



THE PELICAN BRIEF Aug., 2012

Serving the Community of Pelican Pointe

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Show me the person who doesn't like good barbecue, and I'll show you a vegan. On **Sunday, September 9**, from 5:00 - 7:00, at the Lighthouse Clubhouse, our Social Committee is presenting its annual **End of Summer BBQ**. Featured will be a catered BBQ dinner, two entrees, with related side dishes, beer, wine, lemonade, water, and dessert! We always enjoy a large turnout of residents for this event. Ignore the few drops of BBQ sauce on your shirt. Converse with your neighbors. Welcome newbies into our community. No charge for homeowners, tenants, or guests [limited to two freebies per unit]. **RSVP now** to Marcia Helfant, mhelfant@comcast.net, or (303) 722-0053 if you don't have e-mail. Don't wait until the RSVP deadline, around September 1.

Life is full of rocky, uneven areas. The path across your front porch may be similar. Many of our front porches have suffered from *spalling*. This is the gradual disintegration of the surface layer of the concrete. When that surface disappears, the result is not pretty. The concrete's aggregate composition, including tiny rocks, becomes the prominent feature. The concrete porch cannot be replaced with new concrete, because the jack-hammering could affect the integrity of the supporting pillars. Placing a new top layer of concrete over the old won't work either; the new layer won't adhere to the old. A possible solution: An acrylic epoxy has been developed, like a paste, that is spread over the porch's surface. It bonds with the underlying concrete, is smooth on top if applied correctly, and looks like concrete. The question: Will this treatment "hold up" over several years? It's expensive. Maintenance and repair of the front porch are each homeowner's responsibility. If you are interested in viewing a very recent application of this clever material, contact our manager, who will direct you.

Garage Sale. Will your lifestyle be adversely affected if you sell your college-edition of *Moby Dick*; those roller-skates (you lost the tightening-key 46 years ago); or the poorly-framed Picasso reproduction, from the artist's *blue period*? **Participate in our garage sale**, to be held on **Saturday, September 8**. **It's not too late to join other motivated vendors!** Each vendor will sell his highly-prized merchandise from his open garage. *One man's junk is another man's treasure.* **To participate**, contact Joyce Berman, joyberman@yahoo.com, (303) 322-3713.

Book Club. Our Pelican Pointe Book Club will meet on Friday, August 10, at 6:30 p.m., at the home of Susan Penn, #FF-104. To be discussed: **What Alice Forgot**, by Liane Moriarty. A knock on the head has bumped 10 years of 29-year-old Alice's life, and she's not sure she likes who she's become. The she discovers all that forgetting could be her most memorable experience! All who enjoy reading are welcome. Please RSVP to Sue at (303) 399-1022.

Lunch Bunch. Join this interesting group for lunch in the Fall, when these monthly lunches will resume. A different convenient venue is selected each month. Good conversation prevails. It's a fun way to take a break from your Chick Fil-A sandwich (with the two tiny pickle-slices) or your futile search for edible left-overs in your fridge at lunchtime. Stay tuned for details of our Fall schedule.

SUSMAN UNLEASHED

by Steve Susman

The Gates of Ladore is a canyon on the Green River -- featuring river-rafting -- located in Dinosaur National Monument -- in case you are interested. Easier to traverse through, *sometimes*, are our four pedestrian gates. Unfortunately, over time, the frames of these gates have shifted; the gates rub against their frames. Even if the locks work smoothly, the gates themselves sometime require herculean effort to budge. We have let a contract to a skilled wrought-iron designer and fabricator, who has completed other projects in Pelican Pointe. He will be removing all four gates; replacing their hinges with adjustable ones; altering the width of each of them very slightly; and re-installing them. Winter water leaks into the hollow rails, freezes, and distorts them. Shifting soils, and perhaps other causes, contribute to the gates' dislocations. The locks have been temperamental, affected by age, weather, abuse. We believe that this contractor can rehabilitate the three older locks as part of this project.

Window-mounted air-conditioning units are not allowed in Pelican Pointe. Besides, they are unattractive. Occasionally, a resident, feeling imminent heat prostration, causes such a window unit to be installed. It is true that the air-conditioning capabilities of most of our systems are inadequate to provide much relief in the upper-storied units. Further, a great many of the air-conditioning condensers (that big louvered box that sits outside your townhome) are nearing the end of their life expectancy. And many residents do not help themselves if they avoid regular check-ups by reputable air-conditioning servicers. I recommend an annual service contract: The servicing firm checks out the a/c unit and its efficiency in the spring; and your furnace in the fall.

Trust me: Under Murphy's Law, it will happen on Christmas Eve. That's when plumbers charge triple-time for leaving the warmth of their family hearth, coming to your home, and replacing your failed hot water heater. Hot water heaters, like all appliances, have a useful life -- and then, *sayonara, Baby*. They don't expire with a whimper.

