

**Serving the Community of Pelican Pointe*****TGIF (Thank Goodness It's Friday) Happy Hour***

Join your neighbors on your way home from work or just after a busy day on Friday, June 27, 2008. We will meet at Pointe Park (new name for the picnic area with tent covers) from 6:00 to 8:00 PM. The Social Committee will furnish iced tea, soft drinks, wine and water. Guests are asked to bring an appetizer. In case of severe inclement weather, we will meet at Linda Corry's unit, E-101. No RSVP is necessary. What better way to celebrate the upcoming weekend!

Social Committee News***Lunch Bunch***

The Pelican Pointe Lunch Bunch will meet on Tuesday, June 10, at 11:30 AM at Dumitri's Family Restaurant located at 1911 S. Havana Street. (Havana and Jewell, behind Arby's.) The restaurant serves both Greek and American food. Hope to see you there. RSVP to Mary MacIlroy at 720-941-1799.

Pelican Pointe Book Club

The next meeting of the Pelican Pointe Book Club will be on Thursday, June 12, at 6:30 PM. *(Please note the change in the day of the week.)* We will be meeting at Karen Damon's home at 2518 South Tucson Circle, (Danberry Townhouses off Iliff) in Aurora, 80014. The book for this month is "Angry Housewives Eating Bon-Bons" by Lorna Loudvik. This a novel about five women who have come together at life's table, fully convinced that there is nothing good coffee, delectable desserts, and a strong shoulder can't fix. Laughter is the glue that holds them together. Please call Karen to RSVP or for directions at 303-338-0204. (For carpooling info call Mary at 303-973-9018)

Social Committee Meeting

The Social Committee will be meeting on Tuesday, June 3, 2008, at 6:30 PM at the home of Mary Mulholland, EE-101. We'll be planning our fall picnic, as well as the menu for the November Annual Meeting. We are always seeking new members with new ideas and a willingness to help. We would love to have your input. RSVP to Mary at 303-973-9018.

A SPECIAL THANK YOU!!!

Hats off to our wonderful Landscape Committee for their time and sweat equity...our guardhouse area planters look wonderful! A huge, huge thanks to:

Judee Filip



June Hanley



Beverly Blum



Linda Corry

And a special thanks to Bob Martinez for the yummy, ice cold fruit bars!

2
Susman Unleashed

3
Susman Unleashed
(cont.)

4
Susman Unleashed
(cont.)
P.P. Listings
Good Help . . .
June 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
Steve Susman
8300 Fairmount Dr.—
#J-101
Denver CO 80247-6528
Phone: 303-394-0942
Cell Phone: 303-668-2747
stevesusman@comcast.net

Web Site
www.pelicanpointe.net

SUSMAN UNLEASHED . . .

by Steve Susman

Coors Light, Bud Light, Miller Lite. "Hey, Buddy, got a light?" That is not what I'm talking about here. This is a penultimate plea for persons who wish to participate in our porch light timer program. The four dozen residents at Pelican Pointe who have had such timers installed are enhancing the night-time safety of our community and of their own townhome. Again, for those of you who have sublimated the minutiae of this program: we can arrange to have the timer (which replaces your porch light switch) installed for a flat \$50, parts-and-labor included. This complements our program of replacing your burned-out porch light with a fluorescent one, at the Association's expense. Please call me if you are interested (you should be).

A guy goes into a bar, carrying a slab of concrete, and sits down. He tells the bartender, "One for me and one for the road!" Early this summer, we propose to replace many "squares" of our concrete sidewalks. Most of our sidewalks are about nine years old. Many suffer from spalling (flaking), chipping, and cracking. This expense will be paid from our capital reserves. However, I have detected several front porches which also have suffered the ravages of time or movement. Our Covenants place the responsibility for porch repair upon our homeowners. When I soon seek bids from concrete replacement firms, for our sidewalks, I could obtain a cost estimate for the repair of your front porch. Although I have made my list of porches that need concrete replacement, I may have missed yours. Please contact me if you think your porch needs some concrete replacement and if you wish me to obtain a bid for you. On the other hand, if your porch needs such work and you elect not to pursue it, the Board may have to remind you of your obligation for porch maintenance, repair, and restoration. As with car repairs, the slogan for concrete maintenance is "pay for repairs now, or pay more later."

