



# The Pelican Brief

November 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

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)

Inside this issue:

Susman 2-3  
Unleashed

Book Club

Smoke Alarms & 4  
Carbon  
Monoxide  
Detectors



# PELICAN POINTE HOA **ANNUAL MEETING**

**Thursday, November 20**  
**6:00 p.m.: Dinner (free of charge)**  
**7:00 p.m.: Business Meeting**

***Blossoms Restaurant, Windsor Gardens***

RSVP by Nov. 17  
(with your unit and number of attendees) to:

[lindacorry@msn.com](mailto:lindacorry@msn.com) or

**303-388-7661**

*Email RSVP preferred*



**Trash Days**  
**Nov. 5, 12, 19**  
**& 26**

**Recycle Days**  
**Nov. 5 & 19**

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

---

## Susman Unleashed

by Steve Susman

Do we need to build a light-rail spur between Pelican Pointe and Windsor Gardens, or engage a black Lincoln Town Car – to induce you to attend our Annual Meeting? As you have been relentlessly notified, our 2014 Annual Meeting of Homeowners (tenants are invited, too) will be held on this November 20 at the *Blossoms Restaurant* in Windsor Gardens. Come for the dinner (no charge) at 6:00 p.m. The Meeting begins at 7:00 p.m. This is a great opportunity to meet some of your fellow Pelican Pointers; hear brief but informative presentations by our officers and management company; vote for candidates for our Board and our proposed 2015 Budget; and voice your opinion about any subject of general relevance during our homeowners' forum. There will be several significant topics that will whet your interest and even motivate you to rise (finish your dessert first) to make your statement. For the dinner, you must RSVP by e-mail to Linda Corry, [lindacorry@msn.com](mailto:lindacorry@msn.com), by November 17. Specify your unit number and the number in your party.

Gossip travels faster than the speed of light. As of the date I'm writing these articles, I have received many calls from anxious residents, inquiring about the status of our landscape superintendent, handymen, and other contractors who are engaged to repair and maintain our physical assets and extensive landscaping. Your Board and managers are working diligently to manage these issues and to obtain responsible contractors and others to serve our community. If you attend our November 20 Annual Meeting, doubtless you will receive the latest information about these matters.

You may be the first kid on your block to be a director of a major non-profit corporation. Wanna be a director of our Association? If so, you must notify our manager, Debra Vickrey, by e-mail, by November 10. Two directorships will be filled at that Meeting. One of the present candidates is a present director, entitled to re-run for an additional 3-year term. Contact Linda Corry or Steve Susman if you are genuinely interested, in order to obtain more information of what the position entails and requires.

Vigilantes aren't welcome here. This isn't a lawless Wild-West venue. Our Board and management company use their respective best efforts to govern our large, spread-out community. Without reasonable enforcement, our HOA would implode from anarchy. Furthermore, our standard of living and our property values would plummet. Notwithstanding this energetic mode of governing, occasionally a Bad Actor will emerge from our landscaping primeval, and determine that he or she must "take the law in my own hands." Sounds like a cheap Western movie ["Let's clean this town up, Kemosabe!"]. The vigilante's ire is usually incited over apparent parking or pet violations. Sometimes, this aberrant character will post his/her own form of "No Parking" sign on the offending vehicle, or damage the vehicle. Such persons need psychiatric help. Please report any observed uncivil conduct to our managers.

"Oh, the weather outside is frightful, but the fire is so delightful," begins a holiday-time ditty. However, it's not so delightful if your vehicle is parked in Guest Parking or on one of our internal roads during a heavy snowstorm. Our snow plowing contractors could inadvertently damage your car with their plows or loaders, or isolate your car until the springtime thaw. They will try to adhere to our plowing priorities: First, they'll be instructed to shovel the three mail kiosks and surrounding sidewalks. Then, the driveway

---

## Susman Unleashed

of any resident who legitimately requires full-time unimpeded egress from Pelican Pointe for medical reasons. Any resident who claims to merit such a priority should explain his/her situation in reasonable detail by e-mail to our managers.

Your Board has contracted with a large firm for snow plowing this coming winter. It is unclear at what stage of the snowstorm they will arrive here for plowing, shoveling, or the distribution of parsimonious amounts of ice-melt. Not all of their customers can be "first."

