



Serving the Community of Pelican Pointe

ANNUAL HOMEOWNERS MEETING
SECOND NOTICE

Our HOA annual meeting will be held at Windsor Gardens on Thursday, November 20th. An Italian buffet begins at 6:00, followed by the meeting at 7:00. More info will follow next month. Mark your calendars to save the date.

New Handbook & Directory

If you have received a call or e-mail from a neighbor stating that he or she has a copy of our new Handbook & Directory for you, please respond promptly. If you haven't been contacted and haven't received yours yet, please contact our president at lindacorry@msn.com.

Social Committee News

Lunch Bunch

The Pelican Pointe Lunch Bunch is meeting again on Tuesday, October 14th, at 11:30 AM. We'll lunch at Mimi's Café, 205 South Abilene Street, the northeast corner of I-225 and Alameda, across from the US Bank. Meet your neighbors and enjoy some great food and interesting conversation. RSVP to Helen O'Connor at 303-322-8406.

Pelican Pointe Book Club

The Pelican Pointe Book Club meets on Friday, October 3rd, at 6:30 PM, at Susan Penn's home, FF-104. The book for this month is "Founding Mothers" by Cokie Roberts. This is an intimate and illuminating look at the fervently patriotic and passionate women whose tireless pursuits on behalf of their families--and their country--proved just as crucial to the forging of a new nation as the rebellion that established it. RSVP to Susan at 303-399-1022.

Our "End of Summer Celebration" picnic was very successful with 60 people in attendance! A good time was had by all, with great food by Sam Taylor's BBQ. We also gave a rousing sendoff to Mary McIlroy, a long-time Pelican Pointe homeowner who moved in September. Mary was very active in our community and served on both the Social and Landscaping committees. She will be missed.

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Susman Unleashed . . .

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Susman cont.

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*Susman cont.
Good Help is Hard to
Find
P.P. Listings
October 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 Boston Tea Party allegedly was triggered by the Americans' claim of "No taxation without representation!" Whether or not that was a successful protest against the British, a lot of Celestial Seasonings was wasted. At Pelican Pointe, you can participate in representing our homeowners by becoming a director of our Association. At our annual homeowners' meeting on November 20, there will be one Board vacancy to fill for a three-year term. Our Rules provide that anyone seeking this position must notify the Board of his/her intention, and must also post that notice in each of the three mail kiosks, prior to November 10. Please contact me for more information if you are interested.

Merrill Lynch, Morgan Stanley, Fannie Mae, Freddie Mac, Washington Mutual, Bear Stearns -- but not Pelican Pointe. Soon, your Board will be convening to create our HOA's 2009 budget. Using our past experience and logical projections, your directors' goal is to create both an Operating budget as well as a Capital budget. The former is for day-to-day operations; the latter is for capital projects, e.g., cement work; exterior painting. The process is complicated further because we have only a partial year of 2008 history at this time. The budget must be included in the packet we send to all homeowners in October. The Board must dance across a delicate wire--providing enough funds to operate our Association and to keep our physical assets (buildings, grounds, irrigation systems; roads and driveways) in good condition--but also keeping our monthly assessments ("dues") at a reasonable level.

Like our bodies, Pelican Pointe ages. To maintain our property, the Board recently authorized three "capital" projects:

-- Perimeter fence restoration: This fence suffers over time, primarily from sprinklers and weather. Periodically, we must remove the extensive rust from its entire length, and from our gates; prime the bare metal with oil-based primer; and repaint its entire length with an expensive oil-based paint with rust-inhibitor.

SUSMAN UNLEASHED . . . cont.

Like our bodies . . . (cont.)

-- Gutter, downspout, and ice-shield replacement and installation: At selected sites, we will be replacing the 4" rain gutters with the new standard 5" ones, to enhance water drainage from the roofs. We will place metal ice-shields beneath the bottom rows of shingles to reduce the probability of "ice dams" and the resulting damage to our roofs, siding, and interiors.

