



# THE PELICAN BRIEF

July, 2010

*Serving the Community of Pelican Pointe*

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**Remove your vent covers!** You were advised recently to remove or open your vent covers, so that air can circulate in your crawl-space during the good-weather season. Failure to do so can result in the aggregation of humidity and even mold "down there." If you have one of our models of vent cover that is connected by thumb screws, it's easy to remove them; mark them for location; and reinstall them in late fall. If you have vents as originally provided, be sure to open the louver. Contact our manager if you encounter difficulty in that maneuver.

**Painting.** We again remind all residents in Bldgs. R and Y-TT: Some of your buildings have already been painted in this phase of his gigantic project. To determine when the painters are approaching your building -- they are proceeding alphabetically -- simply observe daily where they are working, even if you arrive home after normal business hours. You'll receive a brightly-colored notice, posted near your garage door, about three days before the crew reaches your building. When they do arrive, they will first "prep" the exterior areas needing minor repairs; then they'll encapsulate your unit in plastic for power-washing; and then they paint. If your patio gate or front storm door remains locked when they arrive, they will by-pass your entire patio and the painting of your front door, an unhappy result for you. Also, they cannot paint your patio area unless you have moved all large and small items at least two feet away from the patio walls. Don't ask the painters or Sonny to move those items for you; that's your responsibility.

**Notice of political rally.** Marcia Helfant and Suzanne Bufton are sponsoring a rally for Andrew Romanoff, a candidate for the Democratic nomination for U.S. Senate, at our picnic area, on the evening of Wed., July 21. Contact them for details. All are welcome. Note: Supporters of other political candidates, holding functions on our premises, may also present our editor with their notice, similar to this one.

**Lunch Bunch.** Join this group of spirited Pelican Pointers for lunch on Wednesday, July 14, at Elway's, 2500 E. 1st Avenue, just west of Nordstrom's, at 11:30. All genders and ages welcome. Good conversation guaranteed. Broaden your horizons. (Broaden your waistline, too. Food's good there!) RSVP to Sue Million at (303) 316-7190.

**Pelican Pointe Book Club** will meet on July 9, at the home of Christy Long, #W-103, at 6:30. We'll be discussing the novel, *The Girl with the Dragon Tattoo*, the first book in Stieg Larsson's exciting trilogy. This page-turner is filled with murder, mystery, family and financial intrigue, revenge, and romance. You don't want to miss the lively discussion of this best-seller. RSVP to Christy at (303) 733-6296.

**Save the date!** On Sunday, September 12, the Social Committee will sponsor its annual End of Summer picnic at The Lighthouse Clubhouse. Details to follow, but put this on your summer calendar now!

### SUSMAN UNLEASHED

by Steve Susman

What's holding that Mafia victim under the water? Concrete. We have identified about a dozen areas in our complex that are in drastic need of concrete replacement. All but three of these sites are part of our driveways. Over time, the very heavy trash trucks and moving vans exert tremendous pressures on our asphalt and concrete roads and driveways. Nature takes its toll, too: In winter, water seeps beneath our roads and driveways, freezes, expands, and *voila!*, the concrete cracks and the asphalt develops fissures. Asphalt remediation and concrete replacement, as a great religious leader commented in ancient times about the poor, will always be with us. This is a big expense, and is a prime example [another being our exterior painting project] of why we build our reserves.

Presently, the Board and I are weighing proposals for the concrete replacement projects, which will take place this summer. We don't know the dates yet, but you'll be advised. You will be forewarned that there will be some inconvenience for some residents for a couple weeks or less, while the sites are being torn, old material removed, new steel reinforcing bar and concrete applied -- and then the new material must be protected until it sets firmly. During this process, a few residents will be denied access to their garage. They can park anywhere else in our complex, except in posted fire lanes. Trash trucks and all other vehicles will be banned from the affected areas.

I know your mind harbors creative ideas. Please share your experience and wisdom with me: Where should we place our newest dog-waste receptacle? One suggestion: Just inside the (Canal) pedestrian gate near Bldgs. L-M. If you use those waste stations [and I hope you do when you take Rover for his strolls and gastroenterological relief], please share your ideas with me. Or, alternatively, have Fideaux give me a call on his new iPhone 4, which is so clever that it translates his growls into verbal clarity.

