



Social Committee Report

Are you doing anything on Friday, March 5th?? Mark your calendar and get your RSVP in early for a **ST. PATRICK'S HAPPY HOUR!!!** This should be a fun, different, and an exciting event from **5:00 to 7:00 at the Lighthouse Clubhouse** where you can enjoy 3 different kinds of homemade chili (including Irish Chili), a beverage of choice, which includes beer, wine or lemonade, and fellowship with your neighbors and friends. **RSVP to Mary Mulholland at marymul43@yahoo.com (303-973-9018) or Linda Corry at lindacorry@msn.com (303-388-7661).** **AND DON'T FORGET TO WEAR YOUR GREEN.**

The next **LUNCH BUNCH** will take place **on Tuesday, March 9th**. **In January, six of us met at Andre's Restaurant at 370 South Garfield Street and the food and service were so good we decided to meet there again in March (not February)**. It is a very limited menu but excellent at a cost of \$13.25 per person. Once again attendance is down and we brainstormed ideas to get more people involved. We are going to make up a list of people who might be interested in coming either all the time or occasionally. If you are on the list, you will receive either an email or call 1 week prior to the date - which is usually the second Tuesday of the month, as a reminder. If you would like to be on this list please contact Mary Mulholland at 303-973-9018 or marymul43@yahoo.com.

PELICAN POINTE BOOK CLUB will meet again on Friday, February 12th, at 6:30 at the home of Mary Mulholland in EE-101. We will be discussing "The Geography of Bliss: One Grump's Search for the Happiest Places in the World" by Eric Weiner. Part foreign affairs discourse, part humor, and part twisted self-help guide, "The Geography of Bliss" takes the reader from America to Iceland to India in search of happiness, or, in the crabby author's case, moments of "un-unhappiness." The book uses a beguiling mixture of travel, psychology, science, and humor to investigate not what happiness is, but where it is. Please RSVP to Mary.

SUSMAN UNLEASHED by Steve Susman

Facebook; Twitter; You Tube, Linked In; Match.com. What makes you think that such websites will grant you happiness, hours of interesting trolling, or emotional satisfaction? A better alternative: You ain't seen nothin,' Dude, until you log onto our own Pelican Pointe enhanced web site, **www.pelicanpointe.net**. Then, click on the green 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, buy or steal one; or go to a public library (if any remain open in these days of municipal budget crises). Discard your Osborne or Commodore computer. You deserve a new PC or Mac. Our Web Site Committee continues to improve our site and add new features. You'll be able to obtain current information about what's happenin' here that affects you and your townhome.

Hey, is this Antarctica or what? Why don't we remove ice from our driveways? Our highest priority in heavy snows is to clear the snow from the driveways -- and later from sidewalks and mail kiosks -- so that our residents can go to work and be able to re-park in their garages. Those vehicular movements invariably compress the residual snow; it becomes ice. When the weather follows a common pattern in this season, some of that ice melts during daytime, but re-freezes again after dark. Nonetheless, we will try to clear ice near garage doors, partially, since some driveways suffer more than others. North-oriented driveways, of course, receive the least sunlight . Ice-melt is used judiciously. It is very expensive, and it is very corrosive to concrete.

As the dermatologists ask, "Is there a fungus among us?" You've read in our recent newsletters more than you ever wanted to know about humidity and possible mold in your crawl space. However, a few penultimate observations: The responsibility to address issues of humidity, mold, and fungus rests upon each homeowner, not upon your Homeowners Association; our Covenants so imply, and our Rules so state. We have had no reports, to date, of any "outbreak" of any such scourges in Pelican Pointe. Nonetheless, each homeowner and resident should be aware of this responsibility; the conditions which are conducive to the formation of such growths; and possible ways to ameliorate them. You may ask, *Doesn't my homeowner's insurance cover the remediation of mold/fungus?* I believe the answer is No. For example, my State Farm policy specifically excludes such coverage.

Ever see the locks and gates comprising the Panama Canal? Ours are smaller. Weather permitting, we are about to re-install our new mechanical lock on our western pedestrian (Canal) gate. We hope that this reinvigorated lock will operate satisfactorily. It's a complex device, with double-mechanisms and combinations. After it is tested, we will, again, notify our residents of its combination. Visit the Highline Canal; it's cheaper enjoyment than the one at Panama.

Many treadmills are sold each January, as are health club memberships. I suspect that such fervor results from the post-holiday resolution to "lose some of the excess weight." By spring, though, such noble intentions have been shelved or lie dormant. It's about time to *sell* that treadmill, and your free-weights, trampoline, and weight-loss CDs: It's *garage sale* time! Garage sales can take place in Pelican Pointe only with Board approval. Last summer, an adequate number of our residents requested such ok; the sale was well-coordinated by Bob Martinez. I've already been requested to assemble a list of residents who would like a 2010 garage sale. If you wish to entice the acquisitive hordes to cough up some coin at your garage, please contact me.

