



THE PELICAN BRIEF MAR. 2011

Serving the Community of Pelican Pointe

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HOA Chili Dinner on Friday, March 4

6:00 to 8:00 p.m. at the Lighthouse Clubhouse

NOW is the time to **RSVP** to **Mary Mulholland** at (303) 973-9018 or
marymul43@yahoo.com. **Deadline** for your RSVP is March 3.

Your Social Committee has planned a fun evening for you -- friendly conversations with your neighbors, tasty home-made chili, served with wine, beer or lemonade. **Win a Starbucks gift card** by guessing the winning NCAA men's basketball team. Wear the colors of your favorite team. Invite your neighbors to join you, and to wear the same colors as yours. You don't have to be a basketball fan to attend.

Book Club. Our Pelican Pointe Book Club will meet on Friday, March 11, 2011, at 6:30 p.m., at the home of Mary Mulholland, #EE-101. To be discussed: **Matterhorn**, by Kari Marlantes. Thirty years in the making, Marlantes' epic debut is a dense, vivid narrative spanning many months in the lives of American troops in Vietnam as they trudge across enemy lines, encountering danger from opposing forces as well as on their home turf. RSVP to Mary at marymul43@yahoo.com or (303) 973-9018.

Lunch Bunch. Why not join this interested and interesting group of Pelican Pointe men and women for lunch at Piatti's Restaurante & Bar, 190 St. Paul Street, on Tuesday, March 8, 2011, at 11:30 a.m. (This was postponed from February because of the weather). Treat yourself to a good meal and sparkling conversation. New faces are cordially encouraged to attend! Requirements: (a) You must breathe; (b) you must park (there are a very few spots in front of the restaurant); and (c) you must be bored with buffalo wings. RSVP to Susan Million, (303) 316-7190.

Save these 2011 dates, too:

- Friday, June 17, 6:00-8:00, for a TGIF with pizza, beer, and wine, at our Pelican Pointe Park.
- Sunday, September 18, 5:00-7:00, for our Annual Picnic at the Lighthouse Clubhouse.
- Monday, December 5, 6:00 p.m., at Augustana Lutheran Church, for our Annual Homeowners Meeting.

SUSMAN UNLEASHED
by Steve Susman

"I could swear that I closed my garage door." In many instances at Pelican Pointe, a resident has ruefully made that remark -- after learning or being advised that his/her garage door was "left open." The culprit for these phantom openings: When even a small amount of compacted snow finds its way precisely beneath your garage door, the door's safety sensors will conclude that someone's foot is trapped beneath the door as it is closing. The door's mechanism is programmed to spring upward. By that time, the hapless resident has probably driven away. The solution: Sonny and his crew have now increased their driveway snow-clearance strategies. Now, besides plowing there, they try to shovel the snow away from the base of each garage door. Once a vehicle rolls over that area, the snow there is compacted, becomes ice, and the phantom door opening becomes a distinct possibility. However, Sonny's crew cannot reach the snow or ice precisely beneath the door in its closed position. Therefore, each resident should shovel that very narrow strip of snow/ice before it is compacted by his/her vehicle.

Horizontal traffic signs are ineffective in governing traffic movements. Apparently, the City has a special sub-department devoted to replacing the traffic signs at the infamous roundabout at our northwest corner. In winter especially, these signs are the target of motorists who harbor no concept of reducing their speed and maintaining control of their vehicle as they approach the roundabout. Crunch! Another flattened sign. I assume that all our residents are so accustomed to negotiating that roundabout that they steer their Ferraris and Maybachs carefully around that obstacle . . .

A Garden of Eden at the roundabout? Speaking of the roundabout: Registered voters in Denver will have the opportunity to vote for a new mayor and a new councilperson for our District 5 in early May. This is an important election because, among other major reasons, there is no incumbent running for either office. Our District 5 councilperson can be most helpful to Pelican Pointe; can attend to our legitimate concerns; and can initiate and advocate for actions in the City government that benefit our complex. About seven candidates will be on the ballot for this District's councilperson. Acquaint yourself with them and their respective qualifications. Register to vote if you haven't yet done so. Voting may be by all-mail ballots; that isn't clear yet. Issues around our complex that our councilperson will encounter include improvement of the appearance of the roundabout and its satellite islands; anticipated traffic from the planned new fire station at East Alameda Ave. and So. Xenia Street; and curb construction on the west side of Fairmount Drive, south of E. Alameda Avenue.

