



Happy new year !!!!!

### Social Committee Report

**The Pelican Pointe Book Club** will meet again on **Friday, January 8<sup>th</sup>, 2010** at the home of Sylvia Lucero in EE-104 at 6:30 PM. We will be discussing "*Life Is So Good*" by George Dawson. Dawson, who learned how to read when he was 98, tells how as he describes his own remarkable odyssey across the span of the 20<sup>th</sup> century. A most interesting book to read. **All are welcome. Please RSVP to Sylvia at 303-231-0670.**

**The Lunch Bunch** will meet again on **Tuesday, January 12<sup>th</sup>** at Andes Restaurant & Confiserie at 11:30 AM, located at 370 S. Garfield (just off S. Cherry Creek Drive and East Dakota Avenue). Enjoy a great lunch and wonderful conversations with your neighbors. **Please RSVP to Sue Million at 303-316-7190.**

### SUSMAN UNLEASHED by Steve Susman

**A site for sore eyes; or how to enjoy the new computer you received for Christmas.** You think Amazon or Google have great web sites? You ain't seen nothin', Dude, until you log onto our own Pelican Pointe enhanced web site. **Your first New Year's resolution:** Log onto **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 one; help our economy (even though all its components are made in Southeast Asia). Discard your abacus. Our site continues to be a work-in-progress. Our Web Site Committee will continue to improve it and add new features. You'll be able to obtain current information about your community, and what's happenin' here that affects you and your townhome. You'll be able to read our governing documents (more interesting than John Grisham's novels); our Board Minutes; our updated Directory; our *Good Help is Hard to Find* resource; and our forms.

**Beam me up, Scotty!** I haven't yet seen the extravagant new 3D movie, *Avatar*, but maybe I can merely stand beneath one of the giant high-definition satellite dishes that are becoming more common at Pelican Pointe, and absorb some cosmic rays. These satellite dishes are much larger than their predecessors (before high-definition broadcasts). They are mounted with a large tripod onto our

buildings. Our Rules **prohibit** the installation of any satellite dish that hasn't been pre-approved by our Design Review Committee and our Board. These applications are approved 100% of the time. However, the Committee has the authority to designate one or more sites above or on your unit for attaching that tripod. The point is to designate site(s) which will be as aesthetically acceptable as possible, while still enabling you to obtain an optimum satellite signal. Your HOA's concern, besides the visually-invasive appearance of the dish, is that its installation requires holes to be drilled into our buildings. These holes can admit water and cause substantial damage to that unit as well as neighboring units. Our Rules require each homeowner who applies for permission to have any satellite dish installed, to execute an agreement, indemnifying the Association for the cost of any repairs necessitated by the installation or its eventual removal. **If you fail to follow these procedures**, you will be required to cause the dish and its wiring to be removed; holes to be repaired; and the costs of professional repair-persons to be paid. We can't have our buildings looking like Swiss cheese. Please cooperate before you settle into your surround-sound multi-seat home theater . . .

**Before you leave on your Caribbean cruise**, I suggest you turn off your main water valve, which is located in your crawl space, usually close to the crawl space opening. Then, you can flush your toilets once and turn on your spigots for a moment. Thereafter, if one of your incoming water lines bursts from freezing, the water presumably will be contained in your crawl space. Advice from other sources suggests that, in lieu of closing that valve, you leave your faucets running at a very slow volume while you are away. If water is running through your pipes, goes the advice, the pipes are less likely to burst from ice forming within them. [Caution: Your next water bill could be stunning!]. Your thermostat should be set to maintain at least 65-degrees F in your absence. An intelligent strategy on your part: Test that main water valve *before* your departure date. Many of our homeowners have discovered, to their dismay, that their valve simply won't close or open -- because it literally "freezes" from non-use over many years. In that event, it must be replaced ASAP. Contact me for suggestions of who has handled many of such replacements in our complex.

