



THE PELICAN BRIEF April, 2010

Serving the Community of Pelican Pointe

Board of Directors

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Got nothin' to do on Saturday night? Just mopin' around your townhome? Here's a TURN-ON for you: Log onto our Pelican Pointe enhanced web site, **www.pelicanpointe.net**. Then, click on the words *Registration Form* beneath the Pelican Pointe entrance photo. **You must then create a user name and password.** Our webmaster will reply in a few days that you are registered. You can then access our password-protected information when it is posted on our site. If you don't have a computer, and are reluctant to steal one, forgo your next vacation or trip to Nordstrom's, and buy one. Your neighbor will show you how to perform rudimentary operations with it. You'll be able to obtain current information about what's happenin' around here that affects you and your townhome.

Landscaping Committee. On Saturday morning, April 10, this stalwart group of outdoorsy residents will convene at our picnic tables at 9:30. The group will discuss our 2010 flowers program, and will take a stroll through our complex to get an overview of our landscaping situation. Please join this motivated group; get a little exercise; voice your opinions. You don't have to be a "member" of this Committee! See you there.

Lunch Bunch. Join this group of spirited Pelican Pointers for lunch at the Windsor Gardens Restaurant on Tuesday, April 13, at 11:30. The restaurant is under new management and has been recently remodeled. It's located in the commercial-looking building, about two blocks straight-ahead of the entrance at the stoplight on So. Clinton St. and E. Alameda Avenue. All genders and ages welcome. RSVP to Sue Million at (303) 316-7190. By the way, if you can't attend on that date, but want to be reminded of future Lunch Bunch luncheons, contact Mary Mulholland, (303) 973-9018, marymul43@yahoo.com; she'll arrange for your e-mail reminder a few days before each luncheon of this cheery group. After all, you owe it to yourself, once a month, to bypass that un-filling salad with "light" dressing or that double cheeseburger with bacon.

Pelican Pointe Book Club will meet on Friday, April 9, at the home of Karen Damon, a former Pelican Pointer, 2518 So. Tucson Cir., Aurora, at 6:30. The group will discuss *The Help*, by Kathryn Stockett. This novel is set in 1962 in Jackson, Mississippi, where

lines are not crossed. With the civil rights movement exploding all around them, three women start a movement of their own, forever changing a town and the way women -- black and white, mothers and daughters -- view one another. Please RSVP to Karen at 303-338-0104 or karendamon@yahoo.com

SUSMAN UNLEASHED
by Steve Susman

Chinese water-torture. Does your shower drip-drip-drip throughout the day and night? You try to fall asleep but are hypnotized by the regular beat of the large drops hitting the shower floor. Our townhomes are over 11 years old; the valves in our showers are, apparently, nearing the end of their useful life. The parts comprising those valves are not made by the original manufacturer. Our recommended plumbing firm has creatively been able to replicate those parts. Contact me for more information, either if you're an environmentalist bemoaning the loss of water, or are no longer willing to wear earmuffs to bed.

Toilets: a subject for civilized discourse. Federal law now requires that all new toilets use 1.6 gallons per flush, or less. The plumbing industry is introducing new technologies and toilet fixtures that reduce flush volumes. A high-efficiency toilet flushes at 20% or below the 1.6 gallon level. Toilets on the high-efficiency list are eligible for a rebate of up to \$125 from Denver Water. The details of this program are on their website, www.Denverwater.org/Conservation/ResidentialRebates. For example, a high-end \$250 Kohler qualifying toilet could qualify for a \$125 rebate, an excellent deal.

Are you a Dangerous Person when your car is in Reverse gear? Our driveways are wide, compared with the driveways, or alleys, in many other townhome, condominium, and apartment complexes. Nonetheless, they still don't preclude many residents from carelessly backing into the opposing garage door. Our garage doors are built with thin steel that easily dents, crushes, and becomes malformed. It takes only a gentle tap from a 4,000-lb. car, even backing-up very slowly, to cause expensive damage to those doors. Your HOA is responsible for maintaining the exterior of these garage doors, which are generally not repairable. Hundreds of dollars are spent for a replacement and installation. Please be careful with this deceptively-simple maneuver.

Do you enjoy picking up greasy rib-bones, banana peelings, coffee grounds, and other garbage from the driveway behind your unit? Many of us, in managing our trash, prefer to keep our trash barrels inside our garage at all times. This has obvious advantages: The lids aren't lost; the barrels don't roll away; they remain clean on the inside; and they aren't battered by the trash-men. This technique is simple: Insert a plastic trash bag into your trash barrel, allowing it to overlap the edges. On trash pick-up day, you remove the plastic "liner" from the barrel; tie it up; place it outside for pick-up; and your barrel stays inside and clean. The problem: At night, the voracious animals that abound here, with their sensitive noses, will tear apart your plastic bags and the resulting mess is yours to clean up. Remedy: Don't place that bag into position until the actual morning of pick-up.

