



THE PELICAN BRIEF Sept., 2011

Serving the Community of Pelican Pointe

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Don't miss this! It's almost here! 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, or (303) 973-9018, by September 15.**

Book Club. Our Pelican Pointe Book Club will meet on Friday, September 9, 2011, at 6:30 p.m., at the home of Karen Damon, 2518 So. Tucson Cir., Aurora 80014. To be discussed: **Evidence of Things Unseen**, by Marianne Wiggins. This poetic novel describes America at the brink of the Atomic Age. In the years between the two world wars, the future held more promise than peril, but there was evidence of things unseen that would transfigure our unquestioned trust in a safe future. All who enjoy reading are welcome. RSVP to Karen at (303) 338-0204..

Lunch Bunch. Join this interested and interesting group of Pelican Pointe men and women for lunch at **Crepes and Crepes** restaurant, 2816 East 3rd Ave., Denver, on Thursday, September 8, 2011, at 11:30 a.m. **Note** this move from a Tuesday to Thursday. 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.

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

“Let there be light” [Genesis 1:3]. Alternatively: “*Let thy Board lead thee from darkness*” [Susman Unleashed, 14:92]. Your Board of Directors at its regular monthly meeting on August 15 authorized a pilot project to substantially enhance the night-time lighting in our complex. Many of our sidewalk areas are dark at night. The only lighting in Pelican Pointe now is our tall pole lights and some porch lights. We have tried, begged, cajoled, imprecated, and induced our residents to turn on their porch light after dark. Some have installed timers, which are partially effective. Others have forsaken their porch light timers because these devices are sometimes unreliable or hard to re-program. And others have simply ignored the lighting situation and kept their porch light off at night.

The Board considered several alternative programs, as researched and presented by your manager. Here’s the project chosen: About 24 townhomes, a so-called test group, will have their front porch bulb removed, and replaced with a hard-wired LED fixture. Generally, LED (light-emitting diode) lights provide several times the candlepower with very much reduced wattage (12 watts). They create very little heat; little energy is wasted. They are more reliable in cold weather than fluorescent bulbs. Their purchase price is many times higher than either incandescents or fluorescents, but they last about ten years.

The LED unit, inside the existing porch fixture, will be wired to a photo-electric cell, similar to the ones controlling our driveway light fixtures. That cell will automatically turn the new light on at night and off in daytime. The resident’s wall switch (and any timer there) will be deactivated, and will no longer control that light. The expected result should be that virtually **all** porch lights in the test area will be on and off at the same time. Dark sidewalk areas will receive more illumination than presently. This program will be mandatory for all townhomes. The manager will select three eight-unit building-configurations to be selected -- meaning four townhomes facing four opposing townhomes, in three Pelican Pointe neighborhoods. In spring 2012, the Board will evaluate this test program. If satisfied with the results, the program will be expanded to all Pelican Pointe townhomes.

Please contact me, during normal business hours, with any questions or concerns you may have about this program. Your Board and manager believe that this program will add to our values, our safety, and our perception of safety.

Behold, a good idea from environmental greenies. On recycling-barrel pick-up day, the City had originally recommended that all of the purple barrels in a driveway be lined up on the *same side* of that driveway, with their handles facing the wall(s). Over time, that requirement or suggestion was ignored. But consider this: If each of us and our neighbors who share the same driveway did follow that procedure, the recycling trucks

would have to enter that driveway only one time, rather than twice -- whether entering in forward mode or reverse. Those mammoth trucks consume much energy, of course. So who volunteers to “get the word out” among your driveway compatriots? Here’s your chance to implement the skills you acquired in your Leadership Training course.

