



# THE PELICAN BRIEF      NOV, 2012

*Serving the Community of Pelican Pointe*

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*We won't require a driver's license; or require you to pass a literacy test; or prove you have no felonies on your record.* **How can you not attend our Annual Homeowners Dinner and Meeting?** Woody Allen said that 80% of success in life is simply showing up. OK, so society editors from The Denver Post and national news-reporting media will be absent. But this is your annual opportunity to enjoy a tasty dinner; socialize with your neighbors; and hear what's happening in your Pelican Pointe community. Further, you will meet one or two of the representatives from our newly-appointed management company (see below). Our tattoo artists are standing by to memorialize this event forever on whatever body-part you designate (we "don't want to go there"). The date is **November 15**. Social hour and catered lasagna dinner, 6:00-7:00 p.m.; business meeting, 7:00-9:00. This is your Social Committee's big event of the year. It's always well-attended. **Free** for all homeowners (2 per unit) and all tenants (2 per unit). Again, we'll assemble at Augustana Lutheran Church, 5000 E. Alameda Ave., only a few minutes from here. If you will be attending the dinner portion of the evening, you must **RSVP** by Nov. 11 to Mary Mulholland, [marymul43@yahoo.com](mailto:marymul43@yahoo.com) (or, if you don't have e-mail, 303-973-9018).

*At your next high school or college reunion, don't you want to brag to your old friends that "Hey, you guys, I'm now a director of a major non-profit corporation"?* OK, so perhaps Pelican Pointe Homeowners Association isn't so "major," but you get the idea. Two directorships will be filled at our Annual Homeowners Meeting on November 15. The Board will accept applications for these positions, pursuant to our Bylaws, until November 5. 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. Already, two very well qualified homeowners have been nominated. They will run unopposed if no other homeowner(s) volunteer.

Book Club. Our Pelican Pointe Book Club will **not** meet in November or December.

Lunch Bunch. Join this interesting group for lunch, forsaking leftovers in your fridge at lunchtime. The next luncheon will take place at Poppies Restaurant, 2134 S. Colorado Blvd. The date and time: Wednesday, Nov. 14, 2012 at 11:30 a.m. Poppies has an extensive menu with very good food and reasonable prices. Parking is generally ample. Please RSVP to Susan Million at (303) 316-7190 by Tuesday morning, Nov. 13.

**SUSMAN UNLEASHED**  
by Steve Susman

"The Girl with the Dragon Tattoo," and its two sequel novels, by Swedish author Stieg Larzen, broke records for international sales. Our Annual Homeowners Meeting Packet won't be quite as exciting. You won't be able to follow the adventures of the heroine, Lisbeth Salander, but you will learn about the financial status of your Association, its accomplishments during this year; and its plans for 2013 and subsequently. This robust packet will be mailed to each resident in Pelican Pointe and to absentee homeowners; you should receive it by the end of October. Besides such information, the Packet will also include a proxy form, with instructions on its use in the event that you cannot attend the November 15 Annual Dinner-Meeting; brief "bio" statements from the new Board candidates; and other items of interest to everyone. Please don't bury it on your night-stand beneath the pile of 1940's *Batman* comic books or your priceless first edition collection of the complete works of Goethe or Shakespeare. Open the packet; read it; RSVP (see above); and put the Meeting date on your Playboy calendar.

Your long-time Manager will soon remove his Teflon vest and retire. Our new management company has been appointed. There are few secrets around Pelican Pointe, if any. News (and rumors) circulate in our complex at the speed of light. The sub-atomic particles in the world's largest super-collider in Europe don't travel as fast. After a long and arduous process, your Board has selected Colorado Property Management Group, Inc., to manage Pelican Pointe, as of January 1. At our November 15 Annual Meeting, you will meet one or two of the principals of this professional management firm. They, too, want to become acquainted with as many of you as possible. I have been and will continue to be working beside these experienced persons, to ease the transition. This can be a complex process -- involving a transfer of extensive data from our software to theirs; homeowner and tenant records; and a wealth of operating information that we have learned and accumulated over our 13-14 year history. The goal is to make this transition as seamless as possible. Each of us will learn new procedures for communicating with our new management persons, and for payment of our "dues," for example.