"Ignorance of the law is no excuse" is an axiom taught very early in law school curricula. Especially at the state level of government, new laws are proposed in virtually every session of our legislature, affecting the operation of homeowner associations. Your Board and manager keep attuned to these developments as they occur. Our retained law firm advises us, almost daily, of the status of legislative proposals that could affect our Association, and each of us who lives here. The legislature currently in session is no exception. Legislation relating to assessment liens and other matters is working its way through this august body. Our attorneys are members of the CAI, a nonprofit affiliate of the national body of the same name. The latest court decisions across the country, as well as pending legislation in Colorado, are monitored by this group. The CAI, as well as our lawyers, also serve as advocates. They meet with legislators to massage proposed new laws in such a manner that the legislators' legitimate concerns are addressed, but potentially harmful effects upon the operation of HOAs are "modified." We've all heard of "the law of unintended consequences," which posits that even well-meaning legislation or rules can result in unforeseen and unpleasant consequences. It's important that your directors and manager keep abreast of these developments as they occur, and have an indirect voice, at least, in their outcome.

"Goosey, goosey gander. Whither shall thou wander?", as I recall, is one of the more insipid poems of early childhood. As we age and are directly affected by the behavior of these geese, the adjective *insipid* turns to *disgusting* -- at least in describing the geese themselves. Canadian geese migrate southward in winter, apparently looking for bodies of water at which to alight. Our neighbor community, The Breakers, is plagued annually with these majestic pests, who deposit their reminders with profusion, like military bombers, over the innocent earthlings below. Currently, a very large contingent of apparently near-sighted geese has landed in our western detention pond, asserting dominion over what they thought was a lake. However, we prefer to apply our own brand and mixture of fertilizer. Hopefully, these birds will soon continue on their way to Boca Raton.

Summertime big projects. In late fall of each year, your Board and manager convene to plan our Association's budget for the ensuing calendar year. Generally, our budget is divided between Operating and Reserves. The Operating budget is essentially self-explanatory. The Reserves budget is increased, maintained, and decreased for "capital" projects -- projects that are not properly a part of normal day-to-day operations of our Association. Prominent examples: Exterior painting of our buildings; concrete replacement. It's difficult to foresee precisely what capital projects may be needed many months in advance. However, some of such undertakings must be planned and foreseen in order to maintain our physical assets (and, consequently, our market values).

Our reserves are funded mainly by a monthly allocated transfer from our "dues" collections. Lesser contributions to reserves come from interest on our savings and CDs and from assessments upon new purchasers. Your directors rely to a limited, but important, extent upon a periodic engineering assessment from our independent engineers. This study estimates the future costs of capital projects in the near-, medium- and long-term periods. To this input, our directors and manager add the benefit of our

own experience and observations in Pelican Pointe. Painting, for example, is scheduled in regular cycles; concrete replacement is determined as the apparent need rises to the top of our priority lists. Prioritizing our capital projects is the essence of the capital budget process. In spring-summer 2011, your Association is planning to have the entire perimeter fence and our gates examined; scraped for rust where necessary; primed there with special rust-inhibiting primer; and painted with oil-base paint. Also, we may be engaging in major asphalt remediation. Asphalt roads suffer interminably in our climate, in all seasons.

Unfortunately, many homeowner associations are under-funded in their reserves; maintenance is deferred; values drop. These disasters result from improper budgeting; from chronic delinquencies in dues collections; and from other catastrophic causes. Our Pelican Pointe reserves are adequate for the present. However, maintaining them at a healthy level is an ongoing mandate for our Board and for all our homeowners.

March Trash pick-up:

March 2, 9, 16, 23, and 31.

Recycling pick-up:

March 2, 16, and 31.

Large item pick-up:

March 2.

Pelican Pointe townhomes For Sale: #GG-104, #RR-103.

Pelican Pointe townhome For Rent: #S-103 (contact (303) 394-1224).

Weird behavior:

- Teach a child to be polite and courteous in the home and, when he grows up, he'll never be able to edge his car onto a freeway.
- If a Number #2 pencil is the most popular, why is it still Number #2?
- Is it my imagination, or do buffalo wings taste like chicken?
- Show me a man with both feet on the ground, and I'll show you a man who can't get his pants off.
- What's another word for *thesaurus*?

March Board Meeting. This Meeting will be held at 7:00 p.m. at the Lighthouse Clubhouse, on March 21. ALL RESIDENTS ARE WELCOME TO ATTEND.

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