



Social Committee News

PELICAN POINTE BOOK CLUB: The Pelican Pointe Book Club will meet again on July 10th at 6:30 at the home of Sue Penn in FF-104. We will be discussing “People of the Book” by Geraldine Brooks. This is a fiction novel about Hanna Heath, a young Australian book conservator, who is called to analyze the famed Sarajevo Haggadah, a priceless six-hundred-year-old Jewish prayer book that has been salvaged from a destroyed Bosnian library. When Hanna discovers a series of artifacts in the book's centuries-old binding, she unwittingly exposes an international cover up.

THE LUNCH BUNCH: The “Lunch Bunch” meets again on Tuesday, July 14th at BJ’s Restaurant at 11:30 pm. This restaurant is located at 14442 E. Cedar Ave, in Aurora. To get there go East on Alameda, North (or left) on Sable and look for it on the SW corner of Sable and Cedar. Everyone is welcome to join us. Please RSVP to Laura Nichols at 303-758-5373 or incamera@comcast.net.

**THE JUNE 19th “TGIF” BLAST WAS A GREAT SUCCESS!!
IF YOU WEREN’T THERE, YOU REALLY MISSED OUT!!**



The “TGIF BLAST” held on June 20th was very successful - with approximately 30 people attending who enjoyed great snacks and wonderful conversations mixed with a glass of wine. **Don’t miss the upcoming Annual Picnic on Sunday, September 13th, 2009.**

Do You Want to Play Bridge???? Well, here's your big chance!!!! If you are interested in a social bridge game, contact Diane Davison 303-690-0847. P.S. Don't procrastinate, get on the phone and call Diane now!!!!

SUSMAN UNLEASHED
by Steve Susman

*If you feel compelled to feed the hungry, consider those in Africa, but **do not feed the birds or squirrels or any other animal** from your townhome. Bird-feeders at Pelican Pointe are absolutely banned after June 30, 2009. And placing any kind of food for animals outside your unit is also prohibited. Bird-feeders, of any type, attract these animals, causing substantial damage and expense to our buildings, landscaping, and flowers.*

That hideous lamp you received as a wedding gift many years ago, hidden beneath cobwebs in your garage, can now be sold at our Pelican Pointe Garage Sale --- July 25, from 8 to 4:00. Sell your bird-feeder to a squirrel-lover. Bob Martinez is chairing this event. Please contact Bob in order to participate: bob.m.martinez@att.net.

Think positively! Dance around the Maypole. Sing Kumbaya. A homeowner has suggested that my articles should be more "positive." Maybe so, but my primary goal is to inform our homeowners and residents about *Whas' Happenin' Here, Dude*. Much of this reporting is not *smiley face* information.

President Obama's job creation programs pale in comparison with ours. This summer, our HOA has embarked on an ambitious series of undertakings -- all to maintain our physical assets and protect our property values. Here are some of these projects:

a. *Painting:* The Board is reviewing proposals for the painting of one-third, or perhaps one-half, of our buildings. This painting is done for aesthetic reasons, of course, but also to help preserve our siding, trim, and other exterior surfaces. "Site prep," the preparation that is necessary before actual painting begins, is crucial. It involves some caulking around windows, siding slats, and other places; re-fastening of bulging or swollen siding; and the gentle washing of each surface to be painted. The most recent painting done here was in 2005. The Board proposes to resume a regular schedule of painting, so that all our buildings will be treated in a cycle.

b. *Railings:* Most of our townhomes have one or more patio railings. All of the railings have short vertical spindles, between the top and the intermediate horizontal wooden slats. Where the spindles meet the lower slat, caulking is usually needed, to keep rain, snow and other waters from seeping into that connection. On some railings, the deterioration from such water seepage has caused considerable obvious damage; on most, though, the damage is evident but not disastrous. Under our Covenants, the responsibility for maintaining a railing is imposed on the *homeowner, not on the HOA*. Where the railing needs substantial remediation, the Board may insist that the homeowner either effect the necessary restoration or hire competent help to do so; or may recommend one or more handymen to do that work, at the homeowner's expense. In most instances, though, the Board is considering this: It would include minor caulking and painting of the railing into its painting contract, discussed above, at no cost to the affected homeowner or resident.

c. Concrete: Some curb-and-gutter areas have been identified for the replacement of their concrete. Portions of some driveways, too, will have to be removed by jackhammer. The stability of the underlying soil will have to be tested; steel reinforcing bars may be a required component of the new concrete. A materials engineer is being consulted for this project. The areas being considered have suffered from the heavy loads imposed by trash collection trucks, moving vans, and other vehicles; by erosion from improper drainage; and possibly from inadequate tensile strength of the existing concrete.