How many of us have tried to “hide” a hazardous waste product in our normal trash barrels or bags, hoping that the trash-collectors won’t notice? Our weekly trash service and bi-weekly recycling pick-up service are not equipped to receive and deal with household hazardous waste (HHW) items. Typical HHW items: Automotive fluids, corrosive chemicals, fluorescent bulbs, fertilizers, insecticides, paint, paint thinner and varnishes, and weed killer. The City has a program for picking up these products, but it has limitations: (a) You must submit a \$15 “copayment” at the time of the appointment. (b) Only one appointment is allowed per year. (c) A kit will be provided to you, to contain the HHW items, and its use is mandatory. (d) You must have at least 25 pounds of at least one HHW item to dispose of, or three different types of HHW materials. And so on. For more information, call 1-800-449-7587 or e-mail: hotline@curbsideinc.com. If you have only latex paint, there’s a drop-off option (for \$2 per item). Still interested?

Should we test dog doo-doo to help ensure that dog owners clean up after their animals? If you’ve stopped laughing, read this: The manager of a New Hampshire apartment complex proposes to use commercially-available DNA sampling kits to check the DNA of dog droppings. Residents will be ordered to submit samples from their dogs so DNA profiles can be put on file. As manager at Pelican Pointe, I certainly sympathize with that hapless manager in the sophisticated northeast part of our country, but, hey, how about compliance with dog waste pick-up Rules in our own complex? Please!

Did you ever hear the expression “Pay Now or Pay Later”? Usually, this refers to car maintenance; you can defer maintenance and its attendant expense for only so long -- and then the deferred damage “catches up with you.” The same principle relates to our asphalt roads. In our climate, asphalt suffers in cold weather: Water can turn to ice, once it seeps into the cracks in and around the asphalt. Recall from high school physics class that ice expands when it freezes. The result is cracks. Add to that: In summer, hot weather causes the asphalt to partially melt, as it were. We all know the devastation that winter weather causes on our public streets, which are mostly asphalt. Periodically, your Board, from our capital reserves, undertakes to repair, restore, and replace selected sections of our Pelican Pointe asphalt road. We anticipate that such work will be undertaken again in spring-summer 2012.

“I’ll huff, and I’ll puff, and I’ll blow your house down,” threatened the Big Bad Wolf to the Three Little Pigs. From that literary masterpiece, we deduce that it’s essential that we maintain adequate insurance for the risks that could befall our buildings. Our Association carries several different policies of casualty and liability insurance, but a primary one relates to physical damage. Currently, our annual policy covering physical risks expires on September 30. We are about to receive data from our insurance agency to assist us in evaluating whatever options are available to our HOA for the ensuing insurance year. Wind and hail have apparently caused tremendous claims payments to be

made by many of the larger underwriters -- not only in states prone to tornados and floods, but also in Colorado. We may learn that our renewal insurance policy may contain significant “deductibles.” This means that the Association and/or our homeowners may be called upon to share in certain wind-and-hail risks. Stay tuned for more on this subject in the weeks ahead. The Big Bad Wolf can be alive and ferocious, unexpectedly and with expensive consequences, in our own home area.

“Give me land, lots ‘o land, under starry skies above; don’t fence me in,” are the opening lines of an insipid Western ballad of the mid-20th Century. Ignoring that plea, we must maintain our very long perimeter fence, and its attached gates. Our contractors are busy restoring this fence. This involves a very tedious job of trimming overhanging trees and bushes; scraping off the rust (caused in part by our sprinklers); welding loose pieces of the iron bars; applying rust-inhibiting primer; and then oil-based paint. This is another example of how our capital reserve funds must be used to maintain our physical assets.

September trash pick-up:

September 8, 14, 21, and 28..

Recycling pick-up:

September 14 and 28.

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

Weird behavior:

- Why do we say something is out of whack? What is a whack?
- Why do we wash bath towels? Aren’t we clean when we use them?
- Why doesn’t glue stick to the inside of the bottle?
- If all the world is a stage, where is the audience sitting?
- Why is “phonics” not spelled the way it sounds?

September Board Meeting. This Meeting will be held at 7:00 p.m. at the Lighthouse Clubhouse, on September 19. ALL RESIDENTS ARE WELCOME TO ATTEND.