



THE PELICAN BRIEF MAR. 2012

Serving the Community of Pelican Pointe

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Your homeowner's insurance policy. Every Pelican Pointe homeowner has received, or will soon receive, a letter mailed from your Board and manager. The subject: An important type and amount of coverage that should be included in your own insurance policy. This could protect you financially from a special assessment if our buildings suffer from wind or hail damage. No reason to panic, but you ignore the letter at your possible financial peril.

Ice-dams. Your attention to the lead article below, about ice-dams, is requested. Help preserve your townhome from substantial ice damage.

Book Club. Our Pelican Pointe Book Club will meet on on Friday, March 9, 2012, at 6:30 p.m., at the home of Molly Squibb, X-102. To be discussed: *The Shadow of the Wind*, by Carlos Ruiz Zafon. In the back streets of 1940s Barcelona, a boy finds a book that will haunt him into manhood, driving him to uncover the spooky truth about its author's life and death. All who enjoy reading are welcome. RSVP to Molly at (303) 329-4409.

Lunch Bunch. Join this interesting group of Pelican Pointe men and women for lunch at **Andre's Restaurant and Confiserie Suisse** at 370 S. Garfield Street. The date: Wednesday, March 14, 2012, at 11:30 a.m.. Treat yourself to a good meal and sparkling conversation. RSVP to Susan Million at (303) 316-7190 by Tuesday morning, March 13.

2012 Social Events at Pelican Pointe: For many years, our social events have attracted praise from our residents. They provide an opportunity to meet one's neighbors and to "take a load off" from our daily pressures, such as How to Integrate my iPod, iPad, iMac, iPhone, and iReally am Confused. Our Social Committee will be sponsoring three more events of fun, food, and fellowship this year. Keep track of them; plan to attend:

- ◆ Happy Hour, TGIF, on Friday, June 8.
- ◆ Annual Picnic at The Lighthouse on Sunday, September 9.
- ◆ Annual Homeowners Meeting on Thursday, November 15.

You'll receive more details as these events approach.

SUSMAN UNLEASHED
by Steve Susman

The Hoover Dam, the Grand Coulee Dam, the Aswan Dam, the Three Gorges Dam on the Yangtze River. None of these should concern you at this moment. However, **if an ice-dam has formed on the roof of your townhome, please inform our manager.** An ice-dam is a large block of ice (sometimes appearing as innocuous snow) that forms on the edge of the roof above your townhome. It is caused by rooftop snow, which descends toward your rain gutters by gravity, then freezes. The resulting ice finds its way beneath the lower shingles and overlaps the horizontal rain gutter. When it begins to melt, it often overflows the rain gutter because the connected downspout may, itself, be frozen. The water then drips on your patio, creating Olympic ice-skating conditions, or, more troublesome and expensive, it flows behind the rain gutter and descends through the inside of your walls. This results in damage to your wall's interior, often damaging the drywall, the paint, and the floor there. Ice-dams in Pelican Pointe are often found over rain gutters which receive little or no sunshine. These areas are often those which border our patios.

Here is what we need to do about ice-dams: We remove the horizontal rain gutters, which are 4" wide, replacing them with modern 5" ones. We install an ice shield beneath the lower rows of shingles there. An ice shield is a flat piece of metal that will lead rainwater and melting snow from the roof over the shield and into the gutter, thereby protecting the interiors of the walls there. We have made many such replacements in Pelican Pointe, but must expand this program. **We can't protect your townhome unless we know you have observed ice-dams there. Hence, contact our manager.** We are about to let a contract for this work; our contractor won't be doing onesies and twosies.

