



Social Committee Report

Due to the upcoming holidays, the Pelican Pointe Book Club and the Lunch Bunch will not meet again until January, 2010. The dates and locations will be in the January Pelican Brief. Many thanks to all who attended the annual meeting. *Happy Holidays TO ALL !!!!!*

SUSMAN UNLEASHED

by Steve Susman

Dancing with the Stars. The Wall Street Journal on November 23 reported that virtually all the dancing contestants on this television program, and its imitator-programs, must be spray-painted with a temporary suntan lotion before their performances. At Pelican Pointe, in winter season, some of our physical assets need more than a surface coat of tanning spray to maintain their condition and appearance. Some of our and your ongoing efforts to maintain the beauty of our community -- worthy of TV stardom -- are described below.

Pretend that your townhome is a villa, overlooking the beautiful Mediterranean at Cap d'Antibes or Monte Carlo. Do you really believe that your important guests, having just alighted from their yachts, won't notice that your gate is shabby? The solution is to join the dozens of our homeowners who have enlisted in our patio gate refurbishing project. For \$40 (slightly extra if minor repairs are needed), our contractor will re-stain your gate, restoring it to its glory of yesteryear (i.e., about 10+ years ago).

Madoff's investment programs were fakes, and so are the plastic flowers on a few of our patios. It's time to remove empty flower-boxes from our railings, extraneous items from our patios. Also, our painting contractor strongly suggested that each of us brush off snow from our railings as soon as possible after each snowfall; the melting water inevitably seeps into your railing, around the spindles and at its joints, thereby damaging the railings from within. Half of our railings were recently refurbished; the other half will enjoy this beautification in 2010.

Your Mah Jong tiles may be indestructible, but our entrance-wall tiles aren't so fortunate. Water, then ice, gains access to the mortar which causes the tiles to separate from the underlying surface of the wall. Our HOA just completed an intensive program to re-seal these tiles and to repair the back-sides of these two walls. The First Rule of Dating, as well as in the business/professional world, is that *you have only one chance to make a good first impression.* Our entrance wall, with our flower beds in season, signage, and flags -- all create that first impression [and you don't even have to worry about whether there will be a first-date attempt at a kiss-goodnight at your doorstep!]

Massa's in the cold, cold ground, as I recall, is a sentence from a famous spiritual, probably referring to a significant event on a southern plantation before Abe Lincoln. Well, the ground beneath our crawl spaces is plenty cold. That cold might have a meaningful effect on your first-floor temperature. As we've explained in recent newsletter issues, closing your vent(s) to your crawl space may help to reduce the cold air flow through that space in winter. Unless your nose detects a humid or moldy atmosphere in that space [admittedly not a scientific determination], you should consider joining the dozens of your neighbors in our vent cover program. For \$39.95 per vent cover, our contractor will fabricate and install an insulated cover for your vent(s). The cover is easy to remove and re-install without assistance, as the seasons change. If you can move the damper insert immediately behind your vent [with a screwdriver and a strong wrist], there is no need for a separate cover. This program doesn't guarantee you a lower Xcel bill or a toasty townhome, but might be helpful nonetheless. To enlist in the patio gate project or this vent cover project, simply contact me. These are break-even programs offered by your HOA.

Speaking of that kiss-goodnight at your front porch, many of you have caused Randy Turner to install a front porch light timer, whereby you can easily program the On and Off timing of that light. To remind you, the cost is \$50 for the part-and-labor. Again, I am assembling the requisite critical number of participants for this important upgrade to your home. Contact me for particulars.

Ever forget the combination to your gym locker or your hallway locker in school? Of course you did; we all did! However, the mental acuity required to remember the combination of our new lever-locks at our western (Canal) pedestrian gate isn't necessary, for the moment. Our new lock jammed; we are currently seeking a new internal non-jamming component. If my Mandarin or other Chinese dialect were honed, I could communicate directly with the manufacturer; but, alas, I must work through the importer in California. We hope to resolve this repair soon.

You went away and left your garage door open? Noah's Ark just sailed through your front door? I maintain an emergency contact sheet for each of our residents, so that a thoughtful neighbor or I can contact you in such instances. Most of you have provided that information to me (which I keep confidential). For some, though, the data you provided is outdated. If you think that is true, let me know. I'll provide you with the form to fill out and return. Our Association must know of a third-person or persons [anywhere in the U.S.] who are likely to be able to reach you in such instances.

Some of you may have dined on Burger King's \$1.00 double cheeseburger on Thursday evening, November 19, but the rest of us supped on delicious hors d'oeuvres -- actually a dinner meal -- at our Annual Homeowners Meeting. About 72 persons, representing 53 townhomes, enjoyed the evening; learned *Whas' Happenin' Around Here, Dude*; met their neighbors and new friends; and viewed an updated power-point presentation about the status and plans of the nearby Lowry Vista development. Don't miss this Meeting next year.

Election results. Glen Olmstead was elected to our Board at our Annual Meeting, along with Marcia Helfant. We welcome Glen to this august body, and look forward to working with him for the ongoing benefit of our Association. Marcia had completed her first three-year term as a director and was re-elected. Harold Davison, who provided us with much common sense and balanced perspective, retired from the Board.

Pocket-protectors are again in vogue. President Linda Corry announced that, in 2010, we propose to enhance our Pelican Pointe website substantially, with the (password-protected) inclusion of our Covenants, Bylaws, Rules, Directory, our *Good Help is Hard to Find* index, and other useful materials. We need assistance from any of you who are interested in helping to keep our Directory and other content current. Our programmer, Michael Ihlenburg, will create the site's architecture, but the content and the layout are ours to determine. Contact Linda to volunteer for this fun project.

Hey, we saw that panel truck parked outside your unit. That probably means your townhome was undergoing repairs, or that a service-provider was assisting you. If you were more than satisfied with that person or firm, please share that with us. I'll include your recommendation in our Good Help index. This helpful listing will eventually be a part of our enhanced web site, for everyone's benefit.

Weird behavior. On the other hand . . . you have different fingers. When everything is coming your way, you're in the wrong lane. Can vegetarians eat animal crackers? The main reason Santa is so jolly is that he knows where all the bad girls live.

HERE ARE SOME GREAT PICTURES OF THE ANNUAL MEETING FOR ALL OF YOU TO ENJOY !!



Checking in.....



Linda Corry underway with *NEWS* !!



Partial Group Picture



Typical Table Festivities

IT'S "HOLIDAY" TIME

Fa la la la la -- la la la la! Already, the exteriors of some of our townhomes are displaying attractive holiday lights, illuminated icicles, Christmas trees, prancing deer, boughs of holly, garlands, red ribbons. Get in the spirit of the season, and add to this beauty at your own townhome.

P.P. LISTINGS

Units on the market: Z-101, GG-102, V-104, C-101, and II-103. V-104 is for sale by Owner (Contact Dennis at 303/832-6052). Also, we understand N-101 will soon be on the market.

Under Contract: No units that we know of. Units Sold Recently: K-102. 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 .

DECEMBER BOARD MEETING

The next meeting of the Pelican Pointe Board of Directors will be on Monday evening, December 21, 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
Glen Olmstead, Treasurer
Marcia Helfant
Liaison – Design Review Committee
Bob Morgan,
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