



# The Pelican Brief

April 2014

Serving the Community of Pelican Pointe

### **BOARD OF DIRECTORS**

Linda Corry, President  
Victor Valks, Vice President  
Steve Susman, Treasurer  
Charlotte Robinson, At Large  
Marcia Helfant, At Large

### **Inside this issue:**

Susman Unleashed	2-3
Book Club	4
Trash Schedule	4
Electronic Recycling Event	4

Board meetings are typically held every 3<sup>rd</sup> Monday of the month at 6:00 PM at the Lighthouse. All residents are welcome!

### **Meet the CPMG Team**

Association Manager Paul Jones: 303-671-6402 Ext. 20  
Main Number: 303-671-6402  
FAX : 303-671-6430  
Finance Department : 303-671-6402  
Ext. 22 & Ext. 11

Office hours are 9:00 a.m. to 6:00 p.m., closed from noon-1:00 p.m. Monday- Friday  
**For After Hour Emergencies Call: 303-671-6402** (Follow the prompts)

### **SUNDAY MORNING CHAMPAGNE BRUNCH AT PELICAN POINTE PARK**

**SAVE THE DATE!!** Sunday, June 8, 2014, 11:00 a.m. to 1:00 p.m. RSVP to Linda Corry via e-mail (preferred) [lindacorry@msn.com](mailto:lindacorry@msn.com) or 303-388-7661. Please note unit number and number attending. This event is sponsored by the Social Committee and all residents are welcome to attend. More information will be coming in the next newsletters.

## **Lunch Bunch Goes Italian**

Lunch Bunch at Romano's Macaroni Grill. We will meet at 11:30 on Tuesday, April 8th. Romano's is located at 14241 E. Alameda Ave. (2 blocks east of I-225). Please join us and RSVP to Sheila Powell at 303-280-6943 or e-mail [spowellmsn@comcast.net](mailto:spowellmsn@comcast.net). Hope to see you there!

\*\*\*\*\*  
★ **Beginning May 19 The Board Meeting will be held at Fire Station #18.** ★

\*\*\*\*\*  
★ **A new gate lock has been installed at the east entrance to the Highline Canal. The code is the same as the west canal gate. For the code, please contact CPMG at 303.671.6402 ext. 20.** ★

\*\*\*\*\*

---

## Susman Unleashed by Steve Susman

In 1963, Alfred Hitchcock's movie thriller, Birds, became a classic of the genre. Apparently, many of those same birds are still attacking -- our plastic garbage bags in Pelican Pointe. Other animals in our animal-friendly environment participate, too, in ripping our garbage bags. Garbage spills onto our driveways. Some homeowners ignore this; others are rightfully chagrined. Hence, your Board recently enacted a new Rule, prohibiting all residents from leaving trash for pickup in plastic or paper bags. Those of us who don't now leave our pickup trash in metal or plastic trash barrels must acquire them. The precise wording of the Rule, and the grace period, will be published here next month. Meanwhile, as you cruise the aisles of your favorite big-box store, shop for a trash barrel that doesn't exceed 32 gallons (Denver's maximum allowable size), with lid.

" 'Twas the night before Christmas , and all through the house, not a creature was stirring . . ."except for the plumber. He was there to remove the burst water heater and replace it, charging triple-time on a holiday eve. Residential hot water heaters generally last about 10-13 years, depending on usage and luck. Our complex is about 15 years old. Your water heater, if it's the original one installed by the builder, is living on borrowed time. The new movie, *Noah*, is a reprisal of the awesome biblical saga of the ark and the great flood. The area around your hot water heater -- possibly extending into your kitchen and all the way to Mt. Ararat -- will quickly be covered in flood waters if you ignore this catastrophe-in-waiting.

Don't yell "fire" in a crowded theater. That's not one of your freedom-of-speech rights. However, rest assured that the nearest fire station to Pelican Pointe is "now only two minutes away." So said the Denver Fire Chief at a private opening ceremony of new Fire Station 18, at Xenia and Alameda. This magnificent \$8+ million structure is a state-of-the-art facility, recently toured by our President, Linda Corry, and me. *A public open house is scheduled for May 3.* The Station has a handsome meeting room for community use without charge, which Linda has arranged for us to use, **beginning with our Board Meeting on May 19.** In nice weather, you could consider *walking* [exercise, horrors!] there.

Moses wandered in the desert for forty years before finding the Promised Land. The developers of Lowry Vista may be following that biblical tale literally. Most Pelican Pointers will remember the architect's multi-colored renderings of the buildings to be constructed on the huge piece of undeveloped land immediately to the east and north of the new Fire Station 18, on East Alameda Avenue. Well, that was about seven years ago. The Great Recession intervened; the developers hibernated by necessity. Now, this multi-use project is about to re-awaken, like Rip Van Winkle. Your President and I recently attended a private meeting, where one of the developer-partners explained the current status. In summary, here's the scoop:

-- Obtaining governmental and quasi-governmental approvals, mainly for environmental reasons, for building the infrastructure [roads, drainage, utilities] involves

---

## Susman Unleashed

considerable time and patience. Part of the site was formerly an Air Force dumping ground. Surface and sub-surface waters cross the land among other problems.

