



The Pelican Brief

April 2015

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

Main Number: 303-671-6402
Association Manager Debra Vickrey: Ext. 23
Finance Department : Ext. 22 & Ext. 11
FAX : 303-671-6430
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)

Social Committee News!

Save the date...JUNE 7th, Sunday Champagne Brunch in Pelican Pointe Park from 11am- 1pm. All residents are welcome to attend. Since seating is limited if you can bring a lawn or folding chair it would be appreciated. More specific information to follow.

Lunch Bunch

The Pelican Pointe Lunch Group will go back to one of our favorite restaurants at 11:30 AM on Tuesday April 7th, Poppies it will be. They are located at 2334 S Colorado Blvd. Easy to find at the strip mall at Evans St. just past the I-25 turnoff. Please RSVP to Susan Million at 303-316-7190 as soon as possible. If you RSVP in the last minute please call my cell number 720-301-3034, or come without information! The more the merrier and we can also learn more about our wonderful community from Board members attending and others.

Welcoming Committee

If you are a an owner or a tenant who has recently moved into Pelican Pointe feel free to let us know! This committee would like to welcome you. We can provide you with a current handbook, a welcoming gift, and an opportunity to meet some of us. Contact Association Manager Debra Vickrey at debra@withcpmg.com or 303-671-6402, ext. 23.

Trash Days

April 2, 8, 15, 22 & 29, May 6

**REMINDER: Trash will be picked up
Thur., April 2 following Cesar Chavez
Day**

Recycle Days

April 8 & 22, May 6

Large Item Pickup

**April 22
Set items out by 7am**

Susman Unleashed

by Steve Susman

[Opinions expressed herein are solely mine, and do not necessarily represent those of other directors or our Board.]

“My tenants and I don’t need insurance. The Homeowners Association carries it.” This belief is tantamount to relying on the groundhog for weather prognostications. We preach on this subject several times a year. All homeowners in Pelican Pointe should carry their own homeowners insurance policy, sometimes called an “HO-6” policy. Yes, our HOA carries an all-perils policy, but the insured is our Association, not our homeowners or their tenants. “Earth to residents: Don’t shoot yourself in the foot.” The Association’s insurance covers losses to our physical assets and your townhome units, *subject to some major exceptions*, standard in this industry. Certain perils which damage your interior are covered, but not any improvements or upgrades beyond what the developers initially offered for your unit. In case of floods or fire or other calamities, you could be facing huge costs for repairs and replacements of interior walls, appliances, fixtures, carpeting, furniture, and, of course, your personal belongings.

Homeowners’ insurance [and similar coverage for tenants] is relatively inexpensive. It should include (at least) “property” damage; temporary lodging costs, liability coverage, all unattached and personal items, and homeowner “loss assessment” costs. Furthermore, the HOA’s policy has a \$5,000 “deductible,” meaning that it doesn’t cover the first \$5,000 in damages. Who, then, pays for that deductible? Your Association has developed Rules which explain, with examples, who is responsible for absorbing the financial hit of the deductible. Read and re-read our Rule IX (C) in your Rules binder or log onto www.withcpmg.com (and click on Pelican Pointe; then, on Rules). Your insurance agent should be knowledgeable about and familiar with these coverages.

Centuries from now, when archaeologists unearth our civilization’s remnants, they will discover two items in great profusion: Baseball caps and solid dog waste. The latter is disgusting. We fulminate on this subject about bimonthly. A famous philosopher, now residing in Pelican Pointe, remarked, “You are what you let your dog leave behind.” This is profound. Dogs apparently favor familiar sites for leaving their digestive wastes. These spots soon become mounds of horrible effluvia. We encounter dog waste on our sidewalks, on our lawns. Our Rules provide that residents who fail to pick up their pet’s solid waste are subject to ever-increasing fines. The problem, though, is that most residents, observing this grossly-discourteous phenomenon, are very reluctant to “squeal” on their neighbor or on whoever they observe is the culpable person. Without specific identification of the resident miscreant, the date, place, and approximate time of the dropping-without-pickup, your Association simply cannot enforce the Rules governing such behavior or impose fines. We beseech everyone: Pick up your dog’s solid waste; use our three pet-waste receptacles, which we empty regularly; and report to our manager the criminals among us. Irritate the environmentalists: Make use of the plastic bags from your groceries.