Rather, they disintegrate, causing your main floor to resemble the Red Sea before Moses figured out a way to cause it to recede. We're talkin' substantial damage and mess. I recommend that you obtain a credible opinion as to the remaining life of this appliance, and replace it before All Heck Breaks Loose. For example, if yours is the one originally installed about 12-13 years ago, it will soon be approaching senescence. Replacement is expensive and should be done by a licensed plumber.

Maybe "the meek shall inherit the earth," but the naïve surely won't. Thieves posing as roofers, landscapers, utility workers and those of other trades are burglarizing Denver residences by using distraction tactics on elderly victims to gain entry into their homes. First, they lure their unsuspecting victims outdoors under false pretenses, such as to look at "damaged trees," or "damaged signs," or "could you take a look at this, just outside your home?" While the victim is detained outside, another partner of the criminal enters the home, burglarizes it, and then disappears before the victim realizes that a crime has occurred.

Unlike the better-known criminals who pitch home improvement scams door-to-door, "distraction" burglars pose potentially greater harm to their older victims, especially if the elder person confronts the burglar in his home. All residents should be cautious of any stranger who goes door-to-door asking to use the phone or bathroom, or who tells a "down on my luck" story in an attempt to get a foot in the door.

Never open the door to anyone whom you don't know. Never let a stranger into your home without checking his credentials first. Utility companies and other solicitors that operate in Denver must display visible identification. To be safe, refuse the service, shut the door and call the company represented by the solicitor to verify his legitimacy. If possible, talk to strangers through a closed and locked screen door.

The Denver DA's Fraud Line: (720) 913-9179.

The federal government's budget is out of control. Our State budget requires major juggling by our legislators. Our Denver budget has a \$90 million "systemic" shortfall this year. At Pelican Pointe, in the fall of each year, the Board and I prepare an operating budget for the ensuing calendar-fiscal year. This budget must be prepared substantially in advance of the next year, because it must be presented to our homeowners for ratification at our November annual meeting. This budget is based on past experience, emerging trends of costs for specific goods and services we must pay for, our need to feed our reserves regularly, and several other important factors. A budget is a roadmap. Sometimes this map requires detours as the budget-year progresses, for unexpected cost increases, unexpected operating expenses, and for other unavoidable reasons. Nonetheless, we constantly strive to stay within our budgetary bounds as the year goes on. At our half-way point in 2012, we are essentially "on target."

This summer, we are spending substantial operating sums for building maintenance and repairs, and for water. The Denver Water Board increased its rates in late 2011, after our 2012 operating budget had been determined; and, again, did so in

early 2012. Water conservation is a double-whammy: The Water Board (rightly) preaches conservation; but that reduces its incoming revenue -- which requires rate increases to compensate for that revenue shortfall! Add to this fact our recent consecutive weeks of local drought and high temperatures -- and our water bills spike during these months. Sonny manages our elaborate irrigation-clock systems, with a view to reasonable conservation, while maintaining the overall “green look” that we all admire on our lawns, bushes, and trees. Watering generally takes place at night, in accordance with Water Board regulations.

“Old McDonald Had a Farm. Eeay, eeay, oh.” The Farmers Market in Lowry is held from 9:00-2:00 on Saturdays through September -- in the Hangar 2 parking lot, across from 24-Hour Fitness, and next to Wings Over the Rockies. You’ll find produce, honey, oils, and herbs, pastries, ethnic items, and many mouth-watering items. Not as crowded as the one in Cherry Creek. Take a break from the frozen-foods aisle at the supermarket.

August trash pick-up: August 1, 8, 15, 22, and 29.

August recycling pick-up: August 1, 15, and 29.

Denver Large Item Pickup: September 19.

Pelican Pointe townhomes For Sale: #CC-104, #Z-104, #P-102, and #EE-102 (when rehab completed).

For Rent: #P-103.

Weird behavior:

- I have kleptomania. But when it gets bad, I take something for it.
- My short-term memory is not as sharp as it used to be.
 Also, my short-term memory is not as sharp as it used to be.
- In just two days from now, tomorrow will be yesterday.
- A bartender is just a pharmacist with a limited inventory.
- I may be schizophrenic, but at least I have each other.
- I love cooking with wine. Sometimes I even put it in the food.
- Why do we wash bath towels? Aren’t we clean when we use them?
- Life is like a roll of toilet paper. The closer it gets to the end, the faster it goes.
- Don’t argue with an idiot; people watching may not be able to tell the difference.

July Board Meeting. This Meeting will be held at 7:00 p.m. at the Lighthouse Clubhouse, on August 20. ALL RESIDENTS ARE WELCOME TO ATTEND.