SUSMAN UNLEASHED . . . (cont.)

In "Titanic," Leonardo DiCaprio fell over the railing. Although we don't have to engage in such dramatics here, we homeowners are required by our governing documents to maintain and repair our own **patio railings**. Surprised by this? The rationale for this assignment of responsibility is that we homeowners--not our Association--are responsible for the maintenance of our own patio; the railing is considered part of the patio. Nine years of exposure to our Colorado weather has caused many of our railings to become warped and in need of paint, at least. We encourage the display of flowers in season, on our railings and the railing-posts. This, too, can aggravate the condition of the wood and paint. In severe situations, the entire top half of the railing should be replaced. Your Board is considering suggestions to assist all of us--excepting those with no railings or relatively new railings--in this refurbishment program. Meanwhile, the cheapest and quickest plan is for you to apply some preventive maintenance to your railings. It's easy, but takes a little time, to caulk the joints around the spindles and posts to prevent further deterioration. Then you can purchase a quart of paint, a brush, and *voila!* admire your handiwork. I recommend a quart of Kwal white liquid vinyl exterior trim, about \$10 at the nearest Kwal store, 3106 S. Parker Rd. Remember that our railings are a major part of our public appearance.

What do imported dark chocolate, a good toothbrush, gas in your vehicle, and homeowners' insurance -- have in common? They are all necessities. I am certain that each of you maintains your own homeowner's insurance policy. Such policy is crucial in order to cover (a) the contents of your townhome, and (b) any loss or damage that is not covered by the Association's master insurance policy. Be sure that your policy provides coverage (subject to the deductible you elect) for (i) circumstances apparently not covered by the Association's responsibilities under our Covenants or (ii) circumstances not covered in its own policy, and (iii) the "deductible" contained in the Association's policies, currently \$2500. Not all homeowner's policies are alike. You must review your coverage with your agent, or change agents if yours doesn't understand the situation. If you have trouble falling asleep at night, try reading Articles VIII and X of your Covenants; that could save you mucho dinero. Reading John Grisham's latest novel won't do that for you. Our Rules, recently modified and clarified, will soon be distributed to you, clarifying much of these insurance enigmas.

Your car will no longer sink into quicksand as in an Indiana Jones movie. Approximately 25 of our driveway manhole covers are being raised by way of custom-fitted iron rims placed beneath them. This process is now underway, and should be completed soon.

You could be a "roughneck" in the Wyoming oil fields and catch more than a whiff of raw petroleum. Alternatively, you could observe the oil-based seal-coating which will be spread over our entire asphalt roadways soon. The Board has let a contract for this expensive but necessary capital project. You'll receive adequate notice of the project,

SUSMAN UNLEASHED . . . (cont.)

during which you will be prohibited from using the roads in your "half" of our complex for a couple days; you will park in the "other" half. Don't track the stuff over your carpets, and advise your dogs accordingly.

Your patio is not the Flea Market. Our Rules specify what items can and cannot be placed on end-unit patios. Please use some common sense in deciding whether or not to place there that 8' totem pole that you bought in southwestern New Mexico, or that 9' cardboard cutout of your favorite presidential candidate. If a couple residents or I complain, it is likely that the Board will require removal of your favorite *objet d'art*, notwithstanding that you think it is the greatest thing this side of Sotheby's.

Who invited these insects to our picnic? Residents at Pelican Pointe can reserve all or part of our gazebo area, at our western detention pond, for their exclusive use for up to a day--provided that (a) they leave the premises clean and orderly, (b) don't disturb others in the neighborhood, (c) don't damage the lawn or landscaping, and (d) conclude their use within an hour after sundown. Contact me to reserve, or to determine whether that area is available for your use on a certain date.

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.

GOOD HELP IS HARD TO FIND

HVAC

Northern 24 Hour Heating and Cooling repair—303-432-8303

Kenneth

“Honest, quick and half the price of the original estimate from another company!!” Jann Tracey

Window Washing

Clarence Crowe—303-789-2348

Recommended by Claudia Jacobson, Caryl Shipley

JUNE BOARD MEETING

The next meeting of the Pelican Pointe Board of Directors will be on Monday evening, June 16, from 7 p.m.--9 p.m., at the Lighthouse Clubhouse. Hope we'll see you there!