



THE PELICAN BRIEF JUL. 2012

Serving the Community of Pelican Pointe

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If you can't catch 'em, at least you can frighten the heck out of 'em! Recently, we've suffered two daytime burglaries in Pelican Pointe. Conventional wisdom is that burglaries occur after dark, which most do. Everyone should strongly consider activating one of two types of burglar alarms: First is the system which, when triggered, sends an alarm signal to the alarm company's switchboard. The company then calls the resident or his designee. If that person can't be quickly reached, the police are summoned. This requires (1) paying a \$25 annual alarm permit fee to the City, and (2) paying a monthly monitoring charge. The other system is called "passive" alarm. When triggered, a very loud noise, deafening, sounds throughout the unit. The theory is that the shrieking noise will cause the burglar(s) to be "spooked" and quickly depart. There is no permit required for this system, nor any monthly fee. When all our townhomes were constructed, the builder caused each unit to be wired for an active or passive alarm system, including the battery, control panel, and some triggering sensors. At least one reputable Denver alarm firm, Integrated Systems, has been able to activate that existing "system" for our residents for a reasonable fee. That obviates the need to pay for the design and installation of an entirely new alarm system. Integrated Systems' phone number is (303) 698-2698.

Book Club. Our Pelican Pointe Book Club will meet on Friday, July 13, at 6:30 p.m. , at the home of Diane Davison, #DD-104. To be discussed: **Blue Orchard**, by Jackson Taylor. Based on true events decades before the *Roe V. Wade* court decision, this novel chronicles the life of Verna Crone, a courageous nurse who both experienced an illegal abortion and later worked for a doctor who performed them. All who enjoy reading are welcome! RSVP to Diane at 303-690-0847.

Lunch Bunch is taking a summer vacation. So there won't be a lunch bunch in July or August. Look for it to resume on Wednesday, September 12th. Check the September newsletter for time and location.

Whaddya mean, you haven't tested your main water shut-off valve lately? Let's be intelligent about this: Each townhome in Pelican Pointe has a master water turn-off valve. It's found directly beneath your crawl space hatch. The ones installed during construction -- about 13+ years ago -- are orange, round, about 3-4 inches in diameter, and **might be inoperable!** Over time, the inner workings of that valve become calcified, such that the valve no longer will turn On or Off. That places your unit at tremendous unnecessary risk in the event you need to turn off your incoming water quickly. That type of valve is no longer installed; it has been superseded by a modern, simple in-line valve, which promises to be easier to turn and less subject to becoming "frozen." Changing valves requires a plumber or the services of Randy Turner, one of our preferred handymen (known to so many of us). Of course, there is a cost involved (primarily for the skilled labor). Don't let yourself or your home become an addition to some Pelican Pointe stories of horrible loss by internal flooding.

A fire in your dryer vent. Our dryer vent cleaning program has been very successful, with about 50+ residents electing to mitigate the probability of a dryer-fire in their unit by having this simple cleaning done for them by our preferred handyman, Steve Moss, for \$25. The program is now formally closed. However, if you are still interested in this procedure, but "are late to the party," Moss may be willing to accommodate your tardiness by a special appointment with him -- but the price will increase (because the low introductory price was made possible by "grouping" several participants into the same date-time window).

2012 Social Events at Pelican Pointe: It's not too early to plan to attend the final two major social events of the year in Pelican Pointe. These events, sponsored by our Social Committee under the capable leadership of Sheila Powell, are always well-attended, and praised for their food, fellowship, information gleaned, and the chance to pin down our manager! No charge for residents and owners who RSVP and attend. Stay tuned for more details and the (required) RSVP information:

- Annual picnic at The Lighthouse on Sunday, September 9.
- Annual Homeowners Dinner and Meeting on Thursday, November 15.

You'll receive more details as these events approach.

