



# THE PELICAN BRIEF      Sept. 2010

*Serving the Community of Pelican Pointe*

Board of Directors

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## **DEADLINE!!!**

The deadline for your RSVP to our September 12<sup>th</sup> END-OF-SUMMER PICNIC is on **Friday, September 3<sup>rd</sup>**. Cowboy Catering will offer a menu of hamburgers, cheeseburgers or chicken fillets on buns. The menu will also include gourmet potato salad, Mexican corn and black bean salad, and spinach salad. Choose between raspberry lemonade and ice tea to drink. This will be followed by filled dessert crepes (made on site) and dessert bites. Dinner will be served between 5:00 and 6:00 with desserts following. Don't wait another day to email or call Linda Corry at [lindacorry@msn.com](mailto:lindacorry@msn.com) (303-388-7661) or Mary Mulholland at [marymul43@yahoo.com](mailto:marymul43@yahoo.com) (303-973-9018), and don't forget your meat preference. This should be a fun afternoon. Don't miss the good food and friendly people.

**Thank you, Pelican Pointers !!** Our recent concrete replacement project was a smooth operation. The results are a testament to the professionalism of our contractors. This was a messy, disruptive job, of course, but all residents respected the many barriers required to allow the concrete to set. Virtually everyone cooperated; no fines were imposed. Pat yourself on the back (but don't dislocate your rotator-cuff).

**The Case of the Anonymous Resident** is not a Sherlock Holmes novel. Are you listed in our Pelican Pointe Homeowners' Directory? At present, 151 of our 190 units are listed in the latest version of our Directory, which will be updated by September 20. You can access our present version at <http://www.pelicanpointe.net>, if you're a registered user. Or, you can register by following the directions on the site. If you aren't now included, please e-mail or call Linda Corry, [lindacorry@msn.com](mailto:lindacorry@msn.com) or (303) 388-7661, with the information you want listed: name(s), phone(s), and email address. Printed copies of the updated Directory will be distributed at our Annual Meeting on Nov. 8, or you can request one from our manager after that date.

**No Democrats, Republicans, or Tea Partiers.** Only our own Pelican Pointe democracy: Come and enjoy our **Annual Homeowners Meeting: November 8,** Monday evening. Our light buffet begins at 6:00 p.m., followed by our business meeting at 7:00. Meet your neighbors. Socialize. Enjoy. Location is now being negotiated. RSVPs will be required (for catering). **Place this on your calendar now. Note: This date is changed** from the previously-announced November 9.

**Directorship becoming available.** At our Annual Meeting on November 8, homeowners will elect a new director to fill the Board vacancy that will be available then. Any homeowner in good standing is eligible to be a candidate for this office. She/he must file a statement of such intent with our manager at least ten days before that Meeting. There are no other formal requirements, although it is highly recommended that a candidate submit to our manager a one-page (or less) statement of qualifications, philosophy of governance, experience in the real (or not so real) world, and any other factors that the candidate wishes to disclose to our membership. This statement will be included in our Annual Meeting packet, to be received in early October.

**Lunch Bunch.** Join this group of spirited Pelican Pointers for lunch on Tuesday, September 14, at 11:30. All genders and ages welcome. Good conversation guaranteed. Broaden your horizons. (Broaden your waistline, too). Where: Citron Restaurant, E. Hampden Ave. and S. Yosemite St. (immediately south of the Arby's on that corner). RSVP to Susan Million at (303) 316-7190.

**Pelican Pointe Book Club.** The September book is Murder at the Brown Palace: A True Story of Seduction & Betrayal by Dick Kreck. This is a non-fiction story of two men, Frank Henwood and Tony Von Phul, and their fight over Isabel "Sassy" Patterson Springer, which ended in Von Phul's death at Denver's Brown Palace Hotel in May of 1911. John W. Springer, the wealthy owner of Cross Country Ranch (later known as Highlands Ranch) was the unsuspecting husband in this love triangle. Read this story of Western intrigue and passion, and then join the book group for a tour of the "Castle Isabelle" at Highlands Ranch on Friday, September 9<sup>th</sup>. We will meet at the mail kiosks at 9:00 to carpool to the Ranch. Admission fee is \$5.00. Lunch at a nearby restaurant with discussion of book to follow. RSVP to Karen Damon at 303-338-0204 or karen\_damon@yahoo.com.

