



PARTY! PARTY! PARTY!
FREE BEER – WINE – AND PIZZA!!!
MARCH 20TH AT THE
LIGHTHOUSE CLUBHOUSE

WHAT A DEAL !!!!!
– AND WITH YOUR NEIGHBORS TOO!

SO JOIN THE FUN AND EXCITEMENT OF A TGIF (THANK GOD IT'S FRIDAY) HAPPY HOUR ON MARCH 20TH AT THE LIGHTHOUSE CLUBHOUSE!!! THERE WILL BE FREE BEER, WINE, AND PIZZA FROM 5:30 PM TO 7:30 PM!! This is a wonderful opportunity to visit with your neighbors and enjoy free pizza and beer or wine. Please RSVP to Mary Mulholland at 303-973-9018 (marymul43@yahoo.com) or Steve Susman at 303-394-0942 (stevesusman@comcast.net) by Wednesday, March 18th.

Social Committee News

Lunch Bunch

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, March 13th, 6:30 PM, at the home of Diane Davison in DD-104. We will discuss "A Lady's Life in the Rocky Mountains" by Isabella L. Bird. This book recounts Isabella Lucy Bird's life in 1873. In autumn of that year, the forty-one-year-old English gentlewoman embarked by rail from San Francisco's east bay, bound for the Colorado Rockies. A challenging journey, it drove Bird to the utmost physical effort and initiated her life-long career in what today is called adventure travel.

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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

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SUSMAN UNLEASHED

by Steve Susman

How to quickly lose \$50 or \$100. Unleashed dogs and cats roaming through our complex are a scourge. The larger dogs intimidate some of our residents. The urine of these animals contributes to our cost of lawn and bush replacement. The solid waste, if not picked up promptly, creates a Big Stink (literally) and kills the lawn, too. Complaints I receive have been mounting. The Board will impose fines for violations of our leash Rule. The \$789 billion bailout from Congress won't help you when the HOA's fine is imposed upon you.

Women's underwear has evolved from the days when "hose" were a basic part of the feminine wardrobe. So, too, there is a modern answer for the rubber hoses that feed your washing machine. Last month, I advised you that those hoses are under constant water pressure, are of limited strength, and can eventually burst. The damage to your townhome can be extensive. Each of us should purchase steel-coated hoses to replace the rubber ones. They aren't expensive; I'm told that installation isn't complex. Also, I remind you again that it is recommended that you turn off the two valves that supply the water to those hoses, after each use of the washer.

Don't space out with your iPod or with your thoughts of a Caribbean cruise and carelessly leave your garage door open. An open garage door is an invitation to thieves. Yes, we do see vehicles with "persons who apparently don't live here," cruising through our internal road and driveways. If you are loading your car with luggage, what a treat for the burglar-wannabe who just happens to be driving behind your unit. I don't think a Lert is a noun -- but be alert. "Earth to homeowner: 'Use common sense!'"

This isn't a testing facility for the North American Air Defense Command, with its high-tech radar gizmos. However, we do approve all formal requests for permission to install a satellite dish above one's townhome. But, beware: homeowners who cause or allow their satellite dish to be installed before Board approval, or in a location not pre-approved in writing by the Board -- will face the expense of having it removed to an approved site. Yes, some non-conforming satellite dishes

SUSMAN cont.

were installed in Pelican Pointe when former Boards didn't enforce such a Rule. Your Board will not tolerate this, because it is charged with the responsibility to reasonably enforce aesthetic Rules. We want the complex to be attractive, not like a tenement alley with wires, antennas, and dishes hanging helter-skelter in a grimy urban environment. New satellite dishes are much larger than the ones we are accustomed to see here, in order to capture the new HD signals. The Board wants each dish-owner to obtain unimpeded reception of the satellite signal, but will strictly enforce its Rule requiring pre-approval of the installation.

