



### Social Committee News

PELICAN POINTE BOOK CLUB: Pelican Pointe Book Club will meet again on Friday, April 17th, 2009, at 6:30 PM at Karen Damon's home in Danberry Park. ( 2518 S. Tucson Circle) We will be discussing "Beneath a Marble Sky" by Colorado author, John Shors. This a novel of politics and intrigue which takes place in the 17th-century court of India during and after the construction of the Taj Mahal, a mausoleum built by Mughul emperor, Shah Jahan, for his beloved wife. The story is told through the eyes of the emperor's daughter. Please RSVP to Karen at 303-338-0204 or [karen\\_damon@yahoo.com](mailto:karen_damon@yahoo.com)

LUNCH BUNCH NEWS: The "Lunch Bunch" will meet again on Wednesday, April 8th, 2009, at 11:30 AM at the "Egg and I." (*Please note that we have changed the day of the week.*) This is a family style breakfast and lunch restaurant and is located at 560 South Holly Street, the southeast corner of Leetsdale and Holly. Everyone is welcome to join us. RSVP to Mary Mulholland at 303-973-9018 or [marymul43@yahoo.com](mailto:marymul43@yahoo.com).

Our TIGF at the Lighthouse clubhouse was well attended and everyone seemed to have a good time. The feed back was very positive. *Watch for details of another TGIF event at Pelican Pointe Park in June!!!*

### **SUSMAN UNLEASHED** by Steve Susman

*Birdie, birdie, in the sky--aren't we glad that cows can't fly!* Yes, but at Pelican Pointe, our scourge is neither birds nor flying cows. We are besieged with squirrels. Go ahead, and conclude that *they're so cute*. In fact, they destroy our roofs, eaves, and flowers. They carve their way into our attics, where they reside without paying any HOA dues. Your Association spends much money and labor in removing squirrels and trying to keep them at bay. The direct result is a **new Rule**, enacted by your Board at its March meeting.

***Say goodbye to your bird-feeder.*** Our Rule which permitted bird-feeders on your patio has been rescinded. *A flat-out prohibition of all bird-feeders has been enacted [effective June 30, 2009], regardless of whether or not the manufacturer has claimed that its bird-feeder is "squirrel-proof."* The seeds and bird-feed in the bird-feeders tend to be scattered around, on the ground, inadvertently. Even a tiny amount will attract squirrels, which are smart enough to return for more of these delights. The Board may also enhance this new Rule by prohibiting any resident from providing outdoor feed for

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*Social news*

**1, 2, 3, and 4**

*Susman Unleashed*

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*PP Listings*

*February Board*

*Meeting*

Board of Directors

Linda Corry, Pres.

Mary Mulholland, V.P.,

Liaison- Social  
Committee

Harold Davison, Treasurer

Marcia Helfant, Liaison-

Design Review  
Committee

Bob Morgan,

Newsletter

Property Manager

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**SUSMAN ..... cont.**

any animals or birds, violations of which can result in fines.

*It's too late to close the barn door after the horse has left.* After a monetary loss, it is human nature to wonder "What could I have done to prevent or minimize this loss." Here are some pertinent suggestions to reduce the risks of damage to or loss of your personal property or townhome's interior by fire, water, theft, or otherwise:

a. Leaving for a couple days or more? Turn off your main water intake valve. In most of our townhomes, it's easy to find, located in your crawl-space near the hatch. Some of these valves, if unused for the past ten years, have "frozen" from disuse, apparently, and should be replaced by a plumber or knowledgeable handyman. Don't wait till the day of your departure to test this valve.

b. Leaving for a couple days or more during cold weather season? Do not -- repeat, do not -- lower your thermostat beyond about 55 degrees F. The devastation caused by a burst water pipe in your walls or serving an appliance can be extraordinary.

c. Review your homeowner's insurance policy, to be sure that it contains adequate coverage (i) for your personal property and household appliances; (ii) for replacing all upgrades to your interior [over and above the *bare bones* versions as originally installed or offered by the developer], such as carpeting, wall coverings, cabinetry; (iii) for your reasonable expenses living away from your uninhabitable unit during reconstruction; and (iv) for reimbursing you for the \$2500 deductible in our HOA's master insurance policy. Read, then re-read, our Rules in your Handbook, pertaining to insurance.

d. Recently, a Pelican Pointer's handyman found a wasp nest or dead animal in her chimney vent [it's not yet clear which pest it was]. The homeowner's living room filled with smoke one evening when she turned on her fireplace. Apparently, the vent was blocked. Even if you use your fireplace rarely, test it occasionally.

e. Have you ever moved your clothes dryer away from the wall, and cleaned out the flexible "slinky" that connects the dryer to its vent pipe? Yes, we all clean our lint filter after each use of the dryer, but much lint does pass through that filter.

