



Serving the Community of Pelican Pointe

IT'S NOT TOO LATE!

RSVP for our annual picnic, Sunday, September 7, 5:00-7:00 pm at the Lighthouse Clubhouse.

Two people from each unit are invited at no charge, additional guests @ \$10.00 each. Make your reservation by Thursday, September 4th, by contacting Mary Mulholland (303-973-9018/marymul43@yahoo.com) or Linda Corry (303-388-7661/ lindacorry@msn.com). Indicate your unit # and the number attending.

ANNUAL HOMEOWNERS MEETING

FIRST NOTICE

Our annual homeowners meeting will be held on Thursday, Nov. 20, at Windsor Gardens. *Please save the date.* Lots more information is available in "Susman Unleashed", as well as the next two issues of the Pelican Brief and in the mail.

SOCIAL COMMITTEE NEWS

Lunch Bunch

The Pelican Pointe Lunch Bunch is meeting again on Tues., September 9th, at 11:30 AM. We will have lunch at Applebee's, 410 S. Colorado Blvd. The restaurant is located south of Alameda on the east side of Colorado Blvd. RSVP to Mary Mulholland at 303-973-9018.

Pelican Pointe Book Club

The next meeting of the Pelican Pointe Book Club is scheduled for Friday, September 12th, at 6:30 PM at Sylvia Lucero's home, EE-104. We'll be discussing "The Thirteenth Tale" by Diane Setterfield. This novel is a compelling, emotional mystery about family secrets and the magic of books and storytelling. A dying writer bids a young bookshop assistant to write her biography. RSVP to Sylvia at 303-321-0670.

GOOD HELP IS HARD TO FIND

Window Washer

"Clean as a Whistle", attention Jerry, (303) 248-9435. For windows and screens. Recommended by B.J. Barker.

2

*P.P. Listings
Susman Unleashed . . .*

3

Susman cont.

4

Susman cont.

Helpful Reference

*September 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

P.P. LISTINGS

For Sale:

U-103, W-103, EE-102, FF-102, HH-104

For Rent:

S-103 (Available for rent 10/1/08. Contact Debbie at 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.

SUSMAN UNLEASHED . . .

by Steve Susman

Didn't get a ticket to see Obama? No problem! The more important election will be held at our Annual Meeting on November 20. There will be one Board vacancy to fill that night. Our Board of Directors has five members. Terms are staggered. The initial term for the vacant seat is for three years; the director filling that position may then extend for one additional 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. This notification and posting must be made more than ten days before the Meeting.

Persons who now serve as directors, and their predecessors, have uniformly remarked that their service was a rewarding experience, and afforded him/her a chance to participate actively in the governance of our Association. Please contact me if you are interested. I will provide you with all the requisite information.

Meanwhile, PUT THAT DATE OF NOVEMBER 20 ON YOUR CALENDAR! As usual, we will begin with a social hour, with a delicious Italian buffet from 6 to 7 p.m., followed by our business meeting. We will give you further reminders before that date. We always have a significant number of homeowners and residents present. Invite your neighbors to join you. See you there!

SUSMAN UNLEASHED . . . cont.

Barnes & Noble, the Tattered Cover, and the Library of Congress -- all will want copies of our new Handbook & Directory binder. By now, you should have received yours. If not, please contact Linda, our President, at lindacorry@msn.com. This Magnum Opus is the culmination of an enormous amount of work and input from our directors and manager. The two most important inclusions: our Directory of those residents who opted to be included (phone numbers, e-mail addresses, unit numbers), and our up-to-date Rules. Be sure to read the Rules when you are alert; there are some relatively new ones. It won't replace John Grisham's tomes in your home library, but does contain what each of us living here must know, must do, and must not do--and the penalties and fines for non-compliance. With attention to these Rules, we can foster respect for our neighbors and be respected by them, and can protect our property values. Without these Rules, we'd have anarchy.