*The Panama Canal, an engineering marvel, and its locks, were built amid rampant malaria and incredibly difficult conditions.* Our locks, on our pedestrian gates, haven't involved such sacrifices. However, they are subject to the weather, wear-and-tear, and some abuse. Our four pedestrian gates include eight lock-sets. They are difficult to maintain and repair by mere mortals. We have ordered replacement locks for those gates that need them; they are made abroad, and, upon arrival, must be installed by our iron fabricator. So please bear with this situation a while longer; there will be salvation for those of you who are apprehensive about (a) Bad Persons having access to our community, or (b) being unable to re-enter our complex from your exit point.

*Before you leave for Boca Raton for the winter,* or even if you are consigned to Denver during the imminent cold weather, common sense -- and much experience here -- dictate that you must (a) remove your hose from your outside spigot, if you haven't already done so, and (b) be sure that your main water shut-off valve is operative. I have harped on this warning many times, but here it is again: If you have a breach in your incoming water lines, from freezing or any other cause; or if your plumber must turn off your incoming water service in order to change or repair your water-using fixtures -- that master valve must be closed. Like a nose, each of us has one. It's located in your crawl space, beneath the hatch. Nearby are a light bulb and its on-off string. No need to descend to Dante's ultimate circle, amid the creepy-crawlies or the original workers' McDonald's wrappers. *Frequently*, that valve, seen as an orange knob, has calcified and simply won't turn. It must be replaced with a modern in-line shut-off valve. The replacement must be done by a plumber or by an *experienced* handyman.

*The sky won't fall in -- but maybe it will.* In our October *The Pelican Brief*, I described the extensive effort your Board has expended in searching (with our insurance agent) for suitable all-perils insurance for the year beginning October 1. The primary difficulty, I explained, is that virtually all insurance underwriters are skittish about the possibility -- and consequent costs -- of wind and/or hail damage. Underwriters claim that they have suffered substantial losses from wind-hail claims in the past few years -- in Colorado and elsewhere. Further, at Pelican Pointe, we have 46 large-area roofs, all exposed to those elements of nature. Our Board did purchase a policy increasing our total coverage, but with remaining risks for wind-hail exposure. The issue of all-perils underwriting is complex.

The message to our homeowners: You **must** be sure that your own homeowner's insurance policy contains a "loss assessment" provision. That could provide you with some protection in the event that the Board must levy a special assessment against all Pelican Pointe homeowners in case of a major loss from wind-hail. This is an inexpensive part of your premium or a rider to your policy.

CO is the abbreviation for Colorado-- and also for carbon monoxide. Since 2009, a new Colorado law requires landlords and persons offering their home for sale to have carbon monoxide detectors installed in most residences. This law applies to Pelican Pointe townhomes. Furthermore, the detectors must be operational and landlords must provide maintenance and replacement of the detectors when notified by their tenants of such a need. The statute specifies the types of detectors that may be installed and their locations, and has other provisions. This new statute was enacted in response to the tragic deaths of an entire Colorado family from carbon monoxide poisoning. These detectors are not expensive. They are carried by Ace Hardware stores, and probably by the big-box retailers. The basic models are available in plug-in form or battery-powered. *All Pelican Pointe resident and non-resident owners, and tenants, should have these detectors in their townhome.* Our fuel-fired appliances are aging. The risks may be slight, but the results are often deadly.

November trash pick-up: November 7, 14, 21, and 28.

November recycling pick-up: November 7 and 21.

Denver Large Item Pickup: November 21.

Pelican Pointe townhomes For Sale: #P-102, #V-103, #B-103, and #EE-102.

Weird behavior:

- Why didn't Noah swat those two mosquitos?
- Why don't sheep shrink when it rains?
- I tried to catch some fog. I mist.
- I got a job at a bakery because I kneaded dough.
- Law of Biomechanics: The severity of the itch is inversely proportional to the reach.

November Board Meeting. This Meeting will be held at 7:00 p.m. at the Lighthouse Clubhouse, on November 19. (NOTE: This is in addition to our Annual Homeowners Meeting on November 15.) ALL RESIDENTS ARE WELCOME TO ATTEND.