**Allocating the "deductible" on our insurance**. Doesn't the HOA carry insurance that covers my unit if it suffers damage? The answer is a resounding: Yes and No. I've written in our recent newsletters that you **must** carry your own insurance policy. This is sometimes called a *condominium unitowner's policy* or, in the trade, an *HO-6* policy. This policy, ideally, should provide coverage for you (subject to its own "deductible") for your contents and personal items, some living expenses if you are dispossessed during reconstruction, some liability protection, some coverage for damage to the unit itself, and, finally, some coverage for the deductible in *the HOA's own policy*. Concerning "damage to the unit itself," the HOA's policy will not cover any additions or upgrades made since the unit was originally offered. Examples are wallpapers, extra lighting, upgraded cabinetry, carpeting and padding.

The HOA's policy carries a \$2500 deductible. This means that the insurer will usually deduct \$2500 from any evaluation of the loss to the buildings or any part thereof. Who must absorb this \$2500? I commend you to re-read our Rules, Section IX(C), which I cannot set out here in its entirety. Generally, this provides that "the party who or which has the primary responsibility, under the Covenants and Rules, for the maintenance of the fixture or component which was the source or the cause of the damage, shall pay the deductible." However, if the "proximate cause of the loss is due to the negligence of a homeowner, family member, tenant, or invitee, the deductible shall be paid by that homeowner." Four good examples are included in this Rule. It is **crucial** that you understand this Rule, since it can have a major financial impact upon you.

**Weird behavior.** One tequila, two tequila, three tequila, floor. What do you do when you see an endangered animal eating an endangered plant? Where do forest rangers go to "get away from it all"? If you ate both pasta and antipasto, would you still be hungry?

## **MORE 'INFO' ON RECOMMENDED CRAWL SPACE VENT DAMPER OPERATION**

**by Bob Morgan**

As some of you may recall, after your Pelican Pointe board recommended that you consider the installation of vent covers to help improve the temperature of your crawl space during winter climatic periods, we discovered that the installed crawl space vent grilles already came with a damper! Somehow neither our board nor our residents were ever informed of this fact – and the only reason we know now is because of a contractor we had working on our units informed Sonny and Steve about the built-in vent grille damper (that's impossible to see unless you know it's there). The problem, however, is that some of the dampers are operable, and some (if not most) are not!!

Back in Illinois I owned a home having a crawl space with two vent grilles on the north wall and two on the east wall – thus allowing significant cross-ventilation during cold (freezing) windy weather ..... which resulted in a very cold floor above the crawl space. But once I discovered the vent openings had dampers and closed them, there was a world of difference. Not only that, but the risk of domestic water pipe freezing was substantially reduced.

In the case of our units here in Pelican Pointe, some of our units (like mine) have only one vent opening while other units have as many as four vent openings that serve a crawl space. Obviously, there is a much higher risk of having a cold floor, or having your domestic water pipes freeze up, if you have four vent openings rather than just one vent opening. So it is obvious that the inclusion of the vent dampers on our original vent grilles were included for a sound reason!!!!

Also keep in mind that the outside walls of our crawl spaces are insulated, but our crawl space floors are NOT insulated – which is good! It's good as the heat from our units helps to maintain sufficient temperature in our crawl spaces, under normal conditions with your vent grille dampers closed (or with your new vent covers attached), to keep your domestic water piping from freezing. Having said that, the good news is that Pelican Pointe management is not aware of any domestic water piping that has frozen and caused the piping itself to rupture and cause a flood. To the best of our knowledge, copper domestic water pipe failures in Pelican Pointe units has been caused by the failure of pipe joint connections (either due to improper or poor soldering of the joint connections), and not by the rupture or failure of the pipe itself.

In my own case, having only one vent grille serving my crawl space, I was more concerned with having a vent cover to close off my crawl space from freezing temperatures due to the location of the main 1" domestic water piping serving my unit – which passed about 3+ feet in front of the grille. This poor location meant that, without a vent cover (or operable damper), were I to be gone from my unit during an extended period of time when the weather was way below freezing, and with high winds to help push cold air through the open vent, that my domestic water piping could, theoretically, be subject to

freezing and potential failure. And while this risk may be low, it was still, in my view, an unacceptable risk!!