In a roundabout way of telling you this, our *ad hoc* committee on the Infamous Valentia Street Roundabout, led by our own vigorous Bob Morgan, has been exploring ways by which our Association could beautify the four islands comprising this landmark. Progress there faces serious practical and financial concerns. The City owns the property, and is unlikely to approve any xeriscaping plan that isn't professionally-planned and submitted. Besides our landscape architect, we must engage professional landscapers once the City approves a project there. Then, there is the issue of water availability, and the cost to bring it to the area. Finally, there is the responsibility for and cost of maintaining the islands. In short, what may seem like a simple project is, in fact, a complex and costly one. Presently, we are attempting to engage our neighboring communities to join us in this endeavor. And overriding these costs are serious concerns of your Board about the wisdom of expending our capital reserves for a project outside our borders. We are about to engage in several capital-intensive projects internally. We continue to be judicious about drawing from our capital reserves, focusing on the more essential projects. Meanwhile, perhaps we could join the ethanol debacle and plant corn there . . .

The Bourne Conspiracy movies starred Matt Damon. But we are considering engaging BornEngineering to update our reserve funds study. Such a study is an attempt to forecast reserve costs--3-, 5-, 10-, 20-years hereafter. Reserve costs are those capital expenditures that are not a recurring or regular component of our operating budget. Examples are concrete repair or replacement, asphalt repair or replacement; painting. The study also attempts to project the amount of our earnings from our reserve investments. The purpose is to enable our Board and manager to have some rational basis for setting our monthly capital contributions in our annual budgeting process. Each month, the Board transfers a substantial sum into reserves from your "dues". This sum may or may not be adequate as capital needs appear, whether or not foreseen. As Yogi Berra said, "*It's tough to make predictions. Especially about the future.*"

SUSMAN UNLEASHED . . . cont.

Street-vendors in Beijing feature fried scorpions-on-a-stick. But at Pelican Pointe, we have grubworms. These parasites are subterranean; eat the grass roots; and leave devastation on the lawn surface. We have been attacking these mini-monsters with a variety of strategies and lawn products. The acute stress on our lawns from the recent drought-period aggravated our lawns, too. Fortunately, recent rains have helped considerably. Welcome to Colorado's semi-arid climate. Crabgrass and weeds flourish in these extreme conditions, requiring more spraying and weeding. It is an ongoing battle in summer; our common areas are very large, and our staff is small but knowledgeable and dedicated.

Rule of the Month: Donkeys, Elephants, and More and More Bond Issues. With a major general election imminent, please be aware: you may place one political sign on the inside of any of your windows for each ballot issue. Each sign shall not exceed 3' x 4'. Such signs may be in place no sooner than 45 days nor later than 7 days after the election. No political signs shall be placed outside your unit or on the common areas. Signs espousing general ideological beliefs, such as "Peace, Now!" are not political signs and are not permitted inside your windows or anywhere outside your unit, at any time. This Pelican Pointe Rule tracks Colorado law.

Weird behavior. The butcher backed up into the meat grinder and got a little behind in his work. Did you hear about the guy whose whole left side was cut off? He's all right now. A thief who stole a calendar got twelve months.

HELPFUL REFERENCE

A useful reference for all things Denver Metro is an on-line document called "Second Life for Stuff in Metro Denver". It is issued seasonally. If you are interested in checking out the summer issue, e-mail sallyk@central.com. There is no charge for the e-mail version, but you need to send a request to Sally each season. You can also get a paper version, for which there is a charge. You can ask Sally about the cost. Thank you to Sylvia Lucero who brought this to our attention.

SEPTEMBER BOARD MEETING

The next meeting of the Pelican Pointe Board of Directors will be on Monday evening, September 15, from 7 p.m.--9 p.m., at the Lighthouse Clubhouse. We encourage all homeowners and residents to attend the meeting. We value your input. Hope we'll see you there!