"Book'em ,Dano" is the familiar command to the junior officer in "Hawaii Five-O." There are occasions when you should notify Denver Police. For example, (a) if you observe an activity in our complex that is patently dangerous to other persons or to our property; or (b) if you observe someone here who "probably doesn't belong" here and is "acting suspiciously." (Don't worry about being politically incorrect); or (c) if very obnoxious sounds or other unreasonable disturbances are emanating from one of our townhomes, or from our picnic area. The Police may or may not come here, or may do so after the situation has ceased – but in some instances, they will arrive and may even arrest the apparently-offending person(s). Reporting such incidents to our managers is important, too, beyond the call to Police. The phone number for non-emergency reports in our District 3: (720) 913-1300.

The old adage, "Garbage in; Garbage out" pertains to your computer. However, it also applies to your townhome's sewage system. Each townhome in our complex has its own incoming water pipes, and its own outgoing sewage pipes. None of our units shares these facilities with another unit – until the sewage pipe (from your toilets; sinks; showers and tubs) reaches the middle of your driveway behind your unit. There, it meets with a common sewage line. If a blockage in your sewage pipes is found within the pipes servicing your unit, guess at whose expense the blockage will be cleared: Yours (nice guess). Our plumbing systems differ from those in, say, a building containing several condominiums, in which the units share both incoming water and outgoing sewage pipes.

Do you qualify for the Senior Citizen Property Tax Exemption? A property tax exemption is available to applicants who (a) are at least 65 years of age as of January 1 of the year of application; (b) have owned their home for at least 10 years as of January 1; and (c) occupied it as their primary residence for at least 10 years. The exemption is also available to spouses of senior citizens and disabled veterans. For those who qualify, 50% of the first \$200,000 in actual value of their residence is exempted. The State pays the exempted portion of the tax. The next deadline for applying is July 15, 2015. The application form is available from and must be submitted to the Denver County Assessor: Denver Assessment Division, 201 W. Colfax Ave., Dept. 406, Denver 80202.

[assessor@denvergov.org](mailto:assessor@denvergov.org). Once qualified, you need not re-qualify in subsequent years. However, the legislature may not fund the exemption in any given tax year.

Weird:

- I'd kill for a Nobel Peace Prize.
- If everything seems to be going well, you have obviously overlooked something.
- When something is coming your way, you're in the wrong lane.
- I'm the life of the party – even if it lasts until 8 p.m.
- The hardness of the butter is proportional to the softness of the bread.

## **Book Club**

The Pelican Pointe Book Club will meet on Tuesday evening, November 18, at 6:30 PM, at the home of Nancy Williams, Unit M103. The book we're reading is "The President's Club" by Nancy Gibbs and Michael Duffy. The authors, both journalists and presidential historians, have written a very readable and lively story of the crisscrossing personal relationships among America's post-World War II presidents. The book is rich with anecdotes of presidents calling on their predecessors, against whom they might have waged a bitter campaign, for advice and counsel, and for the unlikely friendships of former adversaries. Please call Nancy at 303-333-7498 to let her know if you will be attending.

## **Time To Change The Batteries!**

If you haven't done so recently, take a few minutes to change the batteries in your smoke alarms and carbon monoxide detectors.

Smoke alarms save lives. If there is a fire in your home, smoke spreads fast and you need smoke alarms to give you time to get out. Having a working smoke alarm cuts the chances of dying in a reported fire in half. Almost two-thirds of home fire deaths resulted from fires in homes with no smoke alarms or no working smoke alarms.

- Install smoke alarms in every bedroom, outside each sleeping area and on every level of your home.
- Test your smoke alarms every month.
- When a smoke alarm sounds, get outside and stay outside.
- Replace all smoke alarms in your home every 10 years

A carbon monoxide detector or CO detector is a device that detects the presence of the carbon monoxide (CO) gas in order to prevent carbon monoxide poisoning. CO is a colorless and odorless compound produced by incomplete combustion. It is often referred to as the "silent killer" because it is virtually undetectable without using detection technology. Elevated levels of CO can be dangerous to humans depending on the amount present and length of exposure. Smaller concentrations can be harmful over longer periods of time while increasing concentrations require diminishing exposure times to be harmful.

CO detectors are designed to measure CO levels over time and sound an alarm before dangerous levels of CO accumulate in an environment, giving people adequate warning to safely ventilate the area or evacuate.

While CO detectors do not serve as smoke detectors and vice versa, dual smoke/CO detectors are also sold. Smoke detectors detect the smoke generated by flaming or smoldering fires, whereas CO detectors go into alarm and warn people about dangerous CO buildup caused, for example, by a malfunctioning fuel-burning device. In the home, some common sources of CO include open flames, space heaters, water heaters, blocked chimneys or running a car inside a garage.