



Social Committee News

Community Garage Sale Report: The Community Garage Sale held on Saturday, July 25th was **very successful** - with 14 units participating for a small fee. Our thanks to Bob Martinez for organizing the event.

Pelican Pointe Book Club: The 'Pelican Pointe Book Club' will meet again on Friday, August 14th, 2009, at 6:30 at the home of Marcia Helfant in N-104. We will be discussing "The Art of Racing in the Rain" by Garth Stein. This is a heart-wrenching but deeply funny and ultimately uplifting story of family, love, loyalty and hope as only a dog could tell it. Please RSVP to Marcia at 303-722-0053.

The Lunch Bunch: The 'Lunch Bunch' will meet again on Tuesday, August 11th, 2009, at 11:30, at Second Home Kitchen & Bar located in the Marriott Hotel at 150 Clayton Lane, across from Cherry Creek Mall. All are welcome. Please RSVP to Sue Million at 303-316-7190.

Don't miss the upcoming Annual End of Summer Picnic on Sunday, September 13th, 2009. The 'Pelican Pointe Annual End of Summer Picnic' is scheduled for **Sunday, September 13th**, 2009, from **5:00 to 7:00 pm** at the **Lighthouse Clubhouse**. Sam Taylor's BBQ will once again cater this event. Mark your calendars and get your reservations in now to Steve (303-394-0942) or Mary (303-973-9018).

SUSMAN UNLEASHED by Steve Susman

Vincent van Gogh and Rembrandt won't be painting at Pelican Pointe. However, your Board is contracting for the painting of half of our buildings this summer, being the western-most (essentially, the oldest) 95 units. Next summer, the other 95 units will be painted. In this way, we can preserve our structures and our property values. The painting is both for protection as well as aesthetics. The job is more complex than it might first appear. It involves washing all exterior surfaces; re-fastening any bulging or loose siding slats; extensive caulking above windows and between some slats; some minor caulking at the base of the spindles on our railings; extensive masking and taping; removal of all address numbers; painting of white trim and beige siding. These painting contracts will include the minor caulking and painting of all railings, even though our governing documents place that burden on each homeowner. A separate contract for repairing the bottoms of selected garage door frames, hobby room doors, and front doors will precede the painting. Painting is a prime example of expensive upkeep of our physical assets for which we build our reserve funds. Many condo and townhome complexes, suffering from vacant units; foreclosures; diminished reserves; management short-sightedness -- resort to special assessments; the downward spiral devastates values. Over 20% of your monthly "dues" goes into our reserves.

Sleeping on the lawn outside our gates shouldn't be necessary if you forget your gate transmitter after 7 p.m. some evening, or if your guests can't figure out why they can't enter our premises. It isn't the deep alligator-infested moat that exists around our perimeter. It's our entry-keypad. After over ten years of surviving in our climate, the keypad needed replacing. All of you should know the code for entering at night; if you continue to experience difficulties in entering, and aren't stoned, contact me the next day (303-394-0942) and we'll try to remedy the situation for you.

The non-preferred way to get to China would be to fall through one of the ever-growing fissures that appear in select locations in our complex. These are sites where our asphalt road or concrete driveway needs repair or replacement. Our climate exacts a huge, constant toll on flat concrete surfaces and asphalt roads -- from temperature extremes, freeze-and-thaw cycles, overweight trash trucks and vans. Concrete and asphalt remediation, to be paid from our reserves, is quite costly, but, again, is part of the ongoing preservation of our physical plant. Your Board has conferred with materials engineering consultants to determine the better methods and strategies for repairing and replacing these damaged surfaces. These are summertime projects, since the ambient temperature must be adequate. **Some Pelican Pointe areas may be restricted for vehicles and pedestrians as the asphalt or concrete "cures."** Traffic cones and other barriers may cause some inconvenience for your navigation for a few days, if and when these projects commence.

"Just trim a little around the ears," says the guy with male-pattern baldness to his barber. We continue to trim bushes at Pelican Pointe. It's an ongoing project. We have been blessed with much rain this summer (so far), and much of our spring trimming has faded from view as continuous growth promotes scruffiness. Nonetheless, trimming is an ongoing process. Included in that effort is the removal of dead weeds and unattractive bush-like weeds that have metastasized over their area, devouring unsuspecting, innocent adjacent shrubbery. Most are not flesh-eating, but beware. We have identified such misfits for removal. Fertilizing and spraying for insects and weeds are the responsibility of our "outside" contractor -- a process that continues into the fall. We have placed several tons of small rocks in selected areas, to cover exposed plastic ground-cover and plain ol' dirt.

Freedom of speech doesn't include the right to yell "Fire" in a crowded theater, as a prank. The Denver Fire Department is considering a plan to alter the shape or size of the circle in our roundabout, and perhaps some of the satellite islands, in order to better accommodate the large fire trucks that will be negotiating that site when the new fire station is built -- at Alameda and Xenia (as part of the Lowry Vista project). Until that Department decides what alterations it wishes and communicates them to us, our project to improve the appearance of the roundabout -- in cooperation (to some limited extent) with our neighboring communities -- is "on hold." Meanwhile, as you drive around that curve, pretend that it's a little oasis of verdant beauty, replete with many flowers, handsome bushes, and a fountain in the middle. Nice try and good fantasizing.

