



Asphalt Resurfacing Alert/Change of Trash Pickup Day

Our asphalt street will be resurfaced on July 1st and 2nd. This will require you to change your parking location for a short period of time. Be sure to read more about this in this month's **SUSMAN UNLEASHED . . .** It is the first article, titled '*The heat won't rise from Dante's Inferno*'. **This affects our trash pickup; it will be Thursday, July 3rd.** The following week, we will return to Wednesday pickup.

Social Committee News

Lunch Bunch

The Pelican Pointe Lunch Bunch is meeting again on Tuesday, July 8, at 11:30 AM at Apple Creek Restaurant located at 10600 E. Iliff Av. It is just east of Havana on the south side of Iliff. They serve homestyle/country 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 Thursday, July 10, at 6:30 PM. (Please note the change in the day of the week.) We will be meeting at Marcia Helfant's home, Unit N-104. The book for this month is "The Glass Castle" by Jeannette Walls. This novel is a remarkable memoir of resilience and redemption, and a revealing look into a family which is deeply dysfunctional and yet uniquely vibrant. Call Marcia to RSVP at 303-722-0053.

Annual Picnic

Mark your calendars and plan ahead for an end of summer celebration PICNIC on Sunday, Sept. 7th, at the Lighthouse Clubhouse. Sam Taylor's BBQ will cater this fun event. Watch for more info in the August Pelican Brief.

P.P. LISTINGS

Units on the market: I-105, P-103,U-103, Z-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.

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Good Help . . .
July 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

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SUSMAN UNLEASHED . . .

by Steve Susman

The heat won't rise from Dante's Inferno, nor will hot lava gush forth from an active volcano. But we will be resealing all our black-top roadways with black, smelly, messy, essential asphalt. This is scheduled to occur on July 1 (Tuesday) and 2 (Wednesday), weather permitting. We will again remind everyone at Pelican Pointe, by posting notices on our three bulletin boards, as those dates approach. All vehicles for half of us Pointers will be banned from our half of the complex for up to 48 hours, while that part of our road is treated. This includes in-and-out of our garages and all vehicles in Guest Parking. You will have to use Guest Parking on the other side of the complex or park on Fairmount Drive. Then the other half of the complex will be treated, and those in that half will have to use parking as above for a similar period. Discuss that with your dog or cat, so he/she/it won't track that stuff onto your carpets before the asphalt dries. Your pet's weekly allowance will be insufficient to pay for new carpeting throughout your townhome.

Question: Is a carjack the tool used to elevate your car if you have a flat tire? No. The contemporary *carjack* is the theft of your car by an armed thug while you are there! The Denver Police Department recently reported some incidents that occurred near Pelican Pointe. Apparently, the prey were women who were going to or from their vehicle in their residential parking space. No one was hurt. The victims were forced to drive to ATMs and to withdraw money there, and surrender their wallets and purses, too. For the lesson, once again, folks, repeat together our mantra: *I will stay alert at all times, especially when walking to or from my car. I will use common sense. I will keep my home illuminated after dark when I'm away. I'll consider an alarm system.*

Do our guests need Mapquest or a Global Positioning Satellite, within Pelican Pointe, to determine where they are or where they wish to go? Our signage, denoting buildings, is attractive and useful. However, it needs to be supplemented. In many locations in our complex, the sign denoting a building isn't readily visible, or is visible from

SUSMAN UNLEASHED . . . (cont.)

"the other end," or is confusing. Your Board has approved the creation and placement of some additional signs--mostly on our buildings, some free-standing--to help our vendors and visitors. These will be a handsome, but unobtrusive addition to our ongoing program of maintaining our property.

The ball in the roulette wheel: "Round and round it goes; where it stops, nobody knows."

