



OK EVERYBODY!!

IT'S TIME TO ORDER YOUR

VENT COVERS!!!

In one of our previous Pelican Brief issues, I promised to get back to all of you about another “inspiring” insulation issue facing all of us! And that’s the issue of “crawl space insulation!” And while this subject may seem, at first glance, to be “boring as hell” – you better “LISTEN UP”!!!!

Your Pelican Pointe editor, much to his surprise, learned, upon crawling (against his wishes) into his crawl space, that the inside walls of our crawl spaces are insulated – and the underfloor portion of our crawl spaces are NOT insulated!!! And since we also have crawl space insulation on the OUTSIDE of our units, that means the crawl space wall insulation is insulated TWICE, but there is NO floor insulation. This would not be so bad if the crawl space vents ALL had dampers – but they don't!!! So the solution, if you wish, is to install vent “covers” on the outside of the vent openings during winter periods!

UPDATE: Since first writing this article it has come to our attention that some vent covers have an existing damper, but they are not all operable (mine isn't), and they are most likely not very air tight even when they do work. So your editor, at least, still recommends that you purchase the insulated vent covers!! Also note that **you**, the owner, will be responsible for seasonally attaching and removing the vent covers that you purchase – or operating the existing cover that's there (assuming it works)!! See page 2 for instructions on testing your existing vent cover damper.

Why do this???

The vent openings were installed, most likely per code, to allow any moisture in our crawl spaces to vent to the outdoor atmosphere when moisture (or water) gets into our crawl spaces. This is a problem that usually occurs during the late spring, summer, and early fall – but not during the rest of the year. So to prevent (or reduce) having cold floors during cold winter months, the solution is to install “vent covers” that you can install around October 15th – and then remove around March 15th (or have installed for about 5 months). Naturally, if you find your vent grille opening has an operable damper, you may want to try to see how effective it is. However, your editor is going to install the new vent cover!!

The problem, unfortunately, is that some units have one vent opening, some have two, and some have three vent openings. But the Board of Pelican Pointe has recommended that you install Board-approved “vent covers” on all of your vent openings (unless your existing vent damper works) to make your condo unit more comfortable, and to reduce your energy bills during cold winter periods. We have arranged for Steve Moss, our preferred carpenter, to fabricate and install these vent covers for \$39.95 each. To reserve yours, contact Steve Susman, Manager (preferably by e-mail), who will aggregate your orders, so that Moss won’t have to make or install ‘onesies’ or ‘twosies. If you know the number of vents you have, tell Steve! If not, Moss may have to figure it out on one of his trips to Pelican Pointe. The vent cover will come with “eye bolt” screws you can operate by hand, and it will have insulation on the back to help prevent the transmission of cold temperature to the crawl space. Its total effect on the temperature inside your crawl space during winter periods will most likely be very DRAMATIC!! SO GET YOUR ORDER IN EARLY, BEFORE THE COLD WEATHER ARRIVES!!



If you are wondering what your vent cover looks like, it looks like this! This is the “open” vent that allows moisture to vent from your crawl space during late spring, summer, and early fall periods.

Note: To test your existing vent cover damper (assuming you have one), put the end of a screw drive in the small horizontal slot in the middle of the grille, moving it back and forth until it penetrates an opening, then push the screw driver to one side or the other and see if the damper slides closed. If it works, you are one of the lucky ones!!



Here’s a picture of Steve holding the front of an “approved” vent cover. In the upper right hand corner of this picture is the “eye” bolt that will allow a resident to screw the vent cover into the wall. There will be “six” such eye bolts to allow you to attach the cover during winter months, and then remove and store the cover during late spring, summer and early fall periods.



Here’s the back view of the new vent cover. It has the same insulation attached to the back as was recommended for your garage doors! The insulation will make sure that the cover fits tightly over your vent opening and reduces to an absolute minimum any amount of outdoor air that gets into your crawl space during cool and cold fall, winter and early spring months.

