



Pizza & Beer/Wine at the Lighthouse Clubhouse on March 20th!!!!!!

SAVE-THE-DATE of March 20th, for a TGIF (Thank Goodness It's Friday) evening of Pizza & Beer/Wine at the Lighthouse Clubhouse. Watch for more details in the March Pelican Brief.

Social Committee News

Lunch Bunch

Due to lack of participation, the Lunch Bunch has decided to take a 2 month hiatus until April. Watch for more details at that time.

Pelican Pointe Book Club

Pelican Pointe Book Club will meet again on Friday, February 13th, 6:30 PM, at the home of Molly Squibb in X-102. We will discuss "Mary Called Magdalene" by Margaret George. In this novel Ms. George creates a new portrait of one of the most controversial figures in biblical scholarship: a strong, independent woman, given to visions and gifted with a unique faith in Jesus and his message. All are welcome to join us. Please RSVP to Molly at 303-329-4409.

SUSMAN UNLEASHED

by Steve Susman

"Amazing Grace" is an oft-heard and familiar spiritual hymn. Your Board is granting its own version of an "amazing grace" by waiving late fees for those homeowners **who still haven't learned that our monthly assessment increased to \$190 on January 1, 2009!** This increase was announced in your annual homeowners' meeting packet in November; in at least three of our newsletters; on our bulletin boards; and at our November annual meeting. In January and February, if our Manager received and receives your check in timely fashion, but for an incorrect amount, there will be no late fee charged. This gift will not be available after February. Grace has its limits.

The Red Sea may have parted for Moses, but one of our hapless homeowners wasn't so fortunate. She returned from a brief vacation to find a veritable Niagara Falls in her townhome. A water-carrying pipe had burst in the wall behind her second-story tub. Water had flowed for days, throughout all rooms. The damage was extensive. Most of the drywall and all floor coverings will have to be replaced. Much of the furniture was

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Board of Directors
Linda Corry, Pres.
Mary Mulholland, V.P.,
Liaison- Social
Committee
Harold Davison, Treasurer
Marcia Helfant, Liaison-
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SUSMAN UNLEASHED . . . cont.

damaged. Some lessons and advice have been suggested by the insurance adjusters and others:

a. If you will be away from your townhome for a couple days or more, set your thermostat to at least 65 degrees F. (especially during the winter months). Also, turn off your main water valve (usually located in the crawl space near your crawl-space access panel). That valve will preclude any "new" water from traversing throughout your walls, appliances, and fixtures. After closing that valve, open a kitchen faucet briefly to relieve some of the water pressure in the piping system. After each use, turn off both of the service valves that supply water to your washing machine. This is a common source of in-house flooding, because the hoses leading into your washing machine are rubber, of limited strength, and can eventually burst.

b. In winter, purchase at your favorite hardware store a kit that envelops your outdoor spigot. I am told that this will help to protect the spigot-pipe from freezing. That pipe travels through your crawl space; it is the source of several costly and messy floods in Pelican Pointe first-floors.

c. Review your own homeowner's insurance policy. Determine if you have adequate coverage for your personal property. Take note of the exclusions and limitations of coverage. Determine whether your policy provides coverage for the "gap" which arises from this fact: The master policy maintained by your Homeowners' Association has a \$2500 "deductible," and covers the interior of your premises only as originally provided by the developer ten years ago. There is no HOA insurance for "upgrades" installed by you or prior owners of your townhome. Understand that the HOA policy will subject the costs of repair to a depreciation deduction (for example, your carpeting depreciates from the day it is installed). Hope that your insurance agent is knowledgeable. These condominium homeowner's policies (as they are called) can be confusing and difficult to understand. You may be able to upgrade yours, for these additional coverages, at reasonable cost.

SUSMAN UNLEASHED . . . cont.

Senator McCain wasn't sure how many homes he and his wife owned. But if you have owned a home in Colorado for ten years, and are over age 65, you might qualify for a break in your annual real property tax. The law exempts from that tax the first \$200,000 of actual value, as determined by the County Assessor. In view of the substantial shortfall in the current Colorado budget, however, this benefit may be rescinded or substantially modified -- as our legislature announced on January 21. Contact the Denver Assessor's office or its website for current information.