**SUSMAN UNLEASHED**  
by Steve Susman

Superman can see through buildings, but nobody else can. As we all know, at our northeast corner, our circumferential road presents a "blind corner." It is impossible for a motorist, coming in either direction, to see around that curve. However, an inadvertent result of the new, enlarged drain pan at that curve (which drains surface waters from the northeast side of the road into the sewer grate on the other side of the road) is that a motorist **must slow down** to cross that pan. Failing to do so, as you may have already learned will jolt your vehicle and almost propel you into Windsor Gardens. To warn motorists approaching that curve, the Board has authorized the placement of a warning sign at both approaches. This should help residents (who may have spilled their hot cup of coffee onto their lap) remember to slow down there. Invited motorists will be forewarned, too.

Remember your elementary school "color guard"? Each school-day morning, you participated in raising the American flag and reciting the Pledge of Allegiance, while giving a floppy-handed salute. We are about to order new flags for our entrance flag poles. Because these flags take a beating in our weather, in all seasons, and are relatively expensive, we are shopping for different sources. We may or may not retain the nautical theme on our flags.

We didn't get a Monet at Giverny, but our painting contractors have finished the 2010 phase of their contract, having displayed splendid craftsmanship and care. Tentatively, your Board is projecting a 4- or 5-year painting cycle for re-painting -- depending on wear-and-tear and budgetary constraints. Future paintings will continue the procedure of staggering the treatment of our 46 buildings over 2 or 3 years, within that cycle.

WMD -- Weapon of Mass Destruction. Such was the car that destroyed much of our northwest corner on July 11. After negotiations with our insurer, subcontractors, and adjusters, we let a contract. Restoration should commence on or about August 23. We will probably be able to reimburse our treasury, from the motorists' insurance, for the \$5,000 "deductible," which is our self-insured portion in our insurance policy.

Enhancing the inherent beauty of our complex is our new (fourth) dog waste receptacle. This has been implanted immediately inside the Canal gate behind Bldgs. #L-M. This is not a designated place for your dog to take a dump, but rather an addition to our other three waste receptacles. Just trying to make things a little more convenient for everyone. If your dog tries to be accommodating by depositing his solid waste near the base of that receptacle, please pick it up promptly and utilize the receptacle. While those residents who live near there don't expect the wafting scents of a perfume factory, apply the Golden Rule to the behavior of your dog and yourself.

Spalling is the gradual disintegration of the concrete surface of our sidewalks or your front porch. Many of our front porches suffer from this common ailment, for which dermatologic abrasion or Botox aren't the solution. New concrete cannot be laid over the existing surface; it won't adhere. Replacing the porch concrete isn't feasible, mainly because of the structural integrity of the pillars. There is a process not involving concrete that sometimes works. An acrylic epoxy is spread over the entire porch surface. It mimics concrete-cement in appearance. The problem: It is somewhat costly, and the results are inconsistent. We have experimented with this process at a few locations in Pelican Pointe -- with mixed results. I will research this alternative further, and will keep you advised.

Where's the Pied Piper when we need him? Several Pelican Pointers have been leaving their overhead garage door open, from several inches to a foot or so. I assume this is for ventilation, or to allow ingress and egress for pets. However, it has been reported that small animals -- such as snakes (!), rats, mice, and other rodents and insects have entered garages in that manner. If you climb into your Maserati and see one of these uninvited guests buckling up in the front-passenger seat, you have been forewarned. Besides, our Rules require your garage door to be fully closed at all times, except when in use.

September trash pick-up:

September 1, 15, and 29 (trash and recycling); September 9 and 22 (just trash).

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.

"Good Help is Hard to Find": A homeowner has added (to those already listed):

Real estate agent: Apryl Eggleston, [adeegles@aol.com](mailto:adeegles@aol.com). (303) 800-1000.

Contractor and consultant -- kitchen, bathroom renovations: Greg Boghossian, 303-550-2134.

Weird behavior: No one ever says "It's only a game" when their team is winning. The trouble with bucket seats is that not everybody has the same size bucket. Be careful reading the fine print; there's no way you're going to like it. There are no new sins; the old ones just get more publicity. Money isn't everything, but it sure keeps the kids in touch.

September Board Meeting: It will be held on Monday evening, September 20, at 7:00 p.m. at The Lighthouse clubhouse. All homeowners and residents are welcome!