



# THE PELICAN BRIEF      AUG. 2011

*Serving the Community of Pelican Pointe*

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**Don't miss this! Save this date! September 18, Sunday, 5:00-7:00 p.m.** Our Annual Pelican Pointe Summer Picnic will again be held at the Lighthouse Clubhouse. This is the highlight of our summer social season. We'll feature great BBQ from Sam Taylor's, delicious side dishes, wine, soft drinks, dessert -- all have previously garnered rave reviews from our residents and homeowners. This is another great opportunity to meet and greet your neighbors, corner our manager, hang around the perimeter of the pool as if you belong to a fancy country club, or just enjoy someone else's cooking for a change. There will be no charge for our residents and homeowners (two persons per townhome). RSVPs are required, to Mary Mulholland, [marymul43@yahoo.com](mailto:marymul43@yahoo.com), or (303) 973-9018, *by September 15.*

Book Club. Our Pelican Pointe Book Club will meet on Friday, August 12, 2011, at 6:30 p.m., at the home of Marcia Helfant, N-104. To be discussed: **The Object of Beauty**, by Steve Martin. This novel's main character is Lacey Yeager, who is young, captivating, and ambitious enough to take the NYC art world by storm. Groomed at Sotheby's and hungry to keep climbing the social and career ladders put before her, Lacey charms men and women, old and young, rich and even richer, with her magnetic charisma and liveliness. All who enjoy reading are welcome. RSVP to Marcia at (303) 722-0053.

Lunch Bunch. Join this interested and interesting group of Pelican Pointe men and women for lunch at *Moongate* restaurant, 745 Quebec Street, Denver, on Tuesday, August 9, 2011, at 11:30 a.m. This restaurant offers a fine menu of Chinese, Thai, and other Asian cuisine. Treat yourself to a good meal and sparkling conversation. New faces are cordially encouraged to attend! RSVP to Susan Million, (303) 316-7190.

**Save this 2011 date, too:**

-- Monday, December 5, 6:00 p.m., at Augustana Lutheran Church, for our Annual Homeowners Meeting.

## SUSMAN UNLEASHED

by Steve Susman

Summer guests: some 'er here, and some 'er not. 'Tis the season to welcome summer guests into your townhome -- and to sigh with relief when they leave. A primary and legitimate use of our many Guest Parking spaces is to accommodate your visitors. Sometimes, they stay for several days (much to your occasional chagrin). In any event, we welcome all visitors at Pelican Pointe, and the availability of those parking areas is convenient for them. However, if your guest and his/her vehicle will be staying here for more than 14 days, please notify me in the first week, with their anticipated departure date, and a brief description of their vehicle. In this manner, I can ok their staying for more than the 72 hours mandated in our parking rules. Finally, if your friends have one of those mobile homes that are longer than Tim Tebow's prayers, sleeping more persons than a college dormitory, they should not overwhelm our Guest Parking areas by parking there (except, perhaps, to load and unload).

There's hunky male, chain mail, and outgoing mail. I comment only upon the latter: My recommendation is that you take your outgoing mail to a post office or an official blue mail box on the street. Pretty convenient is the branch P.O. at the Windsor Gardens Pharmacy on East Alameda Avenue, and the blue postal box in front. We've learned that mail deposited in a slot in our kiosk simply isn't as secure as these alternatives. Another piece of advice: Try to empty your mailbox daily; there is evidence that a Bad Person, in the form of an amateur burglar, has attempted to invade one or more of our mailboxes. No, we haven't detected a "rash" of such attempts.

"You light up my life," is only one of hundreds of corny romantic lines. However, those lines are certainly appropriate when considering how dark some of our entry-sidewalks become at night. Yes, several of us have caused light timers to be installed in our townhomes, and arrange to keep our porch lights illuminated after dark. Nonetheless, dark areas remain. Your Board is considering, again, alternative strategies for enhanced lighting for those scary areas. The issue is complex; the costs can be overwhelming; and what may please some residents may irritate others. Contact me, preferably by e-mail, to describe an area (whether or not near your own entrance) where you would recommend additional lighting.

Want to assist the environmentalists? If all the recycling barrels in your driveway, on both sides, were lined up on only one side, with their handles facing the building, the recycling truck would have to make only one pass there. Without that accommodation, though, the truck must back in or drive forward at least twice. *One small step for mankind . . .*

"Just step right up, folks, and buy this wonderful snake-oil . . ." Trespassers in our community have rung doorbells, claiming to "represent" a well-known burglar-alarm company. To my knowledge, these persons are phonies. Yes, they might be able to "broker" a security contract between you and a legitimate alarm company, but they aren't authorized salespersons for that company. Legitimate alarm companies don't solicit door-to-door. *Caveat emptor.* Carpet-cleaning solicitors also abound here, from time to

time. Be alert; persons approaching you may be legitimate purveyors of their trade, or they may be merely “casing the joint” -- to see who is home, on what days, and at what time of day.