Carbon monoxide -- a killer. Improper venting of your furnace and gas-fired hot water heater combustion process can be deadly. Recent dramatic instances of this horrible possibility were portrayed in the local media. The gas is odorless and colorless. You should immediately purchase a carbon monoxide detector, which will sound an alarm if CO in your townhome rises above a critical level. These devices are relatively inexpensive. They can be purchased as plug-ins or as battery-operated. Ace Hardware in Tamarac Square is a prime retailer of these detectors.

"If everyone lit just one little candle . . ." what a spectacular conflagration we could create! Instead, we are again soliciting homeowners to have a timer installed to control their porch light. Last year, about three dozen Pelican Pointers opted to have this device installed. It requires no new wiring, no new switch-plate, and no expensive installation. Once installed, it can be set without a Ph.D. from M.I.T. Our ever-capable handyman, Randy Turner, can supply the timer and installation for a flat figure of \$50. The installation takes about 20-25 minutes. To obtain this special price, we must provide him with several timer installations on the same day. I have a tentative list of those who were unable to participate in this program previously. I will soon be contacting those homeowners to verify their continued interest, and to provide a couple of alternative four-hour windows for installation dates/times. If you haven't enlisted in this fine program, or if you are unsure whether you have done so -- please contact me now. This is a safety benefit for each participating homeowner and for our community. Burglaries and some other felonies are discouraged by illuminated targets.

Nobody wants to sleep on the grass outside our gates. Sometimes, I am told that "our gate code doesn't open the gate" or "my guests had trouble entering our complex last night." The technology that operates our main gate is ancient. Although not flawless, it works most of the time. You must keep me advised of your new phone numbers and changes in older numbers. Each resident should experiment to be sure that the two ways of entering our closed main gate are working for him/her. With your transmitter in hand as back-up, attempt to enter. Punch the numbers carefully. One of the entry procedures requires another person to be in your townhome when you call from the "guardhouse." If you are unsure about how to follow the directions precisely, consult section 8 on page 3 of the Welcome Letter in your Pelican Pointe Handbook. Afterwards, contact me to explain any difficulty you experienced with either of these two procedures.

Weird behavior. It used to be only death and taxes; now, of course, there's shipping and handling, too. If at first you don't succeed, skydiving is probably not for you. The quickest way to double your money is to fold it in half.

EDITORIAL COMMENT – CARBON MONOXIDE SENSORS

Your editor, Bob Morgan, purchased a battery operated combination smoke detector and carbon monoxide sensor from the Ace Hardware Store located at the Northwest corner of S. Tamarac Dr. (the south extension of S. Quebec St.) and E. Hampden Ave. at a cost of a little over \$30.00. I purchased the combination unit as I thought I'd install the unit in my laundry room that presently does not have a smoke detector (and hope I don't get false alarms). Keep in mind, too, that the state legislature is presently considering that these sensors be required to be installed in all new homes, and in any home being sold, in Colorado. However, if you have a home security service, it would probably be best if you called them to learn how much it would cost to hard wire their carbon monoxide sensor into your home (and security system) so that you not only get a signal, but the fire department is notified too.

P.P. LISTINGS

Units on the market: HH-104, W-103. Units under contract: H-101 If you want your unit to appear in this space, contact Bob Morgan by the 24th of the month: bobmorgan54@comcast.net or 720-255-2255.

MEET OUR POSTMAN – JIMMY GROSS

Jimmy grew up on Long Island, NY and moved to Denver with his folks right after graduating from high school. After working for about five years for several firms, Jimmy started work with US Postal service and has been with them for almost 24 years. Jimmy obtained "our route" based on his seniority, as the route is highly desired due to our condo association – where you can work out of the wind, rain, and snow for a good part of the day!



Jimmy would like all of us to check to make sure our addresses are listed correctly, especially on magazines and from businesses you deal with. He asks that as postman who stand in for him are likely to make mistakes if addresses are not exactly perfect.

Our official post office is the Sullivan Station located at 8700 E. Jefferson Ave., Denver, CO 80237-9999. The phone number there is 303/221-5221.

Note: When traveling, fill out the "Authorization to Hold Mail" form obtainable at any regular post office (get a hand full of the forms while there). After filling out the form, just "mail it" at our kiosk and Jimmy will hold the mail and then deliver it on the date you indicate you are returning. If you don't know your return date, once home, just fill out another form for Jimmy indicating you have returned! This system works very well for your editor!!

FEBRUARY BOARD MEETING

The next meeting of the Pelican Pointe Board of Directors will be on Monday evening, February 16, from 7 p.m.--9 p.m., at the Lighthouse Clubhouse. Hope we'll see you there!