I haven't seen Niagara Falls in mid-winter, but imagine that there is a substantial amount of vertical ice there. Similarly, our roofs at Pelican Pointe can suffer substantially from ice dams. When snow on a roof melts, some of it trickles downward, only to be frozen again when the temperature drops. The newly-formed ice builds up into the eaves (the lower part of the roof that overhangs), forming a dam. The raingutter cannot carry away the new ice. The damage that can be caused by this ice dam is extensive. At the ice dams, excessive water can seep behind and underneath the shingles, penetrating the roof deck. The deck can deteriorate. Water can trickle down interior walls when it seeps down between the framing. A solution: Your Board last summer began a program to replace our inadequate 4" gutters with the newer 5" ones, increasing the gutters' capacity. More importantly, on selected townhomes a contractor has been inserting a metal "ice shield" beneath the lower shingles, deflecting the unfrozen ice-water away from the plywood of the roof deck. This is a relatively-costly procedure. The Board intends to continue this work in the coming summer, and thereafter, to benefit more of our roofs.

"All roads lead to Rome," according to my 9th Grade Latin book. Well, not quite. South Valentia Street and Fairmount Drive lead to our infamous roundabout and its four satellite islands. You will recall that our director, Bob Morgan, has led a crusade to beautify that wasteland. This effort involves complex issues of governmental and bureaucratic inertia and budgeting, consensus-building among neighboring communities, and money. A beautiful but horribly-costly plan was prepared by our landscape architect; and the early bids from the landscape suppliers rivaled the budget of Denver's Botanical Gardens. Revisions in the plan have resulted, tentatively, in more-realistic figures. Your Board's *ad hoc* Roundabout Committee has been conferring with representatives of Fairmount Cemetery, Lighthouse, and the representative of the owners of the vacant land on South Valentia -- about possible financial or other contributions to this cause. More dialogues with the Woodside communities and the Lowry Vista folks will be occurring. Nothing may come of these efforts; our Board has resolved not to devote significant moneys to this project, but might look favorably on it, provided that others of our neighbors join us. Stay tuned.

The Louvre in Paris doesn't hang "just anything" on its walls: Our Rule of the Month. This month, I call your attention to our Rule VIII (F)(b), entitled *patio walls*. Maintenance and repair of the patio walls are the HOA's responsibility, but that responsibility can shift to the homeowner: First, if the homeowner hangs or attaches anything to a patio wall, even if such item is permitted by our [other] Rules, the homeowner becomes responsible for the cost of any repair necessitated by that

attachment. Secondly, if the Association paints the patio walls, the homeowner must remove the attachment or otherwise acknowledge that the painters may paint over the attachment! Bye, bye, *Mona Lisa*. Hello, casualty-loss deduction on your tax return.

Weird behavior: Give a man a fish and he will eat for a day. Teach him how to fish, and he will sit in a boat and drink beer all day. A closed mouth gathers no foot. When the smog lifts in Los Angeles, U C L A. When fish are in schools, they sometimes take debate. A bicycle cannot stand alone; it is two tired.

EDITORIAL COMMENT – REVIEW YOUR COMPUTER HARDWARE!!

Your editor, Bob Morgan, recently went through some major computer problems – caused apparently, by a major electrical surge that went through my surge protector and fried most of the components inside my computer (retail cost of components over \$2,000) and also took out my external hard drive. The Geek Squad (under warranty) spent about 12 hours diagnosing, replacing parts, and then reloading software and old data from my damaged hard drive. So my conclusion is that Pelican Pointe is subject, quite often, to electrical surges (witnessed by my lights blinking quite often during the day) and that special precautionary needs have to be taken in our community to protect our computer equipment. To be specific I recommend 1) the purchase of an external hard drive to protect your files should your computer's hard drive fail, and 2) the additional purchase of a UPS (uninterrupted power source) battery back-up system (around \$60.00 to \$80.00 at Best Buy). Your computer, monitor and external hard drive should be plugged into the battery back-up (and surge protector) outlets (thus protecting this equipment from surges, and also allowing you time to save your files and then properly close down your computer), and the rest of your equipment can just be plugged into the surge protector outlets.

CAUTION – WHEN LEAVING PELICAN POINTE!!

When leaving Pelican Pointe, we recommend you drive up to Fairmount Drive, STOP your car, and then proceed slowly forward until you can see both ways before proceeding! We recommend this procedure as parked cars on the south side of Fairmount Drive often totally hide on-coming traffic from view – and it's rather easy to pull out in front of an on-coming vehicle unless you take this precaution.

P.P. LISTINGS

Units on the market: 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.

MARCH BOARD MEETING

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