Nephrologists deal with liquid waste from the kidneys. Our downspouts are designed to deal with liquid waste from rain and snow. Sometimes these downspouts become disconnected or damaged, or simply disappear (maybe they migrate to a Great Downspout Dump in Construction Heaven). We have let a contract for the repair and replacement of many of these. Although we believe that our list is comprehensive, please send me an e-mail if you have observed that a downspout at your unit -- front, side or rear -- is damaged, disconnected, or missing.

Magnets on your refrigerator are a customary way to remind yourself of ‘Things to Do’ or ‘Remember.’ So, here are some additions, all of which are tidbits of repeated advice:

- Keep your garage door closed. Why expose your Ferrari to strangers cruisin' through our complex?
- Review your homeowners insurance! The HOA policy doesn't necessarily cover all damages sustained in a calamity in your unit.
- Don't arrange for the installation of a satellite dish without obtaining prior Board approval.
- Let me know if you change your e-mail address or phone number(s). That is for your own benefit in case of emergencies, or simply for communicating with your manager.
- Inform me, in advance, if you will be hosting any guests with vehicles for more than a couple days. It'd be embarrassing, and expensive, if your guest's Winnebago is towed away.

Weird behavior. The short fortune-teller who escaped from prison was a small medium at large. A hole has been found in the nudist camp wall; the police are looking into it. She was only a whiskey maker, but he loved her still.

COMMENTARY ON ADDING ADDITIONAL UNIT INSULATION

by Bob Morgan

We know that a discussion about adding additional insulation to your condo unit ranks just above reading the bylaws of the Pelican Pointe Homeowners Association when it comes to looking for pure entertainment! Nonetheless, the subject of condo unit “insulation” is an interesting one for homeowners – even if it’s not very entertaining.

It just happens that three of your bored (board) members have added additional insulation in their condo unit attic spaces, and also in their garage walls and above their garage ceiling. In the case of the condo unit themselves, we can all testify that the addition of the 18” (average depth) of fiberglass blow-in insulation 1) adds to the overall comfort throughout the condo, and 2) reduces both your gas bill and electric bill. Mike Woods, of R. G. Insulation (303-229-8574 - the firm that’s done most of the work in Pelican Pointe) feels the addition of the insulation pays for itself in about 6 years. I’d be a little more conservative and say the payback is between 6 to 10 years. But once the insulation is installed, those of us who have had the work done feel that our spaces are immediately more comfortable, and we also noticed that our furnace does not run as often (to provide either warm or cool air). Technically, each inch of additional fiberglass blow-in insulation adds 2.4 to the “R” (resistance) value of your attic insulation. And while your existing insulation is already above 20 (supposedly making residences ineligible for the Xcel rebate credit), the additional 18” of blow-in insulation will get your roof insulation, on average, well above an “R” rating of 50 – and even as high as 60 in some places. Note: In 2009, you may be eligible for a claim for a Federal Tax Credit for whatever you spend to upgrade your home insulation. In my case, I spent \$1352 in 2008 for my condo and garage attic space insulation work.

When it comes to uncomfortable and irritating climate conditions, many of you most likely think of your garage before you think of your condo unit. This is particularly true in the summer time if your garage faces south or west – and that’s because of the large solar heat gain caused by having a large un-insulated surface of metal as a garage door. Your condo association board may soon be recommending an alternative insulated garage door for you to consider, but in the meantime, there are two other tactics you can take to improve (i.e., lower) the tremendous garage night-to-day temperature “swings” you

may be experiencing. The first is to add 12” of fiberglass blow-in insulation in the attic space above your garage ceiling, and the second is to add Reflexic type light-weight insulation on your garage door that supposedly has an “R” value of 4 (so says the manufacturer). Linda Corry, has added this insulation herself using two-sided “stickum tape” of some sort, and she feels it has definitely helped reduce her garage temperature “swings” (even though her garage faces east). This insulation can be purchased at Home Depot, and probably Lowe’s too. I’m going to add it to improve my garage even though it faces north!!!! Harold Davison and Linda Corry even insulated the outside walls of their garage to improve its comfort, while I did not as I had newly painted garage walls (performed expertly by Dan Cox) and didn’t want to have to remodel my garage walls again by adding the garage wall insulation. Even so, just the addition of the garage attic space insulation improved the comfort of my garage quite a bit.

In a coming issue: “Dealing with our Uncomfortable Crawl Spaces” – that cause our floors to be cold in the winter time!! You’ll find this article to be interesting too!!!! So stay TUNED !



Here’s what the garage door insulation looks like in Linda Corry’s garage. It’s light weight, fairly easy to install, fairly inexpensive – and I assume it’s a lot better than nothing!!!!

P.P. LISTINGS

Units on the market: Z-101, O-103, GG-102, JJ-102, and V-104. V-104 is for sale by Owner (Contact Dennis at 303/832-6052). Units Under Contract: W-103, Z-103, and A-102. Units Sold: V-101 (\$320K). If you want your unit to appear in this space, contact Bob Morgan by the 24th of the month: 720-255-2255 or bobmorgan54@comcast.net .

AUGUST BOARD MEETING

The next meeting of the Pelican Pointe Board of Directors will be on Monday evening, August 17, from 7: p.m. to 9 p.m. at the Lighthouse Clubhouse. We hope to see you there!!

YOUR PELICAN POINTE “CONNECTIONS”

Board of Directors

Linda Corry, President
 Mary Mulholland, Vice President
 Liaison – Social Committee
 Harold Davison, Treasurer
 Marcia Helfant
 Liaison – Design Review Committee
 Bob Morgan,
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