



The Pelican Brief

October 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**. Please use 8300# for gate

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

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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)

Sonny Fischer

By: Board President Linda Corry

Sonny has submitted his resignation as our landscape contractor, effective October 30th. He will be pursuing other interests elsewhere. We at Pelican Pointe will miss him and his willingness to help us all on matters large and small.

The general appearance of our community is a testament to his skill and diligence in maintaining our lawns and landscaping. We have appreciated his timely and thorough snow and ice removal. Each of us wishes Sonny well in his new endeavors.

Mark Your Calendar: Annual Homeowners Meeting

Blossoms in Windsor Gardens
Nov. 20, 2014- Dinner at 6:00 p.m.
Business meeting 7:00 to 9:00 p.m.

Deadline for nominations for director: November 10, 2014.
Watch your mail for more details!

Trash Days

Oct. 1, 8, 15, 22 & 29

Recycle Days

Oct. 8 & 22

Large Item Pickup: Oct. 15

Susman Unleashed

by Steve Susman

You simply cannot miss this wonderful annual event! Our Annual Homeowners Meeting will take place on November 20, Thursday evening, at 6:00 at *Blossoms*, the restaurant at Windsor Gardens. Here are some important reasons why you must attend:

- You weren't invited to George Clooney's wedding in Italy. Granted, you feel this was a personal affront to your self-esteem, but attending our Meeting will console you.
- It is considerably less expensive than dining at Shanahan's, Elway's, or Del Frisco's. In fact, your HOA is picking up the entire tab for the dinner.
- You can probably be home, in your cozy Pelican Pointe townhome, soon after 9:00 p.m., thereby enabling you to zone out with another three hours of stultifying television before falling asleep on your living room couch.
- You can socialize with your neighbors and newcomers to our community whom you haven't yet met.
- You can hear short, informative presentations by our management company representatives and our officers. You can ask them pointed questions.
- You can vote for two directors, who selflessly will help to guide our HOA for three-year terms.

We have no poll taxes, literacy exams, registration complexities, or ballot-box stuffing. You can simply show up and vote for two directors. Yes, you can give your proxy to another Pelican Pointer if you cannot attend. But you'd miss the catered dinner and an opportunity to purchase a non-alcoholic beverage in the adjacent bar. **Are you willing to serve on our Board of Directors?** You can nominate yourself by a letter or e-mail to our management company, to be received by November 10. The entry-level monetary compensation begins at zero and escalates rapidly during your term to another zero. But, seriously, you can have a significant voice over HOA policy, from budgeting to maintenance issues. Five directors "call the shots" for the benefit of our homeowners. *Requirements:* You must be a non-delinquent homeowner; reside here as your principal residence; be willing to attend most of our Board meetings; participate in e-mail discussions between those meetings; have an open mind and more than a scintilla of common sense; and harbor no "private agenda." Helpful but not required: Some business experience or knowledge. One present director, whose initial term is now expiring, will be running for a renewal term. And one other candidate has filed her notice of intent to run.

Question: What's the difference between a flea market and a beautiful homeowners' community? Answer: There is no difference if the homeowners persist in violating the HOA's Rules governing "stuff" on our patios and porches, or placed in or on the common areas. A recent walk-through by some of our directors, management company representatives, and an observant homeowner – revealed literally dozens of Rule infractions. Some examples:

- Flower pots and urns with no flowers or dead ones, perched on patio or porch railings.
- Decorative items (in the eyes of the homeowner) – such as pots, urns, animal statues – sitting on our common areas. Note: ALL ground areas in our community are common

Susman Unleashed

areas, except your own porch, patio, and the footprint of your unit.

- Barrels and refuse in the "breezeways" between garages.
- Trash, even if bagged, not in a covered barrel, placed in driveways for the trash-trucks.
- Items on patios and porches disallowed by our Rules.

