



# The Pelican Brief

December 2014

Serving the Community of Pelican Pointe

## **BOARD OF DIRECTORS**

Linda Corry, President  
Victor Valks, Vice President  
Steve Susman, Treasurer  
Caryl Shipley, At Large  
Marcia Helfant, At Large

Board meetings are typically held every third Monday of the month at 6:00 PM at the **Lighthouse**.

## **Meet the CPMG Team**

Association Manager Debra Vickrey: 303-671-6402 Ext. 23  
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)

## **Book Club**

The Pelican Pointe Book Club will be taking a vacation for the December holidays. Merry Xmas , Happy Chanukah and Happy Kwanza to all our residents!

## **Lunch Bunch**

The Lunch Bunch will meet at 11:30 A.M. on Tuesday, December 9 at Las Hadas Mexican Restaurant located at 15264 E. Hampden Ave. at Chambers- A new place to most of you. I'm sure you will agree that it will be some of the best Mexican food you've eaten. Please call Susan Million at 303-316-7190 to RSVP.

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**Trash Days**  
**Dec. 10, 17,  
24 & 31**

**Recycle Days**  
**Dec. 17 & 31**

**Large Item  
Pickup**  
**Dec. 17**

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# Susman Unleashed

by Steve Susman

*Haven't you trekked over the Himalayas with your new set of crampons?* No one can predict in Colorado our snowfalls' frequency or severity. However, the resulting wisdom is always the same: **Be careful of the icy sidewalks, driveways, and roadways.** Our homeowners association (HOA), acting through its contractors, will never be able to completely clear all our sidewalks, driveways, or roadways of all snow and ice until warmer weather arrives. However, we will always use reasonable strategies to reduce the risk of anyone's slipping on snow or ice. But the law and common sense do require each of us to take reasonable care in such weather, whether driving or walking.

As of this writing, our new snow-ice contractor has complied with our contract (standard in this industry): They shovel and/or plow the driveways and roadways if and when there is an average depth of 4"; and our sidewalks when the depth is 2". As a practical matter, lowering the plows' blades further, when clearing our driveways and roadways, usually results in substantial damage to the surfaces (concrete and asphalt).

Your Board maintains an ongoing dialog with our contractor, via our management company, to refine these operations, customizing them for our particular complex. Some of our north-oriented driveways rarely receive sunshine; we propose that those areas receive special treatment with so-called ice-slicer or ice-melt. Those substances must be used judiciously, though; they are destructive of concrete. The sand component of the spread materials doesn't melt, of course, and infiltrates our garages, cars, and homes. Please be patient.

*All of us are winners with the results of our recent Director-elections.* At our Annual Homeowners Meeting on November 20, we elected Caryl Shipley as a new director, and re-elected Marcia Helfant. Caryl is capable and thoughtful – a welcome addition to our Board. Marcia has served capably and thoughtfully for several years and is submitting herself to another three-year term of potential abuse. The Board honored with modest gifts our Committee chairs Sheila Powell, Sally Altberger, Ruth Clemens, Susan Million, and Steve Susman; and retiring director Charlotte Robinson. Other Meeting highlights: The location was convenient; the food was good; the atmosphere was convivial. Some heated discussions involved, mainly, the resignation of our long-time landscape superintendent. But there were no fisticuffs or physical exchanges. Those who didn't attend missed an interesting and informative evening.

*"The Lord giveth, and the Lord taketh,"* and each of us homeowners will pay an additional \$15 per month in "dues" beginning January 1, 2015. Our Treasurer explained how our Operating Expense budget for 2015 was created, and the uncertainties inherent in estimating future expenses. In particular, we are relying on a new set of independent contractors for our major functions of snow-ice removal; tree and shrub maintenance; building maintenance; and lawn and general landscaping services. Some of these contractors charge, in part, by the hour, by the type of equipment they bring here, and by other criteria. The other primary expense is our all-perils insurance premium. This has been increasing in large increments the past three years. We are told that these increases result from (a) the high incidence in Colorado of wind-and-hail storms, and (b) natural catastrophes elsewhere, such as Katrina and Sandy. The Denver Water Board announced higher rates for 2015. Selected other operating expenses have risen. Be alert: Beginning January 1, your dues will be \$225 per month.

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## Susman Unleashed

“Plus ca change, plus ca meme chose” – the more things change, the more they stay the same. The Board has contracted with Michael and Lalo Vazquez for on-site general maintenance work. These brothers have worked for our former landscape superintendent for over three years. They have learned much from their predecessor, which should enable them to be very useful here. You’ve seen these friendly guys around here; give ’em a courteous “hello”. Remember, though: Their contract is with the HOA. They aren’t authorized to perform handyman tasks for our residents (because of potential insurance issues).