Garage Sale. As of June 20, seven residents have reported to our manager that they would participate in a Garage Sale in Pelican Pointe this summer. The sale will take place on Saturday, September 8. **It's not too late to join this group of motivated vendors!** The HOA isn't sponsoring the event, but one of our stalwart homeowners has volunteered to be the coordinator. Each vendor will sell his highly-prized merchandise from his open garage. *One man's junk is another man's treasure.* **Contact our manager to participate.**

SUSMAN UNLEASHED
by Steve Susman

“Then I saw that there was a way to hell, even from the gates of heaven” is a famous excerpt from the classic The Pilgrim’s Progress, by John Bunyan. (It is part of so many college-level humanities courses.) Well, our gates are functional again! We have contracted with a different gate repair and maintenance firm. The magnetic loops beneath our brick pavers at our entrance were no longer functioning. These loops send electric signals to the gates to cause them to operate when a vehicle passes over them. We have by-passed them; installed new loops; rehabilitated the four control mechanisms there; and obviated the need to uproot much of our brick-paver area. Meanwhile, some of the pavers themselves suffer from asphalt marks, old age, and general deterioration. Our HOA will soon be replacing them, selectively. This is an example of how, as our physical assets age, we must judiciously spend our funds in order “to keep the place up.”

OK, so our flower beds and planters are somewhat less dazzling than the Keukenhof Gardens in Holland, or the displays at Stanley Park or the Butchart Gardens in Vancouver. Nonetheless, these flowers are “lookin’ good.” We hope that our program of regularly applying rabbit repellent and vole poison will keep most of those pests away for the summer. It’s a battle, especially this summer, with more rabbits than ever noticed here previously. One of our stalwart residents has been catching squirrels, another perennial predator, in a humane cage. He then takes these critters to a remote site, and sets them free. Another of our intrepid homeowners catches squirrels daily, but has a more efficient disposal plan, involving considerably less mileage on his car.

Whose ox is being gored by interest rates that rest at an historic low level -- depends on whether you are a borrower or a lender. Pelican Pointe is a lender, in that we place our reserve funds into FDIC-insured certificates of deposit. The rates of return on these CDs have been almost negligible. Most of our CDs are “laddered,” timed to reach maturity at differing dates. As each matures, we look at prevailing interest rates in various savings institutions, but generally to little avail. We cannot monitor daily fluctuations in interest rates. The Federal Reserve’s announced policy for the short- and medium-term is to maintain these low rates, for valid economic reasons. Of course, that could change, too, as inflationary pressures mount.

How many masters are too many? “We try to please most of the residents most of the time,” is a well-worn adage often repeated by HOA managers and directors. An example: One of our homeowners wants (i) her bushes trimmed low, in order “to discourage predator men from hiding behind them.” She requests (ii) that all blooms on her bushes be cut off, because “I have allergies aggravated by the blooms.” One resident’s conclusion may be that the bushes in front of his/her unit have been prudently pruned, whereas a neighbor will conclude that his bushes “have been butchered” by the same trimmer. Most residents will agree, though, with our imminent summer program to remove dead and almost-dead bushes, replacing them where appropriate. This involves, initially, my touring the entire complex and developing an annual inventory of shrubs that qualify for that treatment. This will provide our crew with a road-map for systematically pursuing this project in the ensuing weeks.

“Hey, look, Mom! I’m a director of a major non-profit corporation.” At our 2012 Annual Meeting of Homeowners, on November 15 of this year, our homeowners will elect two new directors for our Board -- resulting from the expiring terms of two present directors. It’s not too early to consider your own interest and qualifications in seeking one of those Board seats. Although no decision or deadline for making that decision is imminent, the Board always wants to attract the best qualified and interested homeowners. The primary requirements are common sense; the ability (objectively and intelligently) to weigh alternatives; and a desire to serve the common good without a “private agenda.” And, surely, some business-related decision-making experience is helpful.

July trash pick-up: July 5, 11, 18, and 25.

Recycling pick-up: July 5 and 18.

Denver Large Item Pickup: July 18.

Pelican Pointe townhomes For Sale: #CC-104

For Rent: #A-103, #P-103, and #GG-104.

Weird behavior:

- The quickest way to double your money is to fold it and put it back into your pocket.
- If you’re ridin’ ahead of the herd, take a look back every now and then to make sure it’s still there.
- Good judgment comes from experience, and a lot of that comes from bad judgment.
- Long ago, when men cursed and beat the ground with sticks, it was called witchcraft. Today it’s called golf.
- When you are dissatisfied and would like to go back to youth, think of algebra.
- If you find yourself in a hole, stop digging.

July Board Meeting. This Meeting will be held at 7:00 p.m. at the Lighthouse Clubhouse, on July 16. ALL RESIDENTS ARE WELCOME TO ATTEND.