,
Newsletter

Property Manager
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Web Site
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SUSMAN UNLEASHED . . .

by Steve Susman

Has your Fido or Muffy read the Denver "leash law ordinance"? No, I'm not talking about Pelican Pointe's dog-must-be-on-leash Rules. You dog owners can recite those Rules in your sleep, I am sure. In fact, perhaps many of you do make that recitation, much to the chagrin of your partner. Besides those Rules, there is a Denver municipal ordinance that parallels our own Rules: in Denver, it is unlawful to allow your dog to walk, run, or otherwise cruise outside your home/yard without a leash (excepting qualified dog-run areas). That means a *criminal offense*, Dude.

Are you so high tech that you don't have any three-ring binders in your home? Well, you are about to receive the Association's Handbook & Directory, in its own three-holer. We will begin to distribute these in mid-August. You'll find several useful, tabbed sections--especially the Directory and the Rules sections. We receive many Directory changes monthly as people change their internet service provider, their phone numbers or add cell phones. New folks move here; others move away. We will keep the Directory current with occasional updates. Your Board is examining the logistics of eventually placing our Directory online so that all our residents and owners can access the Directory with all updates. All residents could communicate any changes in their personal data to our Board or manager, who would have the ability to make those changes on-line.

Do you own a pasta-maker, which squeezes out the spaghetti? That device resembles one that squeezes out a ribbon of concrete for landscape borders. Last year we encircled with concrete borders our two beds in front and at our map. We are now about to encircle the three main landscape beds in our western detention pond. A majority of your directors believe that this treatment highlights the landscape beds, and makes them "pop" visually.

SUSMAN UNLEASHED . . . (cont.)

The Mob may use concrete to enhance the footwear of some of its enemies. At Pelican Pointe, however, our driveways, sidewalks, porches, and patios are concrete. Over time, the concrete can develop cracks and chips, can rise or sink, and can be subject to "spalling"--the flaking of the surface. Maintenance of our driveways and sidewalks is the Association's responsibility. We have solicited bids for the replacement of many of these areas, and anticipate contracting soon for this work. Concrete replacement is an ongoing project, one which will never end. Our reserve funds will be devoted, in part, to this project. As with your car maintenance, "you can pay now, or you can pay more later." This is the verity of HOA facilities and landscape maintenance.

Black on White can be a fashion statement; a type of photographic film; or a hot fudge sundae. However, asphalt smudges and tracks on our white concrete driveways are less than attractive. The recent re-sealing of our asphalt roads was a fascinating and frustrating study in human behavior. Some of our residents saw, but paid no attention to, the many notices about this project. Others simply live in a cocoon, paying no attention to our e-mails, newsletter, or bulletin boards. Perhaps some of the "directions" for vehicle movement and parking were unclear. The good news is that we are about to acquire the use of special high-pressure, very high temperature cleaning equipment (emitting water and special detergents). This equipment should enable us to clean the affected areas. Its versatility will also enable us to clean the "cobwebs" from our kiosks, our driveway-side lights and porches, and should be helpful in more effectively removing the many wasp nests that plague our community every summer.

You may want to increase the volume on your iPod or your home stereo equipment on August 9. That evening, from about 5 to 9, the Breakers will be sponsoring a music event for their residents. This will take place on the northwest side of the lake--very close to our complex. Natural acoustics will probably carry some of the sound across our placid, quiet, conservative complex. It's a Saturday evening; consider seeing a movie.

Is Prozac a stress-reducer? I missed that lecture in pharmacy school; in fact, I missed pharmacy school. In any event, our lawns are stressed by the heat and lack of rainfall. As I write this, we haven't seen rain for a few weeks, and the daily temperatures have soared into the mid-90's. Not unusual for Denver in July, but our lawns suffer. Yes, we water the lawns, as the regulations allow, at night. But that is not enough to keep our grass as green and lush as it appeared in early summer. So, we can't freak out at brown areas; our landscape crew assures us that these areas will eventually return to verdant splendor.

Those aren't "amber waves of grain" that you see on the four islands comprising the roundabout, at our northwest corner. "Them are just weeds, Martha." Our *ad hoc* roundabout committee, headed by Bob Morgan, is making headway toward (a) obtaining some very preliminary cost figures for xeriscaping those areas, (b) working with our landscape architect to address the City's "requirements" for such beautification,

SUSMAN UNLEASHED . . . (cont.)

and (c) trying to engage neighboring property owners to participate financially in this project. By no means is this a "done deal" yet.

Little Red Riding Hood's clothing wasn't red initially. After purchasing her primary wardrobe at WalMart, she probably dived into our red mulch pile; her apparel absorbed the dye. The stuff is messy, but garners much acclaim from passers-by and invitees at Pelican Pointe. It is primarily used, as you have seen, around tree bases and landscape beds to retain moisture and for its attractiveness. It is cheaper for us to purchase significant quantities and have the red mulch available to us, than to purchase smaller quantities (with attendant delivery costs). Nonetheless, the Board has recommended that we minimize such purchases, in view of the mess it causes, where stored. Our rock inventories, while not so messy, will also be minimized, in order to avoid usurping Guest Parking spots.

Noah didn't need a plumber: Rule of the Month. In each edition of our Pelican Brief, I try to highlight one of our Rules or Bylaws for the continuing edification of our residents and owners. I call your attention to part of our revised Rule VIII (B), regarding plumbing responsibilities: "Each homeowner is responsible for the maintenance and repair of all plumbing fixtures, connections and pipes servicing his unit. This responsibility includes the plumbing within all walls, including common walls, and beneath floors."

Among other examples, this means that if a water-carrying pipe beneath your unit bursts or leaks, it is your responsibility to repair it. This can and does occur every winter, when the pipe leading to the exterior spigot of many units can freeze and burst. Contact me for suggestions to reduce this risk. Water-carrying pipes occasionally burst in walls, including common walls. If that pipe services your unit, it's your responsibility. Review your homeowner's insurance; be comfortable that you have some coverage for such incidents (which can and do result in costly repairs). Your Association does carry insurance, of course, but the "deductible" is \$2500, and some risks are not covered by this policy.

P.P. LISTINGS

Units on the market: B-103, U-103, W-103, EE-102, FF-102, HH-104, RR-102

If you want your unit to appear in this space, contact Claudia Jacobson by the 24th of the month: claudiadenco@gmail.com or 303-331-1616.

AUGUST BOARD MEETING

The next meeting of the Pelican Pointe Board of Directors will be on Monday evening, August 18, from 7 p.m.--9 p.m., at the Lighthouse Clubhouse. Hope we'll see you there!