

***What's Planned on the North Side of Alameda?***

*-by Linda Corry, HOA Board President*

We've heard rumors and read a little about the proposed development north of Windsor Gardens on Alameda. On January 8<sup>th</sup>, your Board and manager met with Marcus Pachner, the developers' community outreach consultant, and Bill Tippmann, of Bear Creek Capital, one of the developers.

The development will be closer to Pelican Pointe than I previously thought. Consisting of hundreds of acres, it will front on Alameda, from Xenia Street to Dayton Street. There will be three street light-controlled ingress/egress points at Xenia, Clinton, and Dayton. (Two lesser streets in the complex will have access to Alameda, but will not have traffic lights.)

This project is huge – a half billion dollars! The goal is to create an “urban village” neighborhood with residential, retail, office, and public space. We were given an overview of the project from the landfill remediation to the final design that deals with the dam and flood wetlands at Lowry that were designed to prevent devastation from a 500-year flood. This will be accomplished by constructing some of the buildings in a raised fashion with parking garages under the structures that could sustain the impact of flood waters. The substantial remediation of the former Lowry Air Force base will involve the overlay of two feet of clay-like soil that will provide for runoff of rain. No improvements will be built on the dam site except for projected bike or pedestrian paths. To preserve the function of the dam, no roads can be built to the north of the development.

What are the issues that impact Pelican Pointe? As I see it, the development will be a neat attraction, virtually across the street. Although none of this is final yet, proposed features include restaurants, shops, perhaps a movie theatre, food store, and some attractive and usable public space. The public spaces are described as communal gathering spaces, plazas for markets and fairs, and outdoor rooms. The developers are very cognizant of the view of the mountains and the Denver skyline and as a result have planned the taller residential buildings at the rear of the development (the highest of these to be 4 stories), while preserving the sight lines of the view.

The issue of increased traffic on Fairmount Drive was raised. The answer was that traffic will increase on Fairmount Drive, especially the section in front of Pelican Pointe. The developer's response is that they will attempt to mitigate the traffic as much as possible. On balance as I see it, this development will be an inviting attraction within walking distance of Pelican Pointe. I further think that our property values will be enhanced since this appears to be an upscale development where rents or ownership might be pricey.

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Board of Directors  
Linda Corry, Pres.  
Mary Mulholland, V.P.,  
Liaison- Social  
Committee  
Harold Davison, Treasurer  
Marcia Helfant, Liaison-  
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Web Site  
[www.pelicanpointe.net](http://www.pelicanpointe.net)

***Plans (cont.)***

Once plans are more defined, your Board will hold a general homeowner meeting with a presentation of the planned development and an opportunity for questions. A website will be available by the end of February for you to view the plans. We'll keep you informed about the website and other information as it becomes available to us. For the time being, you may contact Marcus Pachner at [Marcus@ThePachnerCompany.com](mailto:Marcus@ThePachnerCompany.com), our manager, Steve, or any member of the Board.

Stay tuned.....

***Social Committee News***

*Lunch Bunch*

The Lunch Bunch will meet on Tuesday, February 12<sup>th</sup>, at 11:30 AM. We will meet at Windsor Gardens, 595 S. Clinton Street. RSVP to Mary MacIlroy at 720-941-1799 by Feb. 11.

*Pelican Pointe Book Club*

**Please note there is no meeting in February.**

The Pelican Pointe Book Club will be meeting on Friday, March 14<sup>th</sup>, at 6:30 at the home of Mary Mulholland in EE-101. We will discuss "Forever" by Peter Hamill. This is a magical, epic tale of an extraordinary man who arrives in New York in 1740 and remains...forever. Young Cormac O'Connor is granted immortality as long as he never leaves the island of Manhattan. He sees New York City grow from a tiny settlement to the thriving metropolis of today.

***Mark your calendars and save the date!***

The Dan & Daddio Concert is back on for Sunday, April 6, from 4:00 to 6:00 at the Lighthouse Club House. Join your neighbors for a fun afternoon of guitar music, great conversation, and good food!

