



The Pelican Brief

February 2014

Serving the Community of Pelican Pointe

BOARD OF DIRECTORS

Steve Susman, Treasurer
Victor Valks, Information Technology
Charlotte Robinson, At Large
Linda Corry, At Large

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

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)

An emergency is defined as a situation endangering the health, safety and welfare of persons or property.

Book Club

Though usually meeting the 2nd Friday of the month, the February meeting of the Pelican Pointe Book Club will be on Tuesday, February 11 at 6:30 PM.

The book for the month is "The Son", by Phillippe Meyer. The novel is an epic of the settling of the American Southwest in general and of Texas in particular. NPR called the book, "one of the most solid, unsparing pieces of American historical fiction to come out this century". The book is a multi-generational saga of power grabbed, blood spilled and the taming of the frontier.



The Book Club meeting will take place at the home of Diane Davison, Unit DD-104, and the discussion will be led by Diane Davison and Sylvia Lucero. All are welcome. Please call Diane Davison at 303-690-0847 to let her know if you will be attending.

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Susman Unleashed

"It's a pain in the neck," I'm not talking about Peyton Manning's cervical surgeries. Rather, I'm speaking here about our three bulletin boards. In order to read anything that is posted there, you must either be a giraffe, Kobe Bryant, or one of those lost-tribe natives who stretch their necks with multiple, stacked choke-necklaces. Several of our Boards have wrestled with this situation. It'd be ideal if these three bulletin boards could be placed at eye-level. Then, even our vertically-challenged residents could easily read the plethora of handymen advertisements; household-goods-for-sale flyers; AARP meetings at Windsor Gardens; lost kitten pleas; house-cleaning notices, and our monthly announcement that our latest newsletter, *The Pelican Brief*, is now available in the box below the board.

There is no other location within each mail kiosk where a bulletin board could be mounted. Some communities have installed a free-standing, glass-enclosed display case, in which readable items could be placed, like a butterfly collection. That'd mean that every resident of Pelican Pointe (and his/her sister-in-law) would have a key. The case would be an invitation to deposit junk mail, left-over crumbs from a Safeway donut, and partially-read newsletters. Meanwhile, please (a) don't cover the other guy's flyer with yours; (b) don't use a stapler to fasten your own notice. Use your own push-pins only (doesn't everyone carry a box of push-pins in his wallet or her purse?); (c) use large print for those of us senior citizens who may be visually-challenged; and (d) don't leave your posting there forever.

When Moses descended from Mount Sinai, he carried Commandments, only ten in number. The Federal Register, a publication of our national government, contains tens of thousands of federal rules. More are added in an endless stream of *Thou Shalts . . .* and *Thou Shalt Nots . . .* It's not quite so onerous for us denizens of covenant-controlled communities. However, our state statutes and some local ordinances do govern the rights and responsibilities of HOAs and their homeowners and residents. And, added to those commandments are our own recorded covenants, bylaws, rules, policies, and procedures. Perhaps each homeowner and tenant should be allotted an in-house lawyer, to accompany him or her on a full-time basis. When not expounding on such matters, the attorney could be useful for walking your dog, picking up a prescription drug, or dropping into King Soopers for milk.

Each HOA is somewhat like a mini-government, with elected persons (but ours are unpaid volunteers), trying to maintain fiscal soundness, maintain our physical assets, and nurture a pleasant life-style for our residents [Translation: "Don't let your dog deposit his waste on the lawn in front of my unit!"]. Without our covenants and rules, we'd have anarchy; values would drop; and most residents would apply for a concealed-carry permit.

Our Boards, from time to time, modify our rules and procedures to comply with laws and to adapt to our experience of managing (or overseeing the management of) this place. Our management company has undertaken to suggest a revision of some of our rules and procedures. In about three months or so, all homeowners and residents will be advised of all modifications. Have faith in your directors. The late William Buckley remarked, "I'd rather be governed by the first two hundred names in the Boston telephone directory than

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by all the professors at Harvard.”