*Time to buy your own broom and dust pan.* Frequently, I hear “The trash guys emptied the trash but left a mess behind my garage.” That is what is called Life in the Big City. Suck it up. These trash men aren’t responsible if (a) an animal (of which we have many) has broken your trash bag and created the mess; (b) your barrel had no fixed lid, and was toppled by the wind; (c) some of the trash in your barrel “took flight” between the moment they grabbed your barrel and the moment they overturned it into the truck. These guys aren’t going to return to sweep up those remains. They have a schedule to maintain. And I doubt that it’s part of their job description.

*Moles, voles, and holes.* Our east entrance flower bed has been decimated by voles, a rat-like rodent that digs holes, burrows into the ground, eats the roots of the flowers and grass; can survive the winter; and has no known redeeming virtues. Your hard-working chairpersons of the Landscape Committee have been interviewing exterminators and are gathering useful advice. Let’s hope that we can gain some measure of control over these predators before they select our other flower beds for their next salad orgies.

*We haven’t had to summon Noah’s Ark yet,* but we have experienced unusually frequent and heavy rains in July. These rains are a mixed blessing. On the one hand, our lawns, trees, and shrubs benefit. On the other hand, the delicate flowers in our community beds and on our patios have suffered. Throughout the year, we try to be alert for evidence of clogged or damaged rain gutters (the horizontal ones) and downspouts (the vertical ones) and their extensions. The rain gutters can overflow if cluttered with the slough-off from our shingles, and from twigs and leaves. If you see rainwater pouring over the edge of a rain gutter, or failing to rush out at the bottom of a downspout, please contact me ASAP. Water that soaks into your foundation, in our expansive soil conditions, can cause serious structural damage.

*Inviting the entire Russian army to a picnic at Pelican Pointe isn’t recommended.* However, you are encouraged to invite a somewhat-smaller group, and to enjoy our picnic area. *You can reserve the exclusive use of the picnic area,* by contacting me. A couple of caveats: There is no water source there; you won’t be able to fill a kiddie’s pool there unless you mobilize 4,700 persons as a water brigade. There are no trash receptacles there; you must leave the premises in clean condition. And, finally, you may not entertain in a manner which unreasonably disturbs other residents, especially those in the vicinity.

*This is not the Denver Zoo,* but we have as neighbors (and invaders) squirrels, foxes, coyotes, rabbits, raccoons, skunks, a rare deer -- not to mention bees, wasps, ants, hornets, yellow jackets, and gnats. And yes, there is a recent report of a diamondback rattlesnake, allegedly six feet long, lurking behind Building H in our southwest corner. Granted, the observer may have been exaggerating -- or he may not have been. Probably no need to purchase and carry a Walther PPK, a Ruger, a \$600 .380 Beretta, or a Glock. But be aware of your surroundings.

"I have a hole in one of my screens. Will you send someone to fix it for me?" I heartily recommend that every resident and homeowner in Pelican Pointe read, and then post a printed copy on his/her refrigerator door, the relevant sections of our Covenants. Our Covenants, formally known as our Declaration of Covenants, Conditions, and Restrictions, were created by the developer and recorded with its plan for the design and construction of our complex. The deed to your unit includes reference to these Covenants. They are binding upon all of us. Unlike most of our Rules, our Board cannot amend these Covenants [except at enormous cost and legal machinations]. My point: Take a look at Sections 8.1 and 8.2 of the Covenants. They aren't included in your Handbook, because they are attached to your title insurance commitment or title insurance policy (at time of purchase), if you own a townhome here. Those Sections are the primary ones which define the relative maintenance and repair responsibilities of our owners and our Association. In brief, the Association is charged with the maintenance and repair of enumerated conditions. If your problem isn't one of those enumerated, the Association will not pay for its remedy. Re-adjust the magnets on your refrigerator door: It's ok to "cover up" the photos of your ascent of Mt. Everest or your niece's first designer-diaper -- provided that these Covenant selections are prominently displayed.

My revised e-mail address. Please email me at **pphoassusman@comcast.net**

August trash pick-up:

August 3, 10, 17, 24, and 31.

Recycling pick-up:

August 3, 17, and 31.

Pelican Pointe townhomes For Sale: #LL-104, #X-101, and #II-103.

Weird behavior:

- If a pig loses its voice, is it disgruntled?
- If it's true that we are here to help others, then what exactly are the others here for?
- Do Lipton Tea employees take "coffee breaks"?
- Why do they put pictures of criminals up in the Post Office? What are we supposed to do, write to them? Why don't they just put their pictures on the postage stamps so the mailmen can look for them while they deliver the mail?

August Board Meeting. This Meeting will be held at 7:00 p.m. at the Lighthouse Clubhouse, on August 15. ALL RESIDENTS ARE WELCOME TO ATTEND.