-- At the most optimistic, nothing significant will be visible there for another year.

-- The proposed density – commercial, office, and residential -- has tentatively been reduced. This would make more of the site available for small parks. The "taller" residential buildings, probably apartments, would be located to the east and north, not directly on Alameda. Sub-developers are beginning to show interest in selected portions of the plan. Market conditions and financing availabilities one year and more, from now, can't be predicted.

Picasso, Matisse, Manet, Van Gogh, and Monet – all great painters. However, for our purposes at Pelican Pointe, High Country Painting, Inc., is our painter of choice. In 2009-2010, that contractor painted the exteriors of all our buildings. Before applying high-quality paint, the skilled workers repaired and replaced damaged siding and other boards; scraped surfaces; applied caulking generously over window frames and wherever else needed. Painting is an inherently messy job, but these men were meticulous in their many weeks here. In summer 2014, High Country will again paint half our complex; in 2015, the other half. Each resident will receive ample notice, since your windows and front door will be covered for several hours on the appointed day. The actual dates of the painters' presence here will be determined soon. This is a huge and expensive undertaking (paid from our Reserves). Its primary purpose is to protect our buildings from the ravages of nature and wear-and-tear. Aesthetic motives are present, but secondary. Maintenance of our physical assets is directly reflected in the market value of your townhome.

If your calcified neck muscles have impaired your ability to "look to the left" and "look to the right," you'll have trouble safely exiting from Pelican Pointe in your new Maserati (or your 1948 DeSoto). A school bus usually parks around 7:00 a.m. on weekdays directly across from our main exit, on the northeast corner of our neighboring Woodside complex. You will be approaching the bus from a 90-degree position, not from behind or in front of it. The law is unclear whether that entitles you to proceed before all the little bundled-up munchkins board the bus and it departs – which can be an eternity. Recommendation: Come to a full stop at our exit ; look both ways. If traffic is clear, make your left turn (westward). Turning right while that bus is there could be problematic. Our HOA budget makes no provision for bailing you out of the slammer.

### Weird:

-- It's not whether you win or lose, but how you place the blame.

-- The guy who fell onto an upholstery machine is now fully recovered.

**For Rent:** Unit #S-103. Contact Debbie Segal, (303) 394-1224.

## Book Club

The next meeting of the Pelican Pointe Book Club is on Tuesday evening, April 15, at 6:30 pm at the home of Nancy Williams, Unit M103. The book chosen for this month is "The Orphan Train" by Christina Baker Kline. The book is historical fiction, based on the so-called orphan trains that ran regularly from the cities of the northeast to the farmlands of the Midwest during the years 1854 to 1929, carrying thousands of abandoned children to be adopted by families they did not know. Moving between contemporary Maine and Depression-era Minnesota, Orphan Train is a powerful tale of upheaval and resilience, second chances and unexpected friendship. The discussion will be lead by Mary Mulholland. All are welcome. Please call Nancy at 303-333-7498 to let her know if you will be attending.

## Trash Pickup

**Trash pickup:** April 2, 9, 16 & 23, 30

**Recycling pickup:** April 9 & 23

**Next Large Item Removal:** April 9 - Set your large items out with your trash for pickup by 7AM on the day listed.

FAQ item at <http://www.pelicanpointe.net/faqs/>.



## E-Cycle Colorado

Electronic Recycling  
Collection Event



**Saturday, April 5<sup>th</sup> 2014**  
8am – 2pm



6000 Victory Way - Lot H  
Commerce City, CO

Enter at Quebec Ave. & 60th Ave.

### Clear Out Your Old Electronics! Recycle Responsibly!

- Computers, laptops, tablets and cell phones are FREE!
- \$25 each - Video display devices to include televisions and monitors. (cash, credit and debit accepted)
- \$5 each - All other electronic devices with a power cord or powered by battery.

#### Did You Know?

- Over 99% of the material in e-waste can be recycled.
- Electronic waste contains hazardous materials like lead and mercury that contaminate soil and water, causing harm to the environment.
- There is an electronic waste landfill ban in the state of Colorado that prohibits these materials going to landfills.

#### Items Accepted:

Televisions, computer monitors and hard drives, laptops, printers, scanners, faxes, keyboards, mice, stereos, external hard drives and storage devices, cellular phones, telephones, DVRs, VCRs, digital cameras, video recorders, MP3 players, wires, cables and some small appliances such as microwaves.

#### Items NOT Accepted:

Air conditioners, large appliances, vacuum cleaners, car batteries, household batteries or any items containing freon.



For More Information Call **303-286-1200**