You may be overjoyed with your new toilet, featuring a seat-warmer, a water-saving gallons-per-flush tank, and its designer shape. However, you must not flush products that aren’t meant to go down the toilet. Local water officials have recently warned residents that it’s costing them millions of dollars to fix clogged pipes. Handi-wipes, sani-wipes, baby-wipes, and bathroom-wipes used in lieu of toilet paper – none of these disintegrate. As they grudgingly make their way through these sewage pipes, they collect grease and other debris, causing major stoppages and shutdowns. If those stoppages occur in the waste pipes emanating from your unit, you will be the paying party. If your wipes clog our HOA’s pipes, you will be charged, likewise, for their removal.

One man’s driveway may be another man’s terrace. You cannot, must not, put out for trash-pickup any paint cans, containers of automotive fluids, and other solvents, thinners, stains, polishes, and other household hazardous wastes – regardless whether they’re tightly-sealed or only partially-filled. The Denver trash trucks’ vigorous pickup-and-crush mechanisms will inevitably cause the can to rupture, or the lid to fall off. Often, the result is a terrible mess on our white concrete driveways. Once so stained, the driveway will carry that mess until the concrete is replaced. It cannot be power-washed off, sprayed off, or removed in any other way. This behavior violates a City ordinance, and is totally discourteous and thoughtless. Suggestion: Make an appointment for pickup of such items by calling 1-800-HHW.PKUP, or visit [DenverGov.org/DenverRecycles](http://DenverGov.org/DenverRecycles) (a \$15 charge may be applicable).

Three important reminders. Please don’t speed on our internal roadway. Even if your NASCAR training enables you to keep your vehicle off the sidewalks, we do have residents, their baby carriages, and their dogs strolling in our roads. Secondly, please don’t use the south side of our western detention pond as the preferred site for your dog to deposit its unpleasant samples – unless you quickly and adroitly employ your pick-up maneuver. It’s disgusting to others, even if you’re accustomed to it. Thirdly, you must sign and return the form [you received a pre-stamped return envelope in your recent homeowners’ packet], granting your approval (or not) to be included in our HOA Directories.

### Weird:

- I want to die peacefully in my sleep, like my grandfather. Not screaming and yelling like the passengers in his car.
- The second mouse gets the cheese.
- Always read stuff that will make you look good if you die in the middle of it.
- If you lend someone \$20 and never see that person again, it was probably worth it.

## Emergency Alerts

Denver's Emergency Preparedness Network (EPN) is an instantaneous notification system, which eliminates the need for Denver 911 to individually notify residents of large scale emergencies or disasters. The system geographically identifies, warns and provides instructions to citizens in times of crisis such as in the case of a missing child, severe weather, toxic spill, or terrorist threat.

### **Register your cell phone now!**

Sign up to get cell phone notifications from the Emergency Preparedness Notification System. Your personal information will remain confidential. Register at [www.denvergov.org](http://www.denvergov.org)

### **How It Works**

The EPN system uses the 911 database and its source of telephone numbers. Both published and non-published phone numbers are used to immediately notify residents and businesses about emergency situations in their vicinity.

\*NOTE: if an answering machine picks up, the system will leave a message. If you block unknown numbers from your phone, the EPN system message will also be blocked.

## Free Holiday Fun

### **Southwest Rink at Skyline Park**

WHEN: November 25, 2014 - February 16, 2015

WHERE: Southwest Rink at Skyline Park, the corner of 16th and Arapahoe

The Southwest Rink at Skyline Park returns in 2014 with ice skating and family fun. The rink is FREE and open to the public with the option to bring your own skates or rent a pair at a minimal cost.

### **Olde Golden Christmas On Parade**

WHEN: December 6, 13 & 20 (11 a.m.)

WHERE: Downtown Golden

The Olde Golden Christmas Parade is a true olde fashioned hometown parade infused with a fun, only-in-Golden spirit. Floats, clowns, Christmas Characters, music, Santa, even elves on unicycles! Afterwards, catch a free horse-drawn carriage ride or kids can enjoy a free ride in a Newfoundland dog cart.

### **New Year's Eve Fireworks**

WHEN: December 31

WHERE: Downtown Denver

Ring in the New Year with Denver's annual New Year's Eve Fireworks with viewpoints along the 16th Street Mall in downtown Denver. There will be two displays, one at the family friendly hour of 9 p.m. and the other at midnight. Costumed entertainers will interact with crowds between shows, featuring magicians, costumed characters, balloon artists, stilt walkers, comedians and more.

More holiday activities can be found at [www.denver.org](http://www.denver.org).