



THE PELICAN BRIEF DEC, 2012

Serving the Community of Pelican Pointe

Board of Directors

Harold Davison, President
John Meredith, Vice-President
Bud Lehman Secretary
Frank Parker, Treasurer
Victor Valks, Information Technology

Manager

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Happy Holidays!

“The British are coming! The British are coming!” was Paul Revere’s cry to the Bostonians, causing them substantial anguish about the imminent revolution and a potentially huge change in their lives. Well, change is coming to Pelican Pointe, but there is no revolution; no need for anguish; no fretting about change. Our management functions are in a transition mode. Our new managers, CPMG, Inc., will assume their responsibilities on January 1, 2013, as you were previously advised. CPMG’s point-person will be Debra Vickrey, the CPMG vice-president. She and their president, Lynda Reifman, were our guests at our Annual Homeowners Meeting on November 15. They greeted almost 100 of us Pelican Pointers, and we warmly welcomed them.

In December, each of us will receive an introductory letter from CPMG. I believe it will contain a *coupon book* for those who pay their regular monthly assessment (“dues”) by check; an authorization form for those who wish to continue to pay their dues by our auto-draft program; an invitation to check-payers to join our auto-draft program; information about how to communicate with Debra Vickrey; and other pertinent, useful information.

Deadlines for the monthly payment of dues will not change: Checks must be **received** by CPMG by the close of business on the 15th of each calendar month. The 15th means the 15th, not the business day thereafter. Since you check-payers will no longer be able to deposit your check beneath my front door mat (in the same type of clear plastic baggie that you use to hold your potato chips in your brown-bag lunch), you will have to mail your checks, with the appropriate coupon, in timely fashion. You can deliver your check to CPMG at their Aurora office, but that doesn’t seem efficient to me. Those of you who utilize third-party check-payment services will have to instruct your agent accordingly, so that you won’t incur late fees.

We don't worry about the Electoral College; or about blue state vs. red state; or whether you recently voted for a candidate from an obscure party, or served on your elementary school's Color Guard. At Pelican Pointe, we had our own "changing of the guard." At our Annual Meeting on November 15, the terms of directors Marcia Helfant and Glen Olmstead expired. Newly-elected to our Board are John Meredith and Victor Valks. They bring to our Board a wealth of business experience and information-technology skills. We are fortunate to be able to attract homeowners of this caliber. Each will serve an initial term of three years. John and Victor have "hit the ground running," already assuming responsibilities in our governance.

\$10 per month dues increase in 2013. The Lord giveth, and the Board taketh. At our November 15 Annual Homeowners Meeting, the assembled homeowners approved the recommendation of our Board of Directors, to increase our monthly dues to \$210, beginning January 1, 2013. The reasons for the Board's recommendation are set forth in your packet for that Meeting. In brief, anticipated substantial increases in the cost of our insurance, our common-area water, and our building maintenance are the main culprits. Management costs will increase. The Board elected to preserve the generous monthly transfers from our dues into our reserve accounts. Squeeze the budget-balloon at one end, and the other end suffers. There is no free lunch.

Newly-appointed officers. Keep your adrenalin level under control. Don't keel over in paroxysms of enthusiasm. The Board has appointed the following persons to the following offices:

President	Harold Davison
Vice-President	John Meredith
Secretary	Bud Lehman
Treasurer	Frank Parker
Information Technology	Victor Valks
Advisor to the Board	Steve Susman

Committee chairs for next year were also appointed. Their names and titles will be added soon to this list of notables as soon as each has agreed to serve. Our committees perform many important services and functions in Pelican Pointe. We hope that many of you will consider joining one or more of these worthwhile endeavors. Meet new friends; contribute to your own community. Contact our Manager for more information.

Lunch Bunch will **not** meet in December. That will give you a chance to get your shopping done. In January they will meet at La Scala Trattoria at 282 So. Logan Street, just north of E. Alameda Ave., on Wednesday, Jan. 9, 2013 at 11:30 a.m. Please RSVP to Susan Million at (303) 316-7190 by Tuesday morning, Jan. 8.

Book Club. Our Pelican Pointe Book Club will **not** meet in December. The next meeting will be Friday, January 11 at 6:30 p.m. , at the home of Marcia Helfant, #N104. To be discussed: **The Paris Wife**, by Paula McClain. This fictional memoir chronicles the up-and-down marriage of quiet midwesterner Hadley Richardson to famed writer Ernest Hemingway, while profiling Paris's volatile "Lost Generation" in the 1920s. All who enjoy reading are welcome. RSVP to Marcia at 303-722-0053.

SUSMAN UNLEASHED

by Steve Susman

It is rumored that Jimmy Hoffa is buried in a block of solid concrete, which is incorporated into a large building. That's a persistent fable. However, at Pelican Pointe, we are reasonably confident that nobody is buried beneath the new concrete dome at our Infamous Roundabout. All of you must have noticed that the large center circle of the roundabout, at our northwest corner, was recently covered in concrete, along with one of the roundabout's satellite islands. Now, there will be no Circle of Weeds there, resembling the parched plains of Mongolia. The Board's first choice for remediation of that area was a xeriscaped garden, rivaling anything at the Denver Botanical Gardens. The concrete cap was our second choice. Kudos to our City Councilperson and the City for covering this former eyesore, notwithstanding its lack of lush green landscaping.

