



THE PELICAN BRIEF OCT, 2012

Serving the Community of Pelican Pointe

Board of Directors

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A dinner at Elway's, Shanahan's, or The Capital Grille is certainly a treat. But none of those fine restaurants will also offer you a pleasant social hour with your neighbors in Pelican Pointe; a catered buffet, albeit more modest than at those primo establishments; and an interesting two-hour (max.) business meeting. At this, **our Annual Homeowners Meeting**, you will learn *Wha's Happenin' Around Here, Dude*, and your directors' plans for the future of our great community. You will meet our new management company's representative for Pelican Pointe. So, on your new iPhone5, or in your 1937 version of your Day-Timer, or on the cast on your left arm (used by NFL quarterbacks to display their "plays") -- put the date of **November 15**. Social hour and 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). Stay tuned for RSVP details.

You aren't likely to become a director of Exxon. However, you could be a director of Pelican Pointe. Two directorships will be filled at our Annual Homeowners Meeting on November 15. The Board is now accepting applications for these positions, pursuant to our Bylaws, and will do so until November 5. 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. Contact our Manager for more information.

Book Club. Our Pelican Pointe Book Club will meet on Friday October 12 at 6:30pm; at the home of Susan Penn, # FF 104. To be discussed: *Shantaram*, by Gregory David Roberts. A convicted Australian bank robber and heroin addict flees from an Australian prison and goes to India where he lives for ten years. All who enjoy reading are welcome. RSVP to Susan at (303) 399-1022.

Lunch Bunch. Join this interesting group for lunch, forsaking left-overs in your fridge at lunchtime. The next luncheon will take place at **Cucina Colore** at 3041 East 3rd Avenue. The date: Wednesday, October 10, 2012, at 11:30 a.m.. Treat yourself to a good meal and sparkling conversation. RSVP to Sheila Powell at (303) 280-6943 by Tuesday morning, October 9

SUSMAN UNLEASHED

by Steve Susman

The searches for the Holy Grail; for Noah's Ark; for the Ten Lost Tribes; and for Peace on Earth -- are elusive. The search for, and selection of, a new manager for Pelican Pointe is less arduous, but almost as daunting. As you all know, our present Manager is retiring from his position at the end of 2012 -- after 6 ½ years of service. Your Board of Directors, for various reasons, has determined to select as successor manager an outside "professional" management company. There are many such firms operating in the metro area. Each has its own procedures and style of managing its client homeowner associations. Each firm has its own pros and cons, from our point of view. Our directors and Manager have been working diligently to screen, interview, and learn about several of these companies. We have interviewed the principals of these companies; officers of the HOAs that they manage; and homeowners within those HOAs. We have examined written and oral proposals from four or five of them, a group winnowed from a larger number with which we began. As of this writing, no decision has been made. We expect the appointment to be imminent, however. At our Annual Meeting (see above), you will meet the representative of the selected management firm who is "assigned" to Pelican Pointe.

"Change," in most situations, is disrupting for most of us. My favorite toothpaste changed its packaging; I wasn't happy with that! My shirt laundry changed the type of collar-supports in its packaging, for which I was less than grateful! At Pelican Pointe, we will experience, starting in 2013, some changes in How This Place is Managed. No cause for alarm; your directors and Manager are now negotiating to retain the most important elements of management responsibility (if not style) in this transition. Stay tuned.

Purchasing your own car insurance or homeowner's insurance, or long-term care insurance -- child's play compared with the complexities of searching for and obtaining appropriate insurance for our HOA -- which maintains about five insurance policies. The most important, and costly, of these is the so-called all-perils policy. The problem: (a) Many reputable insurance underwriters simply "don't want our business." Why? Because devastation from wind and/or hail, in Colorado and elsewhere in the U.S., have caused an avalanche of insurance claims; (b) other than fire, wind-and-hail is the most destructive in our metro area; (c) Pelican Pointe has a very high ratio of roof area to building area -- because we have roofs on 46 separate buildings; and (d) we made a huge claim in 2012 (extremely expensive damage in one of our townhomes from an untended sink overflow). The result: Our insurance agency, directors, and Manager have been diligently seeking a non-substandard underwriter for the ensuing fiscal year, whose premiums, while high, can be tolerated.