A gentle reminder: Our rules prohibit the placement of ANY items in or on our common areas. On our patios, the HOA allows only BBQs; pots, flower boxes, and urns with live flowers; and furniture manufactured for outside use. No bird-feeders; visible hoses; hot-tubs; cement batch-plants; ferris wheels; or marijuana growing or distribution facilities. *For the present*, the Board is *requesting* all residents to comply voluntarily with these Rules. *Soon, though*, if voluntary compliance doesn't work, a homeowner (and tenant) will receive an official warning notice. Thereafter, fines can be imposed on the homeowner. Let's abide by these simple Rules. Let's keep our beautiful complex "lookin' great."

"I'll huff, and I'll puff, and I'll blow your house down," threatened the Big Bad Wolf to the Three Little Pigs. Unfortunately, every year, the big bad wolf wreaks havoc in the form of wind-and-hail in disparate areas of our country. Besides the human misery, the physical damages to buildings, in dollar terms, are immense. Our HOA's insurance rates are based on national losses, not merely on wind-and-hail losses in Colorado. The result is that the premiums for our insurance policies continue to increase dramatically: \$51,000 (2012), \$95,000 (2013), \$109,000 (2014). These large increases are problematic for our budget forecasts as well as for our efforts to control our monthly "dues" assessments. For the insurance-year beginning this October 1, your directors conferred at length with our insurance advisors and agents, who presented us with four of the better alternatives (i.e., competing underwriters), from which the Board made its decision. These policies are complex, and must be examined for definitions, exclusions, deductibles, coverages – among several other specifications.

"Down-to-earth" multi-tasking. All of us will certainly miss the always-helpful Sonny Fischer [see Page One, above, about his resignation, to be effective at the end of October]. Our management company and directors are intensively working to find, interview, and evaluate successor contractors who will perform the more important tasks here, depending on the season. Also, at this same time, the Board and management representatives will convene in mid-October to prepare our 2015 budgets. This is a difficult task because of these new and present imponderables. As Yogi Berra famously said, "It's tough to make predictions, especially about the future."

Weird:

- Why did Kamikazi pilots wear helmets?
- Is there ever a day that mattresses are not on sale?
- Once you're in heaven, do you get stuck wearing the clothes you were buried in for eternity?
- If people evolved from apes, why are there still apes?
- Walking can add minutes to your life. This enables you at 85 years old to spend an additional 5 months in a nursing home at \$7,000 per month.

Lunch Bunch....

In the Lowery.... The Lunch Bunch will meet at 11:30 a.m. on Monday October 13th at The Tavern in Lowery, 7401 E. 1st Ave. RSVP to Sheila Powell by phone at 303-820-6943.

Book Club

The next meeting of the Pelican Pointe Book is on Tuesday evening, October 21, at 6:30 pm, at the home of Molly Squibb, Unit X102. The book to be discussed is *Me Before You*, by Jojo Moyes. Moyes has written what the British critics called "a real weepy". But some situations, she forces the reader to recognize, really are worth crying over. How do you redirect the path of a life once it's been pushed off course? Who, if anyone, has the right to end a life? The characters stories are told with both matter of fact humor and sadness.

Please call Molly at 303-309-4409 to let her know if you are planning to attend. All are welcome.

Love Pelican Pointe? Volunteer!

Two positions on the Pelican Point Board of Directors will be the subject of voting the Annual Homeowners Meeting on Nov. 20, 2014. If you are interested in being a candidate for the Board, the Bylaws require you notify the Association in writing or by e-mail by Nov. 10. Requirements: You must be a homeowner, have an open mind, preferably some business or practical experience, and a desire to contribute modestly to your HOA. For more information, contact Board President Linda Corry at 303-388-7661 or Association manager Debra Vickrey at 303-671-6402, ext. 23 or debra@withcpmg.com.

Community members are also encouraged to volunteer for the Committees that work to keep the neighborhood running smoothly. Consider donating some of your time to the Welcoming, Social, Architectural Control or Landscaping committees.

Paint Project

The 2014 paint project is nearly complete. The contractor has finished their work, and the Board and management company have inspected the completed buildings. Any issues found during that inspection have been identified and will be resolved by the contractor. Homeowners who find additional issues on their building should report them to Association Manager Debra Vickrey at 303-671-6402, ext. 23 or debra@withcpmg.com so they can be conveyed to the painter and corrected.

