



THE PELICAN BRIEF NOV. 2011

Serving the Community of Pelican Pointe

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This is our Big Event of the year! Don't miss it! It's not too early to put this on your calendar: Our **Annual Homeowners Meeting** will be held on Monday evening, December 5, 2011, at Augustana Lutheran Church (about 7 minutes away), where we held last year's successful annual meeting. Be sure to enter the church via the Fairfax Street entrance. As usual, from 6:00 to 7:00 we'll feature a social hour and sit-down catered dinner. The business meeting will begin at 7:00. This is another great opportunity to meet and greet your neighbors; hear succinct reports from your directors and manager; ask questions or make statements of community interest or concern; vote (homeowners only); 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, or (303) 973-9018, by December 1.**

Book Club. Our Pelican Pointe Book Club will meet on Friday, November 11, 2011, at 6:30 p.m., at the home of Linda McCashion, #H-101. To be discussed: **Room**, by Emma Donoghue. This is a story of unconquerable love in harrowing circumstances and of the diamond-hard bond between a mother and her child. All who enjoy reading are welcome. RSVP to Linda at (303) 940-7224..

Lunch Bunch. Join this interested and interesting group of Pelican Pointe men and women for lunch at **La Merise**, a new French restaurant in Cherry Creek North, at 2700 E. 3rd Avenue (the southeast corner of E. 3rd Avenue and Clayton Street). The date: November 9, Wednesday, at 11:30 a.m. Treat yourself to a good meal and sparkling conversation. New faces (and the hungry bodies to which they are attached) are cordially encouraged to attend! RSVP to Susan Million, (303) 316-7190.

SUSMAN UNLEASHED
by Steve Susman

Who claimed that life in Pelican Pointe is dull?

a. Denver Police, fire trucks, and ambulances arrived at one of our townhomes early in the morning of October 20. A least two persons were arrested, and taken away in police cars. Since this is written only a couple hours later, I have no information about the circumstances, but, let's face it, it's not a common occurrence here.

b. On or about October 14, one of our tall flag poles was destroyed by a motorist. In this tale of romance and intrigue, the driver told Denver Police that he and a competitor were "seeing" the same woman in the condominium units to the north of Pelican Pointe. Apparently, these guys had a confrontation; the driver of the errant vehicle was sprayed with pepper spray. Temporarily blinded, he drove away and, *lo and behold*, there's a flag pole in my path! This isn't the first time one of our flag poles has been destroyed by a driver. Although the horse has left the barn, we are closing the barn door now: We are installing two concrete-filled bollards, identical to the ones we installed at our northwest corner, near the roundabout. These will be installed strategically at the north end of our flag pole island. These bollards wouldn't stop an 18-wheeler, but would do serious damage to most other vehicles when confronted.

It's "so yesterday" to think that any taxes will be lowered. Nonetheless, one of our homeowners, an intrepid researcher, discovered that the bonds sold to finance the Fairlake Metropolitan District are scheduled to be paid in full in 2016. This special district, created by the Pelican Pointe developer in about 1998, is a typical financing arrangement for new residential communities. The developer sells bonds, secured by future taxes on the real properties in the "district." The proceeds are then used to construct infrastructure elements, such as roads, lakes, curbs, underground drainage systems. I believe that the bonds sold by Fairlake were used, at least in part, to construct the illuminated, paved pathway around the lake at The Breakers; the tennis courts there, and to pay for the completion of South Valentia Street on our west border. If you are fascinated by your annual real property bill from the Denver Treasurer, you will have noticed that about 30% of your annual tax is devoted to interest and principal reduction on those bonds. If and when the bonds are fully retired, that part of your tax should be gone! *Hasta la vista, baby!* Don't spend this windfall yet. "Things" happen in these scenarios, including possible re-financing and stretch-outs, as well as increased or new assessments. I don't know the restrictions on this district, but I suggest that you continue to clip your grocery coupons each Sunday.

Do they still provide donuts? The Bonfils Blood Center, the area's largest and a widely-acclaimed nonprofit in its field, will soon be conducting a blood donation drive at The Breakers. Pelican Pointers are invited to join this worthwhile campaign. If you are civic-minded, and want to learn more about this fine cause, and the role you might be qualified to play -- please contact Terri LaGuardi, activities director at The Breakers: activities@thebreakersresort.com, or bccactdir@amcllc.net.

