



THE PELICAN BRIEF Jan. 2013

Serving the Community of Pelican Pointe

Board of Directors

Harold Davison, President
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Manager

The Colorado Property Management
Group, Inc.
Attention: Debra Vickrey
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Change your underwear. Change last year's New Year's resolutions. Change your income tax bracket. All worthwhile endeavors. However, we have now changed to a new management company, as of January 1, 2013. CPMG's point-person for Pelican Pointe is Debra Vickrey, the CPMG vice-president. She and her colleagues have "hit the ground running." They bespeak enthusiasm, experience, and expertise.

Here are some of the changes (or reaffirmation of old Rules) that you should bear in mind:

(a) Homeowners paying their monthly dues via our *auto-draft* program may continue to do so, without change. However, each such homeowner must sign a new authorization (which each of you has received by now) and have it in the Manager's hands by January 9. Homeowners and Catamaran Club members who pay Pelican Pointe by *check* can continue to do so. If you utilize a third-party check-payment service, you must notify that agent accordingly, so that you won't incur late fees.

(b) However: (a) Each check must be accompanied by a coupon (so that the Manager's lockbox at our Bank can identify the payment as yours).

(c) You will have to use your own envelope to send your check and coupon, to the lockbox address on your coupon. (Horrors! My *own* envelope). Your envelope must be **received** by the 15th day of the calendar month (the same old expiration date of the monthly grace period). If you are unsure whether your payment will be received timely, you can deliver the coupon and check to CPMG at its address above, **before** 5:00 p.m. on the 15th.

(d) Our Manager will charge you \$25 for each check which isn't honored by your bank (this is new). Of course, this is in addition to any \$25 late fee you incur.

(e) This is an old Rule, which we've heretofore enforced only casually: Each payment you make will first be credited to your *oldest account balance*, before it is credited to your dues obligation for the current month. Example: You incur a \$25 late fee in January. On Feb. 14, you pay \$210 (the new dues rate). Too bad, *mon ami!* That \$210 is first credited to the January late fee, meaning that you've paid only \$185 for February - meaning you will incur a \$25 late fee in February unless you pay an additional \$25 to "complete" your February dues payment before February 15. Please re-read this important example again.

(f) The Manager will now be charging for all requests it receives from your mortgage broker, mortgage lender, insurance agent -- persons involved in your attempt to re-finance your unit-- if such person(s) request a written response, completed questionnaire or other form.

(g) Most important of all: **Dues will rise to \$210 per month as of January 1.**

If you haven't yet received your coupons, or if you haven't received your new auto-debit authorization form -- please contact our Manager immediately.

Roster changes: Our new Manager will continue to maintain an up-to-date roster of all homeowners, including absentee ones, and all Catamaran Club members. This is a crucial function of management, for obvious reasons. Remarkably, roster changes occur several times weekly, on the average (!) at Pelican Pointe -- as our residents and absentee owners change their marital status; obtain different phone numbers; change their Internet service provider. If the Manager's master roster doesn't contain your latest information, you will surely miss out on important notices; emergency matters involving your townhome; notices affecting all residents -- for openers. All such data is kept confidential and is used solely for management purposes. Sorry, Guys: Changing your data won't re-make you into Brad Pitt. Nice try.

Book Club. Our Pelican Pointe Book Club will next meet on Friday, January 11, at 6:30 p.m., at the home of Marcia Helfant, #N-104. 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' volatile "Lost Generation" in the 1920s. All who enjoy reading are welcome. RSVP to Marcia at (303) 722-0053.

SUSMAN UNLEASHED

by Steve Susman

“One man’s trash is another man’s treasure.” The curmudgeon in me still doesn’t understand why *junk* at garage sales changes into something other than *junk*, regardless of price, in the next owner’s hands. Our newsletters will continue to remind you of the City’s collection days for regular trash, recycled trash, and large-item pickup. However, a word to the wise: If you haven’t yet received the City’s free annual brochure, which lists those dates, you can call 311, the City’s hotline; ask for Public Works, Trash Division, and make your request. Don’t be the only townhome in your common driveway to place your purple barrel out for pickup on the wrong day. *Oh, the shame! The ignominy!*

Discourage burglars. Don’t rely on your new Glock 9-mm. Homeowner Jim Mulholland thoughtfully suggests some precautionary steps: (a) Cut some dowels to wedge into your window frames to prevent the sash from being raised. (b) You can have an inexpensive pin installed in your sliding door; it locks to the frame. (c) Front doors can be strengthened by replacing the lock with a deadbolt long enough to set into the door frame, not just into the door trim. (d) And, as we’ve so often suggested, replace your (original) master water shut-off valve with the modern ball-type.

Jack and his *Beanstalk* determined the location of our smoke alarms. Many of them, as we all know, are placed on ceilings that are higher than the Taipei 101 Building in Taiwan. Although the 9-volt batteries they require have a pretty long life, Linda Corry reports that new-fangled “longer life” 9-volt batteries may be available at Batteries Plus and possibly at one or more of the big-box hardware stores.

There is no need to attend a “sci-fi” movie. The Breakers is sponsoring a Health Fair on January 19, from 9 a.m. to 5 p.m. There, you can be “wired”; many tests can be efficiently taken, such as EKG, Stroke/Carotid Artery, Abdominal Aortic Aneurysm. Be the first person in your building to undergo these non-invasive tests, which will be “read” by a Board-certified physician. The results will be sent to you in one week. Cost is “only \$179.” To schedule an appointment: (888) 822-3247 or (877) 909-3247.

“Open Sesame.” Want to enter *The Lighthouse* to attend one of our Board meetings? Their manager has provided a special admittance code, at their scroll-display, for Pelican Pointers. If you don’t remember it, send me an e-mail, stevesusman@comcast.net, and I’ll send you the code --which must be punched slowly and deliberately (like ours). If the phrase *Welcome to The Lighthouse* doesn’t readily appear on the screen, try it again.

January trash pick-up: January 3, 9, 16, 24, and 30.

January recycling pick-up: January 3, 16, and 30.

Denver Large Item Pickup: January 24.

Pelican Pointe townhomes For Sale: #B-103.

Weird behavior:

- I didn't like my beard at first. Then it grew on me.
- When chemists die, they barium.
- Government is the great fiction, through which everybody endeavors to live at the expense of everybody else. [Frederic Bastiat, French economist, 1801-1850].
- A tortoise doesn't run and does nothing, yet it can live 450 years. And you tell me to exercise? I don't think so.

January Board Meeting. This Meeting will be held at 7:00 p.m. at the Lighthouse Clubhouse, on January 21. ALL RESIDENTS ARE WELCOME TO ATTEND.

Make Your Payment On Line: You may make a one-time payment online by visiting www.withcpmg.com.

- You must have Internet Explorer to use this service.
- Click the blue online payment button.
- Select your community name.
- The fields with the red triangle are required fields to be completed.
- Checks are the only form of payment accepted online.
- You will receive an email conformation as your receipt.

Colorado Property Management Group Contact Information

Main number: 303-671-6402

Fax number: 303-671-6430

Association Manager: Debra Vickrey, ext. 23

Assistant: Lina Kyle, ext. 21

Financial Information: ext. 22 or 11

After hours & weekend/holiday emergency: 303-671-6402, ext.7

*an emergency is defined as a situation endangering life and/or property

Office hours: 9:00 a.m. to 6:00 p.m. Monday through Friday,
closed @ lunch: Noon to 1:00 p.m.

Please visit our website: www.withcpmg.com and follow the link to Pelican Point.