d. "Wicking": No, this isn't a reference to croquet! Rather, it describes the common phenomenon seen on most of our garage door frames, near the bottom, approaching the concrete driveway. Rain and snow infect the bottoms of these frames, causing deterioration of the boards comprising that frame. Various strategies have been considered. The Board has decided to cause the affected frames to be cut, if required, in order to allow for the bottom edge of the frame to be thoroughly caulked (waterproofed) – thus reducing future “wicking.” The frames will then be sanded, and then protected with oil-based primer and oil-based paint. This is a time-consuming project. Some hobby-room doors and front doors also suffer from wicking, and will be repaired. By the way, so many residents here have driven their vehicles into those frames that our contractors will make some cosmetic repairs there, too. Thereafter, the cost to again repair those frames damaged by errant drivers will be assessed against the homeowner.

e. "Dead ends" at Pelican Pointe aren't a critique of your inadequate shampoo, or of your career path. Rather, we have about two dozen driveways that terminate at the furthest garage in the adjacent buildings. As our plows push snow onto those dead-ends, any foliage and lawn there are destroyed, leaving an unsightly situation. Sonny has devised and is implementing a plan, whereby each dead-end will be cleared of lawn and bushes; bordered with metal edging and large rocks; and the encircled area covered with small rocks. This will be relatively attractive. Each spring, the displaced rocks can be raked into place.

f. Let's keep our minds out of our gutters: This summer, we are continuing with the replacement of selected raingutters with larger ones; inserting ice-shields beneath the lowest rows of shingles; and repairing and replacing many downspouts. This exercise is designed to maintain the integrity of our roofs: Rain and snow tend to seep under our shingles if there is no adequate run-off strategy. We anticipate that more of these replacements will take place in the next summer or so, to help protect all buildings. Not all raingutters need replacement. We have compiled a list of missing, damaged, or disconnected downspouts. However, if you observe one at or near your unit, *please contact me with that information*.

g. The late Michael Jackson's music rocks. But at Pelican Pointe, we have identified a great number of sites that need small rocks. These rocks tend to move during snowfalls; during mowing; during the passage of time. The unsightly plastic underlay is then exposed. Or, it just looks lousy. This project will enhance our community's beauty. Don't envy the guys you'll see pushing those heavy wheelbarrows full of rocks. Be thankful for your treadmill in your air-conditioned townhome.

h. Dead bushes are another blight on our landscaping. Here, too, we've compiled a list of the precise location of each of these bushes that will be removed. All of the affected sites will benefit. In some cases, the adjacent landscaping will be able to spread more attractively. In other instances, a replacement bush or shrub will be planted.

"Hail to the Chief" is played by the Marine Corps band when the President appears. Fine! But hail on our buildings can cause considerable damage. And so, too, can heavy winds. Insurance companies are skittish about insuring against losses from these phenomena, common in Colorado. Our existing HOA

master policy, if we renew it with the same insurer, will contain a "wind-and-hail deductible," reference to which I made in a recent newsletter. Your Board recently decided, for that reason and because of a much lower premium, to purchase its master policy from a different source. The renewed insurance will not contain a wind-and-hail deductible. Our new coverage will be placed through a purchasing group that allows many commercial-property owners to purchase their insurance from a grouping of underwriters. The HOA maintains five separate policies, from different underwriters, covering different risks. Nonetheless, your Board admonishes all homeowners and residents, for the umpteenth time: **You must obtain your own homeowner's insurance policy, and must be sure that it contains appropriate coverage for, among other things, the cost of replacing improvements in your unit which were not provided originally by the developer of our complex.**

Thomas Edison's invention, the incandescent bulb, is becoming obsolete. More energy-efficient are the new fluorescent bulbs. As you know, our HOA will replace your front porch bulb, at no cost to you, when yours burns out. However, some residents keep their front porch light on 24/7. Burning any bulb in daylight accomplishes nothing and wastes time and money for the HOA and adds to your electricity bill. That is why your Board continues to strongly encourage every homeowner and resident to have a porch light timer installed. Already, these simple timers have been installed in about three dozen of our units. Randy Turner will purchase and install one for you, for \$50 total, provided that he can install several in one day. The installation takes about 30 minutes. It doesn't require a new switch facing plate or any exotic new wiring. This is a win-win for you, for the HOA, and for the environmentalists. Contact me if you are interested in joining this group of enLIGHTened residents!

Weird behavior. If the rich could hire *other* people to die for them, the poor could make a wonderful living. Change is inevitable, except from a vending machine. A day without sunshine is, well, night.

P.P. LISTINGS

Units on the market: A-103, Z-101, K-102, O-103, and 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.

JULY BOARD MEETING

The next meeting of the Pelican Pointe Board of Directors will be on Monday evening, July 20, 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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