We're not talking Wedgewood China or those expensive but hideous place-settings you received as wedding presents. Rather, I am referring to satellite television dishes. I recently published the Board's new guidelines for the ordering and installation of these dishes at your unit. The new high-definition dishes are much more obtrusive than the pre-HD versions; and they require a more elaborate and invasive support fixture in order to attach them to our buildings. You cannot cause a dish or any antenna to be attached to your unit without first applying to our Design Review Committee and agreeing to execute an indemnification agreement. That agreement provides, essentially, that you'll be responsible for any damages to our buildings, or any interiors, including the interiors of your neighbors in your building, by virtue of the holes necessarily made to install those fixtures. The Committee will visit your unit to determine one or more sites for attaching the support arm of the dish, consistent with your obtaining a good signal from the satellite.

Three toppings, extra cheese, and a partridge in a pear tree. At our entrance are signs stating No Trespassing and No Soliciting. But we have no practical way to keep pizza flyers, salespersons, and other vendors and characters from our premises. Mostly, they come here to leave a pizza advertisement on your garage door, or near it, or on your front door knob. Sometimes, we can complain to the establishment named on the flyer -- but that is always after the fact. Recently, many of you received a flyer, which reported, in portentous tones, that burglaries at or near Pelican Pointe were increasing, and that a burglar alarm service was being offered in response to this dire threat. The notice was cleverly-worded, and sounded as if it might have been an official HOA publication. Of course, you should ignore such notices, since the more legitimate vendors market their services or wares other than by flyers on your door knob. The *Good Help is Hard to Find* section in your Handbook lists a half-dozen alarm companies that presently service Pelican Pointe townhomes.

No collateralized debt obligations, preferred tranches, debt swaps, or other Mickey Mouse financial shenanigans. Our auditing firm recently concluded its audit of our financial records for 2008 and 2009, and found them in excellent order. The accountant rendering this certified audit made a few recommended changes in our accounting protocols, which we are implementing. Your Board and manager are cautious with our funds, of course, while balancing our need for adequate operating funds and reserves against ever-rising costs (as our physical assets depreciate; our landscaping grows in size and complexity) and the historically-low returns on our investments. Our monthly accounting is complex. We are pleased that our audit validates our financial procedures and reporting.

Matt Damon, in the Bourne series of movies, climbs downspouts to gain access to the bad-guys' lair. Our downspouts have a more mundane function. They empty water from the raingutters and direct it away from our foundations. That's why it's important that you notify me if you observe a downspout or its extension that is crushed or otherwise severely damaged, or is disconnected. We just completed the replacement and restoration of several dozen of our downspouts and their extensions. In winter especially, they suffer from the snow and ice, and from shoveling. Year-around, they suffer the indignities of

errant drivers, heavy dogs, our aerating and mowing crew, and our landscape contractor's fertilizer and weed-spray equipment.

*Good Help is Hard to Find.* A new addition to this helpful list of vendors and service-providers, submitted by our residents for the benefit of all of us: *Housekeeper:* Lorena Salcido, (720) 249-9670. Strongly recommended by one of our homeowners.

*July trash pick-up:*

July 8 (& recycling) - 14 - 21 (& recycling) - 28.

A Pelican Pointe homeowner reports that the City will provide you with a bi-weekly notice of "recycling pick-up day" -- by an e-mail to you on the previous day. I suggest you make your request for such notices by calling 311. Or, consult the web site at [www.DenverGov.org/DenverRecycles](http://www.DenverGov.org/DenverRecycles).

*Pelican Pointe townhomes For Sale:*

#AA-103, #V-104, and #R-104.

*Weird behavior:* A rubber band pistol was confiscated from algebra class, because it was a weapon of math disruption. If at first you don't succeed, destroy all evidence that you tried. How do you tell when you're out of invisible ink? To steal ideas from one person is plagiarism; to steal from many is research. Proverb: A wife will forgive and forget, but she'll never forget what she forgave. The problem with the gene pool is that there is no lifeguard.

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