"Good restaurants are hard to find," suggests Bob Morgan, our creative director. He intends soon to launch this feature on our expanded Pelican Pointe website. In order to make this useful for our residents, please submit to Bob [bobmorgan54@comcast.net] the name, address, phone number, and website (if any) of any local restaurant where you have received superior food and/or service. Please include a few words describing the type of food, atmosphere, and price range. Restaurants of all price ranges will be listed. As with our "*Good Help*" feature, the Association will not be an endorser of any restaurant. And, further, we all know that ownership of restaurants changes; personnel changes; and quality can vary with each visit -- and is always subjective.

Weird behavior. Money isn't everything -- but it sure keeps the kids in touch. I love cooking with wine; sometimes I even put it in the food. I have kleptomania; but when it gets bad, I take something for it.

THE “ROUNDABOUT” ITS HISTORY AND ITS STATUS !!!

by Bob Morgan

The “Roundabout” !! Hmm!!! I’m sure you know “what” and “where” the “Roundabout” is, but on the very slim chance you don’t, it’s that extremely disgraceful and ugly round roadway (in the view of most people, at least) at the North Western edge of our property that most of us traverse every day – and which, no doubt, presents a significant challenge in maintaining the otherwise fine value of our condominiums units (as well as that of other condominium units located in our neighborhood). And if you are even the slightest bit curious, you must wonder why the “Roundabout” is so ugly and has “absolute zero” maintenance. And before I go on, the good news is that our neighboring condominium associations are wondering the same thing – and feel as many of us in Pelican Pointe feel, i.e., that something has to be done!!!!

The history, as several of us have surmised it - and learned - is that during the initial construction phase of Pelican Pointe, our neighbor across the street (the “Woodside Condominium Association”) called for a meeting between the City of Denver and our developer to address the problem they had of “exiting” their property very near the “existing” “T” shaped intersection. Their driveway “exit” was apparently configured in such a manner, and at a location, such that the City of Denver only allowed a “right turn” from this particular exit of the Woodside Condominium Association. So in an effort to correct this problem, someone came up with the idea of creating a “Roundabout” that everyone seemed happy about. Apparently all parties were pleased, or agreeable, with this proposal, but the City of Denver eventually wrote a letter stating, as we understand it, that both 1) Pelican Pointe and 2) the Woodside Condominium Association had to assume all landscaping and maintenance cost responsibilities to maintain the roundabout. But to our knowledge, the City of Denver never prepared a formal agreement requesting everyone to sign it. So the letter was sort of ignored, or forgotten. And since there was no formal agreement, and most likely all was forgotten, that’s why nothing is mentioned in the covenants of the Pelican Pointe Homeowners association about an agreement – as there was no formal or legal agreement. Even so, the City of Denver has absolutely dug their heels in and absolutely refuses to assume any responsibility, whatever, for the landscaping or the maintenance of our roundabout.

This all sounds like pretty bad news, doesn’t it??? Well, you’re correct! It is bad news!! In fact, it’s very bad news!!! But the good news is that we feel, and hope, that there is a cost effective way to remedy this very sad situation (other than suing the City of Denver – that would probably be neither cost effective – nor very effective as far as remedying the problem on a timely basis).

After Jann Tracey’s initial effort to work with the City of Denver proved to be quite futile, Bob Morgan, with Steve Susman’s help – along with the encouragement of the Pelican Pointe Homeowner Association board - made a presentation to City Councilwoman Marcia Johnson in an effort to revive the hope of obtaining City of Denver assistance. Again, our efforts proved difficult, but we feel we

made a little progress. What we did do, however, was talk to all of our neighbors in an effort to create a joint effort in solving the problem – and this approach, to date at least, has proven to be quite successful! So far, we having the following groups cooperating in that effort: 1) Pelican Point Homeowners Association, 2) The Lighthouse, 3) The Fairmount Cemetery, 4) Koelbel (the developer to the south of us), 5) The Woodside Condominium Association (N. of the Roundabout), 6) Woodside Village Condo Assn. (N. of Woodside), 7) The Woodside Village II Condo Assn. (S. of Alameda), and 8) The new Lowry Vista developer. In the case of the new Lowry Vista developer, we anticipate their contribution will be a ‘one-time’ donation ‘to the cause.’ In the case of Koelbel, their incentive would be to beautify the access to their new development that will be located just south of Pelican Pointe.

