



Did you leave a plate at the “Dan & Daddio” Concert?

Mary Mulholland, Social Committee Liaison, reports that someone left a brown and black square plate with a broken corner, following our concert at the Lighthouse last month. If you are the owner, please contact Mary at 303-973-9018.

Social Committee News

Lunch Bunch

The Lunch Bunch is meeting on May 13, at 11:30 AM at The Tavern at Lowry, 7401 E. 1st Ave. The restaurant is across the parking lot from the Albertson’s at the Lowry Town Center. They serve casual American cuisine, with a variety of delicious homemade chips. Call Mary MacIlory at 720-941-1799 to RSVP.

Pelican Pointe Book Club

The next meeting of the Pelican Pointe Book Club is on Friday, May 9, 2008 at the home of Caryl Shipley. We will be discussing “Eat, Pray, Love” by Elizabeth Gilbert. This novel tells of Gilbert’s early midlife crisis and her pursuit of worldly pleasure, spiritual devotion, and what she really wants out of life. RSVP to Caryl at cshipley@du.edu.

Happy Hour TGIF

Save the date! Friday, June 27, we’re hosting a Happy Hour TGIF from 6-8 PM at Pointe Park (PP picnic table area). Watch for more info in June Pelican Brief.

2
Susman Unleashed

3
Susman Unleashed
(cont.)

4
Susman Unleashed
(cont.)
P.P. Listings
Mayl 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

Your nightstand reading pile looks like the Leaning Tower of Pisa. It may soon topple over, when you receive our new Handbook and Directory. Each homeowner and resident at Pelican Pointe will receive this handsome, handy binder soon. Its primary contents will be (a) our long-awaited Directory, enabling you to learn the identity of most of your neighbors and ways to contact them. About 80% of our owners and residents have opted to be included. And (b), it will contain our updated Bylaws and Rules compendium. Under our governing Covenants, the Board has the authority to enact Bylaws and Rules, and changes to them. Presumably, you received a copy of these two governing documents when you purchased your unit, or from your lessor if you are a tenant here. We have been publishing these changes, from time-to-time in our Newsletter and in materials distributed at our annual homeowners' meetings. Now, you won't have to struggle to determine where to insert the changes into your collection of prior pages, nor will you need to search your garage, beneath the cobwebs and ice skates that you outgrew 20 years ago, for the three-hole puncher you kept from your college days. Your new Handbook and Directory will be loose-leaf, although your first introduction to a new Rule, for example, may be made in our Newsletter--with loose-leaf copy to follow. Similarly, we can update your Directory and other sections of this tome in like fashion.

What's so great about an Olympic Torch- when you can illuminate your porch at night with our Pelican Pointe Outrageously-Easy-to-Use Porch Light Timer? On March 28-29, about three dozen Pelican Pointers participated in this program. Randy Turner, our talented handyman/technician, installed these for a flat \$50, including timer-and-labor. Remarkably, no resident called me or Randy to announce that, "I forgot how to operate this thing." Its operation is simple. It complements our program of replacing your burned-out porch light with a fluorescent one, at the Association's expense. The safety feature, when so many participate, is impressive, causing

SUSMAN UNLEASHED . . . (cont.)

our community to rival the lighted brilliance of The Strip in Las Vegas at night. The next phase of this program will be scheduled soon, to include those whose schedules precluded them from the March program, as well as those who now "see the light." Contact me for details and to participate.

Prior to nurturing your suntan on the tourist beaches of Phuket, Thailand, or Cap d'Antibes, France, or St. Martin in the Caribbean, I suggest you let me know the name/phone number of your "emergency" contact locally, in the unlikely event that there is a perceived trauma at your unit or the building containing it. If you have already provided me with this information on your Homeowner Information Form, fine. If not, or if you aren't sure about it, please contact me; I'll keep such information confidential, of course, including the fact of your absence.

No, the Texas Rangers didn't raid our compound, removing over 400 of our female residents who might have been brainwashed into marrying their uncle at age 13. However, at the time of this writing, about 6-8 of our townhomes are offered for sale. This is a customary spring phenomenon. Persons move from here for reasons of job transfer, death of a co-owner, house purchase, or retirement to Florida, for example. We don't offer psychological counseling as they suffer from breaking the emotional bonds of attachment to Pelican Pointe; we welcome their successors; and the cycle continues. Notwithstanding the depreciation in market values in substantial pockets of housing in many American communities and in our own metro area, the sales prices in our own community have been consistent. This has much to do with comparative townhome values as well as the physical appearance of our buildings and grounds. Your Board tries diligently to stretch our budget, from your monthly dues, to maintain our community. As many great philosophers have remarked about a first-date, "You have only one chance to make a good first impression." That applies to potential townhome buyers, too.

Weeding, mowing, trimming, aerating, fertilizing, repairing, sweeping. Aren't you glad that these responsibilities fall upon your Association and not upon your already-programmed Sunday afternoon, when you are eager to relax, read the 742-page Sunday N.Y. Times, or watch Tiger Woods control his golf ball as a skilled neurosurgeon controls his intra-cranial probe? We have again contracted with the Swingle firm to provide some of these services, but Sonny and his crew bear the primary responsibility for performing these tasks. Although our winter was relatively mild, we now confront some broken limbs, depressed shrubs, and underground sprinkler-system breaches, among other maintenance and landscaping challenges. Unfortunately, not all of these tasks can be performed at once, or even in a few days. This is an ongoing program, extending from late April until irrigation turn-off time in late fall. Don't be traumatized if you see a weed (or, as Marlon Brando said in the classic movie, *Apocalypse Now*, ". . . the horror, the horror"). However, please report to me your observations about shrubs that appear to have sustained the onslaught of the German siege of Leningrad in World War II. We have also contracted with a professional plant-installation firm to beautify the large beds outside our main gates and at the directional map. Further, we plan to remove

SUSMAN UNLEASHED . . . (cont.)

the voracious bushes that have monopolized the peninsula between the mail kiosks, replacing them with day lilies and maybe some other colorful flowers. Look at how our beautiful perennial tulips have enhanced the islands around our guardhouse!

Our "Rule of the Month" can't compete for your attention with the ongoing news about Lohan, Hilton, or Spears. However, Colorado law requires that we provide some education for our owners and residents about our governing documents. Our newsletter is a good way to reach all of us economically. This month's offering concerns homeowners' insurance: briefly, the Association cannot compel anyone to purchase it, but it is certifiable insanity or negligence if you don't have that coverage. Yes, the Association maintains coverage for most hazards that can affect the structure and exterior of your building, but that coverage (i) doesn't name you as a primary insured; (ii) is subject to a \$2500 "deductible"; and (iii) doesn't cover your personal property. The premium for an "HO-6 condominium unitowner's policy," as it is called in the trade, is relatively inexpensive. Consult with your agent; review its provisions. And, when you receive your new Rules compendium, please read the sections about insurance.

Weird behavior: There comes a time when you should stop expecting other people to make a big deal about your birthday; that time is age eleven. Law of the Bath: When the body is fully immersed in water, the telephone rings. Law of the Theater: At any event, the people whose seats are furthest from the aisle arrive last.

P.P. LISTINGS

Units on the market: B-103, I-105, U-103, Z-103, EE-102, FF-102, HH-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.

MAY BOARD MEETING

The next meeting of the Pelican Pointe Board of Directors will be on Monday evening, May 19, from 7 p.m.--9 p.m., at the Lighthouse Clubhouse. Hope we'll see you there!