Deceiving the intended object of your affections is called a snow job. Speaking of which, the persistent snow and snow cover in Pelican Pointe have caused many of our proposed capital projects to be deferred until suitable weather arrives:

- We need a more detailed evaluation of our asphalt roads from our preferred asphalt contractor. This means examining our road, its surfaces, and edges, for our proposed major road remediation this spring-summer.
- The continuation and conclusion of our successful program to install new LED light fixtures on our porches requires dry weather and decent temperatures. Most of the work is outside.
- We will be installing about 19 new metal handrails on the entry sidewalks to our townhomes which feature at least three steps there. The bidding can't occur if the fabricators are unable to see the stairs and measure each site.
- Our entrance-area lighting: As I wrote in last month's newsletter, our Board is considering an upgrade to lighting there.
- Evaluation of the condition and probable longevity of our roofs (for purposes of projecting our financial reserves) requires dry shingles and reasonable temperatures.

Mickey Mouse is cute, but the mouse running across your kitchen floor isn't. Fortunately, we haven't had many reports, in our community's thirteen-year life, of a mouse infestation. Occasionally, I receive a report that "I just saw a mouse in my townhome." Our Rules provide that each resident is "on his/her own" in dealing with pests such as mice and insects in each unit, and for engaging licensed exterminators, if need be. Recently, a homeowner reported that she was generally pleased with the action taken by a local (franchised) exterminator to deal with the mouse or mice in her townhome. Contact me if you need that reference.

Guest Parking is to be taken literally. Once again, friends, it's appropriate to remind all residents that Guest Parking spaces, as well as on-our-road spaces, are to be used solely by short-term guests, for vendors or subcontractors delivering or working at your townhome, or for your own "in-and-out quickie." This privilege extends for only 72 hours; it cannot be evaded by moving the vehicle to another Guest Parking area. If your guest is staying beyond that time-frame, please contact me for permission to extend his/her privilege for up to two more weeks. If your vehicle-driving guest is staying even beyond then, I can make special arrangements for the guest, provided that I am consulted *in advance*. Fines are imposed for residents violating these parking Rules. Landlords are co-liable for such fines incurred by their tenants or their tenants' invitees. And the fines escalate for each subsequent similar violation. Egregious violations result in towing. That your garage is filled with an entire flea market is no defense.

"My candidate will provide a chicken in every pot, free medical care, and chocolate brownies for all Americans." Participating in public elections for candidates and causes is quintessentially American. However, our Rules, conforming with Colorado law, restrict your right to place political signs (that seemingly interminable season is already upon us) within Pelican Pointe. Specifically, here are some of our Rules:

- You may place one sign inside your window "for each imminent ballot issue."
- Your sign cannot be in place more than 45 days before the election.
- No political signs may be placed outside your unit, or on your patio.
- Signs espousing general ideological beliefs such as "No Wal-Mart" or "Peace, Now!" are disallowed in or on any of the common areas, or inside/outside your home or on your patio.

"Beam me up, Scotty." Satellite dishes are now much larger than formerly, in order to receive high-definition signals. Satellite providers compete aggressively with cable and Internet providers. Our Rules prohibit the installation of any satellite dish outside your townhome unless you have obtained permission for the installation, *in advance*. This enables the HOA to have some control over the dish's location, without impeding access to the satellite signal. To obtain such permission, contact Bud Lehman, chair of our Design Review Committee, at pphoablehman@hotmail.com, or our manager. You must sign a very simple form and an agreement to indemnify the HOA if the holes created by the installation of the dish and its supporting brackets allow water to enter and cause damage to our buildings. We grant such permission 100% of the time if this procedure is followed. Before these Rules were enacted, some (now non-conforming) satellite dishes were installed here. Although "grandfathered in," they will have to be removed or relocated if and when the townhome is sold.

March trash pick-up: March 7, 14, 21, and 29.

Recycling pick-up: March 14 and 29.

Denver Large Item Pickup: March 14.

Pelican Pointe townhomes For Sale: None (of which management is presently aware).

Weird behavior:

- Two antennas met on a roof, fell in love, and got married. The ceremony wasn't much, but the reception was excellent.
- Two peanuts walked into a bar, and one was a salted.
- 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.
- Red meat is not bad for you. Fuzzy green meat is bad for you.
- The latest survey shows that three out of four people make up 75% of the population.

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