-- Sidewalk spalling remediation: Many of our sidewalks suffer from spalling, the degradation or flaking of the surface--a fairly normal concrete condition. We will be resurfacing a sample length of sidewalk in early October with an acrylic/epoxy process that adheres to the sidewalk's surface. ("New" concrete will not adhere to existing concrete.) This new material is alleged to have superior endurance over time--and at a fraction of the cost of actual concrete replacement. Next spring, we will examine the sample area to determine if we should expand the treatment to a considerably larger portion of our sidewalks.

"Oh, the weather outside is frightful, but the fire inside's delightful." If you can remember that Bing Crosby (or Sinatra or Como) oldie, you are ready for Assisted Living. Some of our residents have engaged an insulation company to inject or install additional foam and batts in their attic, including garage attic. This should enhance comfort year-round and result in lower gas bills in winter and electric bills in summer. See our "Good Help is Hard to Find" resource to identify the vendor that recently serviced these townhomes.

It may be "raining cats and dogs", but those pets should not be running through our community unleashed. Our Rules provide for fines for errant pet-owners. Whether it's your 200-lb. mastiff frightening our residents ("Oh, don't mind Marmaduke, he just wants to be playful and wouldn't harm a flea") or your pocket-size Chihuahua--we will have our animal control subcontractor snare your beloved and take him/her away, perhaps to Guantanamo. Let's use some common sense and courtesy in this regard.

Roundabout update. Our hard-working *ad hoc* roundabout committee, chaired by Bob Morgan, has assembled rough estimates of the cost of xeriscaping the four islands, or some of them, comprising this gorgeous monument to traffic engineering. To pay for a landscaping architect's plan, obtain City approval, arrange for a water source, pipes, and delivery, engage a landscaper to prepare the surface, bring the large rocks, and plant the foliage [as seen in "No Country for Old Men"]--involves Big Money. This committee now intends to convene our neighboring communities to determine if any of them will participate financially or otherwise in this project. If so, your Board will re-evaluate this project, but will not pay these costs alone.

Perception may differ from reality. Many residents at Pelican Pointe either subconsciously assume, or take for granted, that this is a "secure" community. This is self-delusion, regardless of what representations may have been included in the original sales puffery. "Secure" is a relative term. A high level of security here would entail a guard 24/7; security cameras; double-gates; and other strategies. The initial and ongoing

SUSMAN UNLEASHED . . . cont.

Perception may differ . . . (cont.)

cost of each of these approaches would be quite substantial, requiring a significant "dues" increase for security purposes (the increase depending upon the strategies selected). Nonetheless, your Board is sensitive to recent events here that alter the "security" perception of many of our residents. The Board has considered the foregoing steps, and other ones, too---on several prior occasions, *ad nauseam*. Nonetheless the issue of security is worth re-visiting. A subcommittee on security has been formed of volunteers, chaired by Harold Davison. Several interesting ideas have already been suggested by these committee members and others. The committee will continue to research possible ways to enhance our community's security at a cost that might be feasible. Anyone wishing to join this important committee's work should contact Harold at hldavison@msn.com or me, stevesusman@comcast.net.

Weird behavior: Teach a child to be polite and courteous in the home and, when he grows up, he'll never be able to merge his car onto the freeway. I went to San Francisco; I found someone's heart. Now what?

GOOD HELP IS HARD TO FIND

On-site computer troubleshooting. Onsite Consulting, Inc., Scott Hencke, owner. (720) 482-8383. Recommended by Steve Susman, Lee Smith, and other Pelican Pointers.

Home insulation. RG Insulation Services, Inc., Mike Woods, (303) 281-8500. Recommended by Bob Morgan, Linda Corry, Harold Davison.

P.P. LISTINGS

Units for Sale : H-101, U-103, W-103, EE-102, FF-102, HH-104

Unit for Rent : S-103. (Contact 303-394-1224 or sokol@rmi.net.)

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.

OCTOBER BOARD MEETING

The next meeting of the Pelican Pointe Board of Directors will be on Monday evening, October 20, from 7 p.m.--9 p.m., at the Lighthouse Clubhouse. Hope we'll see you there!