The Lord may giveth, but the HOA will taketh. A new Colorado statute became effective on January 1, 2014, concerning collections of assessments and enforcement procedures. Apparently, a majority of our legislators were convinced (“The squeaky wheel gets the grease”) that assessment, collection, and enforcement procedures at some HOAs were unconscionable. Hence, the major changes to the allowable procedures. For example, the notice to a dues-delinquent homeowner must contain specified language about his rights and consequences for non-payment. Under limited circumstances, a delinquent homeowner can propose a six-month repayment plan for his accrued debt. That debt can include the dues, interest, late charges, attorney fees, reasonable collection and court costs. And the homeowner must keep current, during that period, with his ongoing dues responsibility. As a practical matter, I personally doubt the efficacy of this new law. Our HOA has already approved a new procedure, in compliance with that statute. The bottom line remains: It can be very costly to “get behind” on your dues.

We don't have all the answers, but our FAQs can be helpful to our residents. Our management company has a master web site, providing selected information about their clients' governance procedures. www.withcpmg.com. However, Pelican Pointe HOA has its own web site, www.pelicanpointe.net. Our site presents Frequently Asked Questions with brief related answers. These FAQs and answers are currently being edited for accuracy and utility. Further, our home page has been updated, too. The home page should be attractive to real estate agents and other persons interested in learning about our community.

Hackers won't reap a bonanza from what we disclose about our homeowners. Present and pending Colorado legislation prohibits an HOA's publishing names, addresses, phone numbers, and other data about our homeowners, unless a homeowner has approved the disclosure of such information. Such approval must be in writing, or an e-mail. Historically, we've published a directory of the name, on-site address, phone number(s) and e-mail address of our residents, but only of those who informally assented to being included in our listings. Now, that assent must be formalized. Of course, the more persons who “opt in” to our directory, the more useful it can be for one's neighbors – for emergencies or social purposes, for example. The Board and our management company, though, must have *all* such data about every homeowner and resident, for management purposes. Please notify our management company of any changes in your own data. We will not knowingly share that with the National Security Agency.

Weird:

- Wine, cheaper than Botox, AND paralyzes more muscles.
- A penny saved . . . is a government oversight.
- If you can smile when things go wrong, you have someone in mind to blame.
- You know, I spent a fortune on deodorant before I realized that people don't like me anyway.

Trash Pickup

Remember, trash will be picked up on Thursday the week of Presidents Day.

Trash pickup: Feb. 5, 12, 20 & 26, March 5

Recycling pickup: Feb. 12 & 26

Next Large Item Removal: Feb. 5 - Set your large items out with your trash for pickup by 7AM on the day listed.

The Denver trash, recycling and large item pickup schedules are linked from the last FAQ item at <http://www.pelicanpointe.net/faqs/>.

Lunch Time!

The Pelican Pointe Lunch Bunch will meet at 11:30 am on Tuesday, Feb. 11. We are going back to Tuesdays to accommodate more people who can attend that day (the 2nd Tuesday of the month). We will go to Sam's No. 3 -- the older one at 2580 S. Havana St. in Aurora to hear the latest at Pelican Pointe and other goings on. If you haven't been there before, you'll enjoy the "back to the days" atmosphere. Hope to see you there. Call Susan Million for reservations at 303-316-7190.

Save Money And The Environment

Xcel Energy and Denver Water offer a wide variety of rebates, discounts and other programs to homeowners purchasing energy efficient and/or water conserving appliances or fixtures for their homes.

Xcel offers rebates on water heaters, furnaces, air conditioners and insulation. They partner with many local retailers to provide instant discounts on CFL and LED light bulbs. They also offer discounted home energy audits and the Saver's Switch program which will cycle your air conditioner during peak electricity consumption periods. For more information on the wide variety of programs and incentives offered, visit www.responsiblebynature.com.

Denver Water offers rebates to homeowners who replace toilets with WaterSense labeled models. These high-efficiency toilets use only 1.28 gallons of water per flush. For more information on this program, visit www.denverwater.org.