At the suggestion of Tom Allen, President of Woodside Village II, we began very satisfactory discussions with their landscaper, Curt Childress, president of Metro Gardens, a landscape design, construction & maintenance firm. This discussion proved very satisfying (compared to our initial approach with a private design-only firm) as Curt basically indicated that once he knows the budget for the project, he was confident he could design a xeriscaping landscaping plan that would be 1) handsome, 2) cost effective (first-cost wise), and 3) be a design that was relatively easy and cost effective to maintain. The cost of this plan, of course, would be shared, one way or another, by all of the participants – giving all of us a “Big Bang for the Buck.”

We almost got this plan going in 2009, then learned that the City of Denver Fire Department was considering some alteration work to the roundabout – in order to make it easier for some of their new fire equipment to negotiate around the roundabout. So our plan has basically been put “on hold.” Other good news is that the approach to our plan was moving along, quite cordially, with the City of Denver as they agreed 1) to provide any required variances to move the design forward for approval (that we came up with), 2) agreed to waive any permit fees, 3) agreed that Pelican Pointe could use our irrigation truck for watering the planting (in lieu of installing a very expensive piped and metered irrigation system), and 4) they agreed to try to help us with the installation of any required road-blocks, detour signs, etc. that might be required. In this sense, we feel the City of Denver was doing their best to be very cooperative!! And now that the Lowry Vista project has been given approval, we are hoping the City of Denver Fire Department will move forward with their plans for the roundabout so that we, in turn, can try to move forward with our plans for improving the roundabout.

You should also be aware that in discussing the issues of the roundabout with Marcia Johnson and other City of Denver officials, we also accomplished some other very important issues relating to Fairmount Drive. Those accomplishments have been 1) the removal of the “parking allowed” signs along Fairmount Drive (adjacent to the Fairmount Cemetery) and their replacement with “No Parking” signs, and 2) we obtained the commitment of the City of Denver (we hope they deliver!) to a) install curbs all along Fairmount Drive (south of Alameda Avenue) where they are not already installed, and b) to install some paved parking area along Fairmount Drive adjacent to the cemetery.

So stay tuned! We may be making some progress soon!!

A POSSIBLE HELPFUL SUGGESTION - AND PARTIAL SOLUTION - TO THE QUEBEC STREET ROADWAY IMPROVEMENT WORK DILEMMA

by Bob Morgan

As you all know, a heavy percentage of Quebec Street, from the Stapleton Redevelopment area all the way south to Leetsdale Drive has been a real mess that the City of Denver has been relatively unsuccessful with in their attempts to correct. I mention this as on Tuesday, January 26, District 5 Councilwoman Marcia Johnson sent out a request, via e-mail (in regard to the scheduled February 24th "East Side Mobility Plan Public Meeting") to both Steve Susman and myself, to "Please walk into the meeting with a concept, however rough, on how to pay for all the homes that are in the way" (in regard to the re-work of much of Quebec Street).

Since I will be out of town at the time of the meetings, I e-mailed Marcia my suggestion – and her response to me was "Thanks, This is an interesting idea!"

The following is my suggestion, which I thought you'd all find interesting -

Dear Marcia,

I will be out of town on February 24th so I'll make a suggestion now for the financing of Quebec Street - even though my suggestion is so obvious that I am sure this idea is an old one!

As an example, Colfax Avenue (from the east end of Aurora all the way west to Golden, Colorado) is designated I-70B (for business route), US 40, and State Route 287 - meaning that there's a heavy percentage of Federal and state funding for Colfax Avenue - and perhaps some local funding too.

Now then, what's interesting is that Quebec Street already is designated State Route 35 from I-70 south to about Martin Luther King Blvd. So my idea is to get Quebec Street re-designated State Route 35 from Martin Luther King Blvd. all the way south to State Route 83 (Leetsdale Drive). This way, the worst stretch of Quebec Street will receive state funding assistance, and if I'm not mistaken, will also qualify for a certain percentage of Federal funding too.

A person to talk to about this idea, at the state level, is Russell George, Executive Director of the State of Colorado Department of Transportation at 303-757-9201.

I hope this idea helps!

Sincerely, Bob Morgan Tel: 720-255-2255

So it will be interesting to see if this idea can take hold, gain speed, and then "take off!" Stay tuned for further developments!!!!

P.P. LISTINGS

Units on the market: V-104, C-101, II-103, Y-104, and N-101. **Under Contract:** GG-102. **Units Sold Recently:** None. 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.

FEBRUARY BOARD MEETING

The next meeting of the Pelican Pointe Board of Directors will be on Monday evening, February 15th, 2010 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
Glen Olmstead, Treasurer
Marcia Helfant
 Liaison – Design Review Committee
Bob Morgan,
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