Considering a high-definition satellite dish? Here are our new guidelines:

Guidelines for the Installation of Satellite Dishes

With the growing popularity of high-definition television broadcasting, your Board of Directors anticipates receiving requests for approval of the installation of high-def satellite dishes, their support arms, and their cables -- as well as the continuing applications for approval of standard-definition dishes.

Our Rule III(M) governs the procedures for requesting such approval, and related matters. The following guidelines modify that Rule. To the extent that these guidelines differ from or add to that Rule, these guidelines shall govern. The Board anticipates converting these guidelines into a revision of that Rule itself.

1. No satellite dish shall be installed outside a townhome (unit) at Pelican Pointe unless and until the homeowner has filed, on the approved Association form, a request for approval of such installation with the Board's Design Review Committee ("DRC"). Although a tenant may initiate the request, the homeowner must co-sign it. The DRC or the Board will provide a timely response.
2. In that response, the DRC will recommend one or more acceptable locations where the support arms and the dish may be installed. The acceptable locations will be as inconspicuous as is practicable, ideally in the rear (garage side) of the unit. Locations whereby the dish could be seen from the front of a unit, or from the front of opposing units, will generally be disallowed.
3. Acceptable locations will be made with a view to providing the applicant with optimum reception from the serving satellite. If, at the time of installation, the installer demonstrates to our Manager with his homing device that none of the approved locations will provide optimum reception, and suggests a modification of the selected locations -- the Manager may grant such modification, then and there.
4. Cables must be installed along the eaves of the roof or parallel with and on the edge of the roof, or in the roof channels. They may not haphazardly cross over the roof. If a cable must run, in part, along the painted side of the building, the cable must be painted to match the building. The installer will not paint the cables; this is the homeowner's responsibility. The Manager can recommend cost-effective contractors for this painting, as well as the appropriate paint color codes.
5. If the support arms for the dish or the cables are installed in other than the approved locations, the homeowner will be required at his expense to cause these components to be moved to an approved location, and appropriate repairs made where the arms or cable were removed.

6. In all dish installations, the homeowner will be required to execute, with his application, an agreement to indemnify the Association for all costs which the Association might thereafter incur (i) in repairing holes or other damages anywhere on the building's exterior, and (ii) in repairing any damages inside the structure.

7. When a unit is sold, the seller shall remove the dish and its accessories, paying the Association for the costs of restoration -- unless the buyer in writing to the Association assumes these ongoing obligations. However, when a unit is sold which has a satellite dish and accessories that are non-conforming with these guidelines or our Rules, the right to the non-conforming use shall terminate on sale, without regard to the buyer's willingness to assume the seller's dish responsibilities.

Were you ecstatic over the chili at our March 5 St. Patrick's Day get-together? Here is one of the recipes. We intend to publish others subsequently:

Shay's Irish Chili:

2 Tbsp. vegetable oil	1 pound ground beef chuck
1 clove garlic, minced	1 large onion, chopped
Salt and pepper to taste	1 inch ground nutmeg
1 tsp. beef bouillon	1 Tbsp. chili powder
1 Tbsp. white sugar	1 (28 oz.) can diced tomatoes, drained
½ (19 oz.) can light red kidney beans, drained and mashed.	
1 (15.5 oz.) can dark red kidney beans, drained and rinsed.	
1 (15 oz.) can sliced potatoes.	

Directions:

Heat the oil in a soup pot set over medium heat. Add the ground beef, garlic, and onion. Cook, stirring to crumble the ground beef, until beef is no longer pink. Drain off any excess grease. Season with salt, pepper, nutmeg, beef bouillon, and chili powder. Add the sugar, tomatoes, light and dark kidney beans and potatoes. Cover and simmer over medium-low heat for 1 hour, stirring occasionally.

Weird behavior: All those who believe in psycho-kinesis, raise my hand. I almost had a psychic girlfriend . . . but she left me before we met. When everything is coming your way, you're in the wrong lane. A clear conscience is usually the sign of a bad memory.

April trash pick-up:

April 1 - 7 - 14 - 21 - 28.

Pelican Pointe townhomes for sale:

V-104, C-101, II-103, H-103.

April Board Meeting: Will be held on April 19, Monday evening, at The Lighthouse clubhouse, at 7:00 p.m. All homeowners and residents are welcome!