Social Committee Report

Lunch Bunch News: The ‘Lunch Bunch’ will meet again on Tuesday, October 13th at the La Mariposa Mexican Restaurant at 3737 Quebec Street across from Stapleton. It is on the west side of Quebec between 36th and 38th. We will meet at the usual time of 11:30 AM. Please notify Sue Million at 303-316-7190 if you are planning to attend.

ANNUAL MEETING NOTICE

Save-the-Date of Thursday, November 19th, for your HOA Annual meeting. Once again we will meet at the Windsor Gardens Restaurant's meeting room. Social hour and Italian buffet starting at 6:00 PM followed by business meeting at 7:00 PM. To attend the Social Hour, please RSVP to Mary Mulholland, marymul43@yahoo.com, or Steve Susman, stevesusman@comcast.net, for our catering order. Hope to see you there!!

Pelican Pointe Book Club: The 'Pelican Pointe Book Club' will meet next at 6:30 PM on October 16th at Linda McCashion's unit (H-101). We will read "To Kill a Mockingbird" by Harper Lee. This is the 2009 "ONE BOOK, ONE DENVER" selection. The book should create a great discussion and we hope you will be there to join us. Please RSVP to Linda at 303-940-7224.

September Annual Picnic News: Many thanks to the Social Committee and volunteers for their help with the very successful September Annual Picnic. About seventy people attended and all seemed to enjoy the food and neighborhood fellowship. Here are some pictures of the event –



SUSMAN UNLEASHED

by Steve Susman

Our federal government, by executive fiat, has appointed new directors for Chrysler and General Motors. However, at Pelican Pointe, we elect our own directors. At our Annual Homeowners Meeting, on November 19, 2009, we will elect two directors for our five-person Board. One present director, Marcia Helfant, will be running for her second three-year term, consistent with our Bylaws. Any homeowner may also submit his/her candidacy, provided that I receive notice thereof by email or in writing by 5 p.m. on November 9. I plan to mail our packet for that Meeting to all homeowners and residents on or about October 15. If you are a candidate, you may (but aren't required to) submit to me a one-page "bio" sketch of yourself, emphasizing your qualifications for and vision of this position. I will include it in that packet.

You can try to keep the ketchup from permanently staining your shirt. Many of us have a wood patio gate leading from the driveway. Most of these are in dire need of re-staining. Your Board has arranged for a professional painter to re-stain your gate for \$40. This entails removing the gate from its moorings (so as not to stain the painted siding and trim with the spray gun); staining both sides of the gate, as well as its interior support members; and re-attaching the gate. If your gate needs new or repaired hardware, that will be slightly extra. These gates are over ten years old; most have never been treated. Our Rules place that responsibility on each homeowner. *Please contact me if you wish to have this service performed.*

Your beautiful smile can light up a room. However, it won't do much to illuminate your porch at night. We will soon begin again to offer the installation of a porch-light timer in your unit. About three dozen residents have already benefited from this program. These lights provide a measure of safety for you as well as for your neighbors. Randy Turner, skilled installer, once again will provide the timer and installation for a flat \$50, assuming that enough persons sign up. The timer is easy to operate; once "set," it requires no attention. It will replace unobtrusively your porch light switch. No new face-plate is necessary. *Contact me to reserve your place in this successful program.*

"Good Help is Hard to Find" is an important section in your Pelican Pointe Handbook. Many of us have benefited from its references to recommended vendors and service-providers. In our upcoming Annual Meeting packet, I will be including updates to that section. *Please submit to me promptly any of such persons or firms whom you have utilized and heartily recommend.*

In the "Raiders of the Lost Ark" trilogy, the intrepid Harrison Ford struggled with several locks, all challenging. At Pelican Pointe, he'd probably have trouble with our western (Canal) pedestrian gate locks. Randy Turner and I are searching for a practical replacement for these non-functioning ones. We are seeking a mechanical replacement (preferable to electronic, which requires batteries) with a lever instead of a knob. Few models are offered to fit our needs, but we are close to homing in on a suitable selection. If a new inside-outside lock set is installed and works well there, the Board will consider replacing the locks at our three other pedestrian gates. Meanwhile, take the extra steps and use the gate at Bldg. T.