Within each of you is hidden a Pulitzer Prize. OK, so you barely got a passing grade in your college English-remediation class. Nevertheless, you can stimulate your creative juices by submitting an occasional article for *The Pelican Brief*, our monthly newsletter. For the past almost-seven years, I've written almost the entire content of our newsletters; and I'll write our January 2013 newsletter. Thereafter, our new management company will be unable to spend substantial creative time on our newsletter content. I anticipate that our newsletter will continue to feature interesting and useful news and advice for Pelican Pointers. Every person here is urged to augment these efforts, on a casual basis, if you believe you have something interesting or newsworthy to share with our community. Your submissions will be edited for length and content, I am guessing. But think how impressed your high school and college friends will be -- seeing your name in print in a major publication! Contact me for more information about how you can contribute.

"I'll huff, and I'll puff, and I'll blow your house down," threatened the Big Bad Wolf to the Three Little Pigs (If I recall correctly that infamous existential tale). As I've written previously, our all-perils insurance policy contains a "deductible" for damage to our buildings from wind or hail, that is separate from the general deductible relating to other causes of damage. Stay with me on this:

The deductible for wind/hail damage is calculated on a per-occurrence basis and also on a per-building basis. The 1% deductible for such a loss is calculated at a value of about \$760,000 per building for each of our 46 buildings. Therefore, the deductible on each building is about \$7,600. Example: If 10 buildings suffer a total of \$100,000 wind-hail damage in one occurrence, the deductible would be \$76,000; the insurer would pay \$24,000 of the restoration cost. The Board would either have to pay \$76,000 from our reserves, or assess ALL homeowners to cover the \$76,000 or any part thereof. If we divide \$76,000 by 190 townhome units, each homeowner would have to pay \$400. Since, at best, each homeowner's own homeowner's insurance has, say, a \$500 deductible, that homeowner would have to pay out of his pocket the full \$400 -- even if he had "loss assessment" coverage. Nevertheless, be sure your homeowner's policy does provide "loss assessment" coverage.

Coyotes stroll around here as if they owned the place. Maybe they do, Kemosabe! Here are some of the tidbits of conventional wisdom to save you from attack and your cherished Fideaux from being converted into the coyotes' lunch:

- Don't feed it or throw food at it.
- Do not turn your back on it, ignore it, or run away.
- Never try to pet or touch it.
- Never move towards it, or corner it where it can't run away.
- Do yell and make a lot of noise while slowly moving towards other people.
- Make eye contact, and make yourself look bigger. Raise your arms high.
- If the coyote moves toward you, throw sticks or rocks. Hit it with your backpack.

Most of our senior citizens here don't wear backpacks. Should they simply surrender?

In romance and finance, timing is everything (or almost everything). Similarly, *posturing* can be important (even if you aren't a runway model). So: if the posture of your purple recycling barrel is incorrect, the City recycling-truck men will not cause that barrel to be emptied. These barrels are not picked up manually. Rather, a mechanical arm protrudes from the truck, grabs the barrel, elevates it over the top of the truck, and turns it upside down. Therefore, the handle of this barrel must be about 4" - 6" from the wall and parallel to it.

"Massa's in the cold, cold ground," is the depressing refrain from a southern spiritual dirge. Your crawl space and its ground become very cold in winter. Some of you have purchased our custom-made crawl-space vent covers. If you have one of these, you might wish to install it now over those vents; it's easy. If you don't have one, you may be able to close each vent by kneeling down in front of it; hearing your knees crack; and sliding the louvers to their closed position (which is usually impossible, because they've been painted many times, and will no longer slide Open or Closed). Covering or closing these vents will keep your unit warmer, so the theory says. Other experts suggest that your crawl-space vents should remain open all year round, to allow fresh air to circulate through your crawl space.

December trash pick-up: December 5, 12, 19, and 27.

December recycling pick-up: December 5 and 19.

Denver Large Item Pickup: None in December.

Pelican Pointe townhomes For Sale: #V-103, #B-103.

Weird behavior:

- A government that robs Peter to pay Paul can always depend on the support of Paul. (George Bernard Shaw).
- If walking is good for your health, the postman would be immortal.
- A tortoise doesn't run and does nothing. Yet it lives for 150 years. And you tell me to exercise? I don't think so.
- Some days you're the dog; some days you're the hydrant.
- It's not hard to meet expenses . . . they're everywhere.
- Law of the Telephone: When you dial a wrong number, you never get a busy signal.

December Board Meeting. This Meeting will be held at 7:00 p.m. at the Lighthouse Clubhouse, on December 17. ALL RESIDENTS ARE WELCOME TO ATTEND.