***SUSMAN ..... cont.***

It's a fire hazard. If your "slinky" connector is plastic (as were most models when our units were built), it should be replaced with a metallic one; these are much more fire-resistant.

*While dozing under your sun lamp at the spa,* consider extending the same principle to your home. Roof-mounted home solar panels are becoming more "mainstream," transcending the exclusive realm of radical environmentalists. Solar energy can be a source of electrical energy. Federal and state governments are strongly encouraging the installation of these home systems, offering substantial tax credit incentives and other discounts to new adopters. At this time, for example, a federal income tax credit of up to 30% can be obtained upon the installation of a qualified system during the next two years. The primary purpose of the panels would be to supplant some of the electricity drawn from the Xcel Energy system, for your domestic use. Cost estimates vary greatly, with \$30,000 per household a commonly-mentioned ballpark figure.

Disadvantages of a home solar system to generate electricity include its initial cost; the many years of use required for a financial "payback"; the fact that the panels aren't productive except with sunshine; holes must be made in the roof to mount the panels; and roof repairs and replacement would be hindered. Keep in mind, too, that the economics of each homeowner's installed system may vary considerably depending on the 1) directional orientation of the condo units roofs, and 2) the amount of suitable roof space area available on each unit.

Jim Mulholland, our knowledgeable and thoughtful homeowner, has volunteered to chair an *ad hoc* committee to research the specifics of such panels and their economic-financial feasibility for Pelican Pointe homeowners. Please contact Jim at (303) 973-9018 if you'd like to assist in Jim's eventual presentation to our Board and our homeowners.

*We may try an Indian rain dance or other weird strategies in order to obtain some precipitation.* We all know that our weather this winter has been dry as a bone, to quote an old Western frame of reference. Already, our crew has hand-watered select trees and bushes with several thousand gallons of water, using our own truck-mounted water tank and pressure engine. Our water-supplied probe can penetrate deep roots. This is a time-consuming process and less effective than rain or snow. Instead of repeating this process, Sonny and his crew began to activate our many miles of underground irrigation systems, in the third week of March. Usually, we engage in this exercise in May! The risk in such an early turn-on is freezing in our subterranean lines, if a freezing snow befalls us. The turn-on process involves many valves and a few hundred zones; repairing breaches; adjusting sprinkler heads; and measuring available water pressure. The vagaries of Mother Nature are hard to forecast; we try to adjust our irrigation and landscaping projects accordingly.

*You'll have to buy your orchid for the Senior Prom elsewhere,* but your Board has again contracted with Plant Escape, Inc., for their take-over of our three main flower beds -- the two outside our gate, and one at the directional map. In May, we'll be seeing colorful marigolds, huge red geraniums, blue ageratum [if you think I know what that means, you

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are deranged], and zinnias. Our landscape committee will retain responsibility for the smaller beds at the flagpole island and on both ends of the guardhouse. The committee will work diligently to select and purchase the flowers, prepare the beds, nurture the emerging displays of color, and remove weeds. Already, tulips have been noticed there, the Pride of our Perennial Planting People. These hard-working committee members will receive as their compensation only their own psychic pleasure, plus (maybe) a new set of knee-pads. Are you frustrated because you don't have a backyard in which to plant your own stuff? Please contact me to volunteer for a Saturday morning or two to join these industrious unsung ladies, thereby satisfying your flora and fauna cravings.

*One man's junk is another man's treasure.* This isn't a commentary on the status of junk-bonds on Wall Street. Rather, it's a request that you refrain from assuming that an item, left outside a garage door on or near trash-day, is meant for the City to take and discard. Why? Because that item may, in fact, be awaiting pickup from a charitable organization. Try to temper your kleptomaniacal urges in this regard. The intended recipient of that 1940's-era nightstand will thank you.

*Rule of the Month: As the controlled-substances counselor warned, "Stay off the grass."* Our Rule III(C) isn't quite that strict. However, as spring/summer approaches, you should refresh your recollection of this Rule. Its purpose is to attempt to limit the damage that necessarily is suffered by our grass-covered common areas from actively pursued recreational activities of our residents or guests. Such activities can also unreasonably disturb neighboring residents. Accordingly, the Rule restricts the noise emanating from such energy releases; restricts the hours they are allowed ("daylight"); prohibits activities on the lawns which could cause material damage; and restricts persons under age 12 from playing in those areas unless accompanied by someone over age 18. Examples are given in the Rule.

*Weird behavior:* Santa's helpers are subordinate clauses. When you have seen one shopping center, you've seen a mall. He had a photographic memory which was never developed. The guy who fell onto an upholstery machine has been fully recovered.

***P.P. LISTINGS***

**Units on the market: HH-104, J-102, O-103, K-102, and W-103.** If you want your unit to appear in this space, contact Bob Morgan by the 24<sup>th</sup> of the month at either bobmorgan54@comcast.net or by telephone at 720-255-2255. There are no units under contract.

***APRIL BOARD MEETING***

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