



Special Thanks

Many thanks to June Hanley for hosting the delightful Holiday Open House. Approximately 30 residents and guests enjoyed lots of good conversation, food and drink.

Social Committee News

Lunch Bunch

Lunch Bunch is meeting on Tuesday, January 13th, at 11:30 AM. This month we will dine at the Windsor Gardens Inn at Windsor Gardens, 595 South Clinton Street. RSVP to Helen O'Connor @ 303-322-8406.

Pelican Pointe Book Club

Pelican Pointe Book Club will meet on Friday, January 9th, at 6:30 PM at Nancy Williams' home, M-103. The book for this month is "Out Stealing Horses" by Per Petterson. This is a panoramic and gripping novel that tells the story of Trond Sander, a 67 year-old man who has moved from the city to a remote, riverside cabin, only to have all the turbulence, grief and overwhelming beauty of his youth come back to him while walking one night. RSVP to Nancy at 303-333-7498 or nsw7@msn.com.

Next Social Committee Meeting

A Social Committee meeting is scheduled for Wednesday, January 28th, at 6:30 PM at Mary Mulholland's home in EE-101. If you have any suggestions or ideas for events, please either join us or share your ideas with a committee member; we are planning our calendar for 2009. RSVP to Mary @ 303-973-9018 or marymul43@yahoo.com

AN IMPORTANT MESSAGE FROM YOUR MANAGER

The Madoff scandal on Wall Street will cost investors over \$50,000,000,000, it is reported. However, your dues for 2009 have increased only \$10. You were notified of the reasons for this increase in your Annual Homeowners Meeting packet; in our newsletters; on our bulletin boards. Homeowners voting at that Meeting overwhelmingly approved this increase, to help protect our community values. **So, beginning January 1, 2009, please submit \$190 monthly.** Those who pay by check have received twelve payment envelopes; those paying by automatic debit will see this slight increase on their bank statements. **If you utilize a bill-paying service, please tell that service of this increase.**

2

Susman Unleashed

3

*Susman (cont.)
P.P. Listings*

4

*Good Help
Decorations Reminder
January 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
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

SUSMAN UNLEASHED . . .

by Steve Susman

A suggested eleventh Commandment: Know thy neighbor. If you didn't attend our Annual Homeowners Meeting in November, or otherwise didn't receive an updated Pelican Pointe Directory, Linda Corry, our President, has one for you. You can request this updated version by e-mail to Linda at lindacorry@msn.com. If you don't use email, contact me, as Manager, and I'll mail you a printed copy. For a host of good reasons, it is important to know how to reach your neighbors, and for them to be able to contact you. Our experience in managing our community is full of episodes in which it was crucial for a resident to reach a neighbor, or to be reached by a neighbor. About 85% of our residents have "opted in" to this Directory.

The demise of The Rocky Mountain News is imminent. However, the *Pelican Brief* retains its constancy! Claudia Jacobson has been the editor of our newsletter for over two years. We are so indebted to her for her hard work; thorough editing; and on-time publishing--every month. We are pleased to report that our newest director, Bob Morgan, has volunteered to assume the editor's role. Claudia will be assisting Bob to become familiar with the editing/publishing process. You can expect the same quality newsletter under Bob's guidance. The irreverent format of our Manager's articles will continue.

The Federal Reserve spends a trillion dollars here, a trillion dollars there, but our Pelican Pointe Reserves are managed in a less-cavalier fashion. Our financial reserves are aggregated in order to pay for anticipated capital needs that aren't properly a part of our everyday operating budget (for example, concrete work; painting). We also experience unanticipated capital needs, as do all homeowner associations. In part, our Board bases our estimate of our "reserve needs" on studies conducted by professional engineers who specialize in this line of work. The engineers evaluate our physical assets (buildings, roads, sidewalks--for example); the probable useful life of these assets; the anticipated future cost of repairing or restoring these assets; and make an educated guess about the rate of return we might earn on our reserve funds.

SUSMAN UNLEASHED . . . (cont.)

From these data which they generate with the cooperation of our management, they make recommendations about the size of our reserves and whether we should increase or decrease the amounts we contribute to our reserves. Each month, we contribute about 20% of our regular assessments ("dues") to our reserves. Your Board has recently contracted with BornEngineering to update our reserve study. Currently, the Board orders an update every few years. The Board can be expected to modify the engineers' recommendations, taking into account the reality of fund-raising and other factors based on the particular circumstances of our own Association. We expect the latest engineering update to be completed in mid-January 2009.

The banana peel on the supermarket floor is the classic situation posed to law students in their torts class. At Pelican Pointe, we try to minimize the probability of persons suffering a slip-and-fall on our sidewalks and curbs that may be icy. Of course, our crew cannot provide snow- and ice-free sidewalks and curbs at all times during snow storms. Our snow removal policy doesn't require the crew to shovel when the snow level is slight. When shoveling and ice-removal are called for, though, not all our sidewalks and curbs can be cleared simultaneously. Our men are instructed to vary their "starting point" during winter snow clearance. We use ice-melt sparingly, because it destroys concrete, regardless of the formula. Of course, pedestrian safety is of paramount concern to us, and we try to clear both significant snow and ice as soon as feasible. This means that each of us must use extreme care in walking over snow and/or ice. Each of us learned this at about age 4 years, but it helps to be constantly reminded. Plowing and shoveling snow from our driveways is a priority in order to enable our vehicles to depart and arrive. However, ice-clearance in the middle of our driveways is not a high priority. We try to clear a strip behind each garage of both snow and ice as soon as practicable. Every winter, we have some drivers who make the curve-maneuver into their garage at a higher speed than surface conditions warrant. The result is damaged garage door frames and a possible car-bumper dent--and is generally avoidable. The Board is sensitive to our homeowner interest and concern on this subject, and will be reviewing our snow-and-ice clearance policies and results from time to time.

Weird behavior. If you do not pay your exorcist, you can get repossessed. A sign on the lawn at a drug rehab center said 'Keep off the grass.' When cannibals ate a missionary, they got a taste of religion.

P.P. LISTINGS

Units on the market: H101, HH-104, W-103. 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.

GOOD HELP IS HARD TO FIND

Window Replacement. TC White Construction. Jason Armstrong--720-980-9521 or Rebecca White—303-279-1558.
Family-owned business. Priced below competition. Friendly, dependable, professional, stand behind their work.
Recommended by Claudia Jacobson.

HOLIDAY DECORATIONS REMINDER

As enjoyable as it is to have Holiday Decorations around our fine compound, this short note is a reminder that they should all be removed by January 31, 2009. But store them if you can – as we'll want to see them all again next year!!!

JANUARY BOARD MEETING

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