Our informal "mah jong" group is familiar with mystical tiles. At our two curved entrance gates, though, the tiles suffer all year from snow, ice, water, sun -- the whole Colorado-weather enchilada. These forces loosen these tiles. Currently, we are re-grouting many of them, especially on the top "row," to preserve their attractiveness. The cinderblock-stucco walls there, to which the tiles are attached, also have suffered over the years. We are refurbishing them

Has your life reached a dead-end? In heavy snowstorms, our plows must shove the deep snow toward and onto our driveway dead-ends. This enables everyone to have access to his/her overhead garage door [so you can go to work, earn money, and pay your HOA dues, your mortgage, and for decadent chocolate truffles from Godiva]. Bushes at that dead-end will suffer beneath that heavy load. Therefore, Sonny is modestly revising our landscaping at selected dead-ends in our complex, so that such snow piles will primarily rest on gravel. Some of our dead-end bushes are being moved to spare them from this fate.

Freaked-out by spiders only on Halloween, or all year-round? Apparently, they are attracted by the lights; their webs are a mess in our mail kiosks. We are adopting a more aggressive program to rid those areas of the creepy-crawlies which might devour your mail [including your lottery-winning check] before you reach your townhome. Next spring, when we are painting the "second half" of Pelican Pointe, we will also be painting those kiosks and our guardhouse.

Weird behavior. The trouble with bucket seats is that not everybody has the same size bucket. No one ever says "It's only a game" when their team is winning. There are no new sins; the old ones just get more publicity.

CARBON MONOXIDE SENSOR REMINDER

by Bob Morgan

On my way back from Chicago this last week I received a shocking cell phone call notifying me that a long time friend of mine just passed away accidentally of carbon monoxide poisoning in his home. It was so tragic and so unnecessary! So this is just another reminder to go to a hardware store, Home Depot, Lowe's, etc. and purchase and install a carbon monoxide sensor for your condo unit. We do not want any accidental tragedies here in Pelican Pointe!!!!

SERIOUSLY CONSIDER REPLACING YOUR ORIGINAL MAIN DOMESTIC WATER SHUT-OFF VALVE

by Bob Morgan

As you should be aware, we have recommended that when you leave for vacation that you shut-off your main condo unit domestic water shut-off valve to mitigate against flooding from pipe, pipe joint, or any domestic water valve failure while you are away from home. This valve is normally located in your crawl space just below your crawl space access door in a manner that does not require going down into the crawl space to operate it. I've been doing that myself, but have noticed that my main domestic water valve has been getting exceedingly more difficult to operate. I mention this as the valve totally

failed upon my return trip to Chicago – leaving me with no water service at all. Fortunately, Pelican Pointe’s recommended plumber, Cady Plumbing (at 303-758-8910) responded to my emergency call and had the old valve removed and a new one installed within two hours time.

The original valve was not a good one and is probably not even used any more and I feel it’s only a matter of time before the rest of the existing valves start to fail, en masse! So I personally recommend you change out your existing old-fashioned non-rising stem type gate valve, and install in its place a “quarter-turn ball type valve” to serve as your main condo unit domestic water shut-off valve. A quarter-turn ball valve is very reliable and very easy to operate!!!

P.P. LISTINGS

Units on the market: Z-101, GG-102, II-103, and V-104. V-104 is for sale by Owner (Contact Dennis at 303/832-6052). Under Contract: Units K-102 and C-103. Units Sold: A-102, Z-103, JJ-102, and W-103. 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 .

OCTOBER BOARD MEETING

The next meeting of the Pelican Pointe Board of Directors will be on Monday evening, October 19th, 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,
 Newsletter

Property Manager

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