## SUSMAN UNLEASHED . . . by Steve Susman

*You enjoy being in the North Pole in mid-winter?* That's been our fate for the past several weeks. Snow and ice are concerns of our maintenance contractor and management. Sonny Fischer and his crew have been spreading "ice-melt" liberally on our concrete areas to reduce the probability of slip-and-fall incidents and vehicles sliding across our driveways. Ice-melt is quite expensive, and must be used judiciously. Over-use of these chemical-based remedies can damage our extensive concrete areas. "Ice dams," the formation of ice on the edges of roofs, occur when the snowfall is too fast and/or too cold for the gutters and downspouts to function properly. Attempting to break that roof-bound ice can damage relatively-fragile gutters, shingles and the underlying roof boards. In the spring, we will assess such damages, with a view to repairing where necessary. Our new heavy-duty snowblower has already proven useful; it can navigate close to our garage doors without damaging them.

*"You'll never walk alone,"* crooned Mario Lanza, in the inspirational theme of this old, schmaltzy song. However, it is still good advice under many circumstances: police reported recently that robberies occurred in complexes near Pelican Pointe. In each instance, the armed bad-guy held up the victim as she was emerging from her car in the parking area of her own residential complex. The lesson is that each of us must remain alert when entering our complex and parking--even parking in our attached garages. Several of our residents have suggested that you should pull into your garage, turn off the ignition and immediately close the garage door prior to exiting your vehicle. There is no need for paranoia, but pay attention: keep your car doors locked when driving, be cognizant of "strange" persons anywhere, including in our common areas. Which leads to a reminder about:

*"Hey, buddy, got a light?"* This line, from so many B-movies, is relevant again, notwithstanding crusades about non-smoking. At Pelican Pointe, as previously reported, we are attempting to interest our residents in a program--whereby we could provide lighting on many of our sidewalks at night. The idea is to gather enough residents who are willing to have a porch light timer installed in their townhome. We are striving for a homeowner's cost, a "group rate," under \$50 for timer-and-labor. Several, but not enough, have agreed to participate. Please contact me to help banish darkness.

*Robin Hood hid in the forest,* but the ability of management or the Board to contact some of our residents is similarly hampered if you obtain a new e-mail address or cell phone number, and don't share that information with us. All residents should notify my office of such changes. (Exception: those who opt to have that data published in a proposed Pelican Pointe Directory.) Unless you fall into the preceding category, this information will be kept confidential, used only for management and emergency purposes. Recently we have experienced situations in which we couldn't reach the homeowner/resident to advise him/her of an emergency matter involving his/her townhome, or

## SUSMAN UNLEASHED . . . (cont.)

have been unable to contact an "emergency person" to assist the resident in an urgent situation. If you've made an e-mail or phone change, say, in the past 12 months, please let me know.

"Give me a concrete example," said your graduate business school professor. Likewise, your Association is planning concrete repairs on selected common areas, next spring. Most of our complex is almost ten years old. Concrete surfaces crack, are subject to "spalling" (flaking of the surface), and other deterioration. Please inform me of any such concrete areas you observe; the Board will establish repair priorities. Note: our Covenants provide that each homeowner is responsible for maintaining at his/her own cost the concrete comprising his patio and porch. Let me know if those "private" areas at your home need concrete repair (if the snow clears enough to see the surface!). Perhaps we can include "your" project when the common areas are repaired, but at a cost to you which is lower than you could negotiate for a "small" job.

Weird ponderisms: If Jimmy cracks corn and no one cares, why is there a stupid song about him? Do the Alphabet Song and Twinkle, Twinkle Little Star have the same tune? Why did you just try singing the two songs above?

### ***P.P. LISTINGS***

Units on the market: H-102, N-103, RR-102, RR-103, QQ-103

***If you want your unit to appear in this space, contact Claudia Jacobson by the 24<sup>th</sup> of the month: [claudiadenco@gmail.com](mailto:claudiadenco@gmail.com) or 303-331-1616.***

### ***FEBRUARY BOARD MEETING***

The next meeting of the Pelican Pointe Board of Directors will be on Monday evening, February 18, from 7 p.m.--9 p.m., at the Lighthouse Clubhouse. Remember the gate code: 000. Hope we'll see you there!

#### ***Did you take down your holiday decorations?***

If you helped to make our community festive for the holidays, please un-decorate your home. All holiday decorations should have been removed by January 31, 2008. Thanks for your cooperation.