“Raindrops Keep Fallin’ on my Head” was written by Burt Bachrach for the 1969 movie, “Butch Cassidy and the Sundance Kid.” Fall rainy season, such as it is, has arrived. Gradually, our HOA is replacing the original 4” rain gutters on our buildings with the newer 5” ones, accompanied by “drip edges.” These metal pieces are inserted beneath the lowest row of shingles, and angle over, into the adjacent rain gutter. This helps to protect against waters that can run *behind* your rain gutter, into your walls; and can lessen the impact of ice-dams. If you notice water running over your rain gutters, or not emptying from the downspout -- contact me, so that we can rectify the condition. Meanwhile, Sonny’s crew has been mounting our roofs, in search of loose nails, loose shingles, and dried-out or loose-fitting flashing around vent pipes. Also, their mandate is to clean out rain gutters that are clogged.

Do you have any interest in dating Paris Hilton or Lindsay Lohan -- or Pierce Brosnan or Daniel Craig (for the women)? Or, does your interest in your pitiful interest-rate on your savings resonate more with you than those fantasies do? The federal government has announced that it will try to keep interest-rates near zero “until 2015.” Your directors and Manager met recently to construct our 2013 budget for Pelican Pointe. In projecting our investment income, we excluded any earnings from interest, for that reason. Compare this: A few years ago, when we might be earning around 5% on our investments, we could look forward to investment income of around \$30,000 per year. Of course, whether you are pleased or chagrined by today’s interest rates depends upon whether you are currently a saver or a borrower.

If you missed it, you can still redeem yourself. Our Annual Fall barbecue on September 9 was a success, by any measure. About 70-80 persons attended, and scarfed down (so to speak) the good BBQ, chicken, coleslaw, cookies, soft drinks, beer, and wine. The weather was perfect. Social discourse flowed. A very few shirts and blouses suffered from dripping BBQ sauce. We had a great time. If you missed it because the ensuing three hours of Bronco football wasn’t enough TV for you; or because you had read only 17% of your Sunday New York Times; or because you prefer to remain in isolation -- you can redeem yourself by attending our next major social-business event: Our Annual Homeowners Meeting on November 15. Good food, fellowship, and current information about your Association [see details above]. After all, *‘No man is an island . . .’* (John Donne, 1572-1631, *Meditation XVII*).

“Can the pot call the kettle black?” It’s that time of year when many of us “toss in the towel” and conclude that our patio- or patio-railing plants and flowers (a) are rapidly wilting, or (b) still have some indicia of remaining life, but you’re tired of nurturing them. Our Rules prohibit the display of empty pots and urns; and those remaining visible cannot contain artificial plants or flowers. So, after you’ve figured out how to foist the innards upon our trash pick-up men, please store the pots and urns until next spring in your fastidiously-arranged garage. In October, consider replacing those plants and flowers with real or plastic pumpkins and other Halloween paraphernalia -- although our Rules prohibit your use of nails or other attachments to our buildings or railings. Then, after Halloween, replace those decorations with your Thanksgiving ones. However, please don’t place a bale of hay and some rubber turkeys on your patio. And, finally,

remember that your December holiday season decorations and lighting can be placed after Thanksgiving until January 31.

“Beam me up, Scotty.” As the fall television programs proliferate, and football on TV can attract even the most anti-couch-potato advocate -- remember that all satellite dishes must be approved by our Design Review Committee *before installation is ordered*. This Committee and your Board will facilitate your application relatively-promptly, and will “approve” it -- but the Board retains the right to designate the permissible *sites* for the placement of the dish and its support-arms, for aesthetic reasons.

A request from Randy Turner. Randy, known to most of you as a most-helpful handy-person, requests that you refrain from calling him on weekends or nights, excepting only absolute emergencies. He has been deluged with such calls and requests at uncivilized times; and that simply isn't fair to him. Please use the Golden Rule when deciding to call him at those times. He greatly appreciates your patronage, and makes this reasonable request.

Good Help is Hard to Find: Chem-Dry of Douglas County, (303) 688-1510. Upholstery and carpet cleaning.

October trash pick-up: October 3, 10, 17, 24, and 31.

October recycling pick-up: October 10 and 24.

Denver Large Item Pickup: November 21.

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

Weird behavior:

- Law of Probability: the probability of being watched is directly proportional to the stupidity of your act.
- Brown's Law: If the shoe fits, it's ugly.
- Velcro - what a rip-off!
- Why were the Indians here first? They had reservations.
- This girl said she recognized me from the vegetarian club, but I'd never met herbivore.

October Board Meeting. This Meeting will be held at 7:00 p.m. at the Lighthouse Clubhouse, on October 15. ALL RESIDENTS ARE WELCOME TO ATTEND.