The same holds true for the roundabout at Valentia and Fairmount Drive. Bob Morgan, our indefatigable homeowner, has been working persistently to achieve some permanent beautification (or at least visible improvement) in the scraggly appearance of this eyesore. The project is complex. He has been conferring with a prominent landscape architect to determine what xeriscaping could or should be positioned there. Bob has met with City officials. There is a heavy bureaucratic overlay to obtaining permission to improve the City's property. An arrangement must be negotiated with Denver Water to enable us to draw water from beneath the primary circle there. Our neighboring communities are being asked to participate, especially in terms of funding. Your Board has tentatively and conditionally planned to make an investment in this project. Meanwhile, Bob has convinced the City to prohibit parking on the west side of Fairmount Drive, from Alameda to the roundabout. "No Parking" signs replaced the former ones there, which allowed parking. The Cemetery might begin to maintain the unkempt strip between its eastern fence and the edge of that roadway.

A post-modern mailbox? No. What you see in the southeast corner of our eastern detention pond is our new pet waste receptacle. Many of you dog-owners have discovered its utility. The Board has approved the purchase of two more receptacles. One will probably be placed in the northeast or northwest corner of our western detention pond; the other new one may be placed in the northwest corner of our eastern pond. The Board and all residents appreciate those pet-owners who do the right thing. One dog's waste is not another man's treasure.

Humpty Dumpty may not have sat on your front porch, but several of you have front porches that are cracked or chipped. Our Covenants and Rules require you, not the Association, to maintain that surface. I have been investigating a new treatment for such porches that obviates the need to remove your existing concrete by jackhammer (which could injure your pillars), an expensive process. I am impressed with a simulated concrete veneer, which is quickly laid over your existing porch concrete, including its vertical sides. It is handsome, and purports to resist cracking and chipping for many years. A preliminary estimate of the cost is about \$10.50 per square foot, installed. I have made a list of those porches that should be considered for this treatment. Keep tuned for more details.

Borders, besides the Rio Grande River and the well-known bookstore, include concrete landscape borders. Presently, three of these outline our main flower beds outside our gate and beneath our directional map. The Board authorized the placement of three more,

SUSMAN UNLEASHED . . . (cont.)

to match the earlier ones. The new ones will encircle the three main landscaped beds in our western detention pond. They are handsome, help contain the colorful mulch within the borders, and cause those large beds to "pop" visually.

Do you need tricep and bicep enhancement, big-time? Try wielding a gas- or battery-powered large bush trimmer for a few hours daily! Sonny Fischer has been moving steadily eastward from the west end of our complex, in his semi-annual trimming program. Be patient if he hasn't yet reached your townhome. He uses his best judgment and experience in determining how much to trim from each bush and how to shape it. Consider that we believe we have over 3,000 bushes and trees here. It's not the gardens at Versailles, but, with our colorful flowers, Pelican Pointe is lookin' good.

"Did our Board invest our reserves into Enron, Martha?" Our Rule of the Month (a regular feature in *The Pelican Brief*) reminds you of our investment policies for our reserve funds. These funds are segregated from our operating accounts. Most of our reserves are invested in government-insured vehicles, especially short-term certificates of deposit. The balance is kept in a savings account. Over \$39 from your (currently) \$180 monthly assessment is transferred to these reserves, besides a monthly sum which the Board accumulates to pay our annual wastewater assessment from the City (about \$32,000). Funds are drawn from our reserves to pay for "capital" items not intended to be paid from our operating accounts. Some examples are concrete replacement, equipment purchases, asphalt re-sealing, pet waste receptacles and signage. Very large sums must be accumulated for projects that occur with infrequency, but are inevitable. The best example is the periodic painting of our buildings, which is (very roughly) on a cycle of every four years. Re-roofing is projected for an even longer interval, but will cost many tens of thousands of dollars when effected. Your Board and Manager are bonded by one or more of our insurance policies.

GOOD HELP IS HARD TO FIND

HANDYMAN

Rick's Home Improvement & Repair: 303-973-0968 or 720-258-5914 (cell)

Frederick "Rick" Ottman, fottman@msn.com.

"Honest, competent, and versatile handyman." Jim & Mary Mulholland, 303-973-9018.

JULY BOARD MEETING

The next meeting of the Pelican Pointe Board of Directors will be on Monday, July 21, at the Lighthouse Clubhouse. The meeting will convene at 7 p.m., and should end around 9 p.m. All residents are welcome. We hope to see you there!