Even Santa would be shocked by this experience. Recently, a resident in Pelican Pointe heard “scratchings” emanating from the vent grill above his toilet. Looking upward, he observed some tiny hairy legs protruding from the narrow slats of the grill, and two glowing eyes. He concluded -- correctly, as it turned out -- that a bat (!) had fallen into one of his vent pipes on the roof. Embellishing the facts somewhat, to induce the local animal control officer to visit this scene, the resident saw a real honest-to-goodness bat emerge when the grill was removed. “Robin, the Chief needs me,” said Batman to his younger cohort. Squirrels and wasps do visit our residents in season, through these vents. Some of the vents are screened, but others cannot be obstructed because they supply air to stoves, microwaves, fireplaces, furnaces and water heaters. Other pipes equalize the air pressure that enables your toilets to flush.

We have no “alleys” in Pelican Pointe, only “driveways.” This isn’t merely semantics. “Alleys” connote dirty, dingy repositories of overflowing dumpsters, abandoned scooters, debris, and dilapidated backyard fences. Our driveways were designed and are meant to be pristine strips of white concrete, and we want to keep them that way. Hence, our Rules regarding the timing of trash-barrel placements and retrievals; parking; and a prohibition of “dumping” any liquids (or anything else, for that matter) into our driveways. Further, they are designed with a depressed center-line, so that liquids (e.g., rainwater) will flow out of the driveway, toward the nearest storm sewer. If you intend to “hose down” your patio or garage, be prepared to be assessed a fine -- unless the liquid is so free of sediment or stain-producing elements that it will naturally evaporate. After all, none of us “owns” the driveway behind his/her unit. And each of us shares that driveway with 7 or 9 other residents.

No need to search for Aspen leaves and colors in our pine-beetle devastated Colorado forests. Our leaves in Pelican Pointe are beautiful at this time. However, after our landscaping crew dutifully rakes up and takes away loads of fallen leaves, more leaves will fall -- and this process must be repeated a few times. Our miles of subterranean irrigation facilities have been shut down for the winter. Our flower displays are but a memory. Speaking of which, your diligent Landscape Committee is already planning to upgrade the appearance of our common-area flower beds next spring. These enthusiastic women assure us that we’ll be overjoyed by the brilliant displays and different arrangements then. Meanwhile, go to the market; buy some expensive cut flowers from Columbia; put them in a vase; and hope that they “last” a week.

Madison Avenue lingo: “Let’s run it up the flagpole and see if anyone salutes.” Our three flags atop our tall poles bear the brunt of our snow, rain, wind, and hot sun. Their average useful life is about one year. Our replacements should have been installed when you read this. Few vendors offer a high quality nautical series of durable materials. We search for them, for example, at boat supply firms in south Florida. (If you don’t own a yacht there, and want to fantasize about it, maybe you can buy a rubber duckie from a Sesame Street memorabilia shop.)

“Buying an insurance policy is easy: Just fork over the dough and mail it to your agent.”

Not! We maintain five insurance policies covering different risks of owning and operating our Association. The primary policy is building coverage. The policy is renewed annually. In our case, the new policy period for this insurance begins on October 1. It is hard to believe, but there are only a small handful of underwriters that will consider issuing building coverage on condominiums and townhomes -- depending on various factors. Why? Apparently, the actuaries for underwriters of this coverage take account of disasters far removed from Colorado. For example, the entire town of Joplin, Missouri, was wiped out by a tornado! Hurricanes and flooding occur with some regularity, it seems, in our coastal areas. Imagine the total claims for losses arising from Katrina about five years ago. And the loss experience in Colorado isn't so lily-white, either. Insurers pay many claims for wind and/or hail damage in our State. These factors, along with historically low returns on their investments, have driven the underwriters to raise their premiums in quantum leaps. Further, most policies now reduce the underwriter's risk substantially by effectively limiting any recovery for so-called wind-and-hail damage. This is accomplished by inserting large “deductibles” for those hazards in the policy. Translation: Losses from wind-and-hail which could be devastating for our complex must be borne, in great part, by our reserves. Your Board and manager have studied this matter extensively; have agonized in the trade-off between incredibly-high premiums vs. lower wind-and-hail risk. Consult the more detailed explanation of this issue in the detailed opening letter in your recently-received Annual Homeowners Meeting packet.

November trash pick-up: November 2, 9, 16, 23, and 30.

Recycling pick-up: November 9 and 23.

Large item pick-up: November 9.

Pelican Pointe townhomes For Sale: , #LL-104 and #V-101.

Weird behavior:

- It's not whether you win or lose, but how you place the blame.
- You are not drunk if you can lie on the floor without holding on.
- The original point and click interface was a Smith & Wesson.
- A fool and his money can throw one heck of a party.
- Don't drink and drive. You might hit a bump and spill something.
- The latest survey shows that three out of four people make up 75% of the population.

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