In this picture, to the left, you can see how close the main 1" domestic water line is installed to my "open" crawl space vent grille opening (about 3+ feet). Apparently a kindly, and observant, insulation worker - realizing the poor placement of the main 1" domestic water line - took it upon himself to hang a little insulation over the piping in hopes of giving it a little protection.

One resident asked me why I just didn't insulate the piping and keep the vent open! The answer is twofold: 1) I would have had to insulate a lot of piping at a cost far exceeding the cost of installing the new vent cover, and 2) if I was away from my unit for a considerable period of time, with no movement of the water in the domestic water piping, and were the crawl space area to freeze, the piping could still freeze (even with the insulation). In short, insulation is only good if there is still a certain amount of water that keeps flowing through the piping (i.e., insulated water piping will still freeze if left in a freezing environment, with no water flow, over a lengthy period of time).

I hope this explanation is helpful to you! While the risks of closing the vent dampers that come with your vent grille are yours (same as with the installation of the vent cover), doing so can prevent other problems and just may improve the comfort to your unit. We also recommend that you open your crawl space cover every now and then and check for any water or moisture conditions that might exist. If you feel you do have a moisture condition, call your plumbing contractor at once to check your domestic water piping, and if need be (per your plumbing contractors advice), also call your HVAC (heating, ventilating, and air conditioning) contractor for advice on "opening" your vent damper (or "dampers"). And make sure your HVAC contractor brings a combination electronic temperature-humidity sensor with them when they come to check your crawl space so they can make the proper assessment of your crawl space conditions. If your HVAC contractor does not (or cannot) bring this type of sensor to evaluate your crawl space, they will not be providing the proper service you require!!! NOTE: I suggested to the board of Pelican Pointe that we invest \$200+ to purchase an electronic temperature/humidity sensor for our (and your) own use. The fine ladies of your board voted this idea down, 100%, as they did not (which is true) feel this was the board's responsibility. I abstained from voting (as the result of the vote was obvious), and Glen Olmstead was absent from the meeting.

## **NOTE: THERE'S STILL TIME TO ORDER VENT COVERS!!**

If the existing vent damper – or dampers – serving your unit do not work, or if some of them do not work, there is still time to call Steve Susman and have an externally mounted vent cover installed on your unit vent opening where appropriate. Call Steve Susman at 303-394-0942 if you have any questions!!!

## **RECOMMENDED WASHING MACHINE HOSES**

**by Bob Morgan**



Standard hoses that are usually provided for washing machines are constructed of a reinforced rubber. And while they are normally good for a pretty long time, they are also prone to eventual failure – and if they fail when you are not at home, you will most likely have a major disaster on your hands when you come home. What we recommend is that you install (or have installed by your plumber) washing machine hoses (most likely rubber hoses) that are reinforced on the outside with braided stainless steel reinforcing – as this will prevent the rubber hoses from bursting when the rubber ages and becomes weaker.

We also recommend that you shut-off the water to your washing machine after each use.

The picture on the left shows the recommended hoses and the typical shut-off valves serving your washing machine.

Disaster Example: I have a high school classmate who lives in a rather large home in Atherton, California – and whose washing machine (or one of them) was located on the second floor of his home. His washing machine had the standard rubber hoses and they did not shut the water off after each use of the machine. After he and his family returned from a week long vacation, they found that a hose had broken and that the resulting outflow of water had almost destroyed a heavy percentage of their home. They all had to live in the coach house, above their remote garage, while their home went through extensive repair, remodeling, and refurbishing. So the point of this message is that washing machine water hoses can cause a lot of trouble if you do not take special care!!

## ***P.P. LISTINGS***

**Units on the market: GG-102, V-104, C-101, II-103, Y-104, and N-101. V-104 is for sale by Owner (Contact Dennis at 303/832-6052). Under Contract: No units that we know of. Units Sold Recently: None. If you want your unit to appear in this space, contact Bob Morgan by the 24<sup>th</sup> of the month: 720-255-2255 or [bobmorgan54@comcast.net](mailto:bobmorgan54@comcast.net) .**

## ***JANUARY BOARD MEETING***

The next meeting of the Pelican Pointe Board of Directors will be on Monday evening, January 18, 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,  
    Newsletter

#### **Property Manager**

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