In the classic movie, “High Noon” (1952), Gary Cooper faces Ian MacDonald in the final shoot-out scene, one of the most famous scenes in motion picture history. At Pelican Pointe, we usually don’t encourage shoot-outs between neighbors. However, sometimes the grievances run deep; perhaps accusations and epithets are exchanged. Occasionally, the Board receives an impassioned complaint from one of the involved neighbors. Yes, we have Rules. But we have about 300 persons living here in a contained area. Disputes and aggravations arise. Rather than causing the Board to choose sides, based on imperfect information, here’s a better idea: Please try to meet with your antagonists. Face-to-face is best. Calmly discuss the dispute; compromise, if need be. Try to arrive at a mutually-satisfactory solution – all without the Board’s intervention. If that procedure fails, you can notify our manager. If the battle escalates into the Board’s hands, hearings may be necessary; fines or other sanctions may be imposed. This is the worst-case scenario.

Maybe Jack -- of Jack-and-the-Beanstalk fame -- could be engaged to change your smoke alarm batteries that are attached at stratospheric heights on your unit’s ceilings. We now have a better

solution to your handyman needs. Our new handyman, Aaron Cain, is available for you to engage him privately for your tasks. He is a skilled young man, with a pleasing personality, and a no-nonsense approach to helping you. He works only by appointment. You can reach him at (303) 885-9425, ac.jackofalltrades@gmail.com. He will quote you his rates, which must be paid upon completion of the tasks you assign to him. Aaron also will be working for our Association, on the many responsibilities that will keep him busy here several hours per week.

Open, Sesame! This command is generally attributed to “Ali Baba and the Forty Thieves.” Well, go ahead and leave your overhead garage door open, and thieves can enter and steal (at least) your Trek carbon-fiber bike that costs about \$4,000. Our governing documents require garage doors to be kept closed at all times, except when in use. In last month’s *The Pelican Brief*, I held forth on the fact that it’s easier for thieves to enter our complex than it is to consume that extra tablespoon of Ben & Jerry’s New York Chocolate Fudge Chunk ice cream. It takes only a few seconds for a burglar to enter your open garage and to escape with your valuables. “Well, I stopped into my unit for only a few minutes to bring in my groceries.” That explanation won’t assuage the pain of your loss. Bad People do drive through our complex in daytime; and piggy-back to enter at night when the gates are closed. A related issue: Do you lock your “little” garage door when you are away? If not, you might want to reconsider that decision. Another pointer: When you do drive into your garage, be alert for strangers hovering or lurking near your garage door. You are vulnerable until your overhead door is closed. This article isn’t cause for undue anxiety, but, rather, a call for common sense. Be alert to your surroundings, in or out of Pelican Pointe.

Keep your car’s exhaust pipe out of your mouth, even if you are angry over the nuisance, expense, and questionable efficacy of our Front Range auto emissions inspection program. There are some significant changes which, I am told, have been implemented since January 2015. Collectively, these changes should improve customer convenience for a substantial number of Coloradans in the program area, while (allegedly) also protecting air quality. Among the changes is the extension of the initial model year exemption for newer vehicles from four to seven years. This change reflects improvements in vehicle technology that allow gasoline-powered engines to start out cleaner and stay cleaner longer.

Beginning in the eighth model year, and extending through the eleventh model year, the vehicle inspection process will include an inspection of the On-Board Diagnostics (OBD and OBDII) systems. Instead of a driving test on the dynamometer (the “treadmill” test), vehicles will be “plugged in” to read the codes in their on-board computers. This means if your “Check Engine” light is on, your vehicle will not pass the inspection. Don’t ignore it; get it checked. Older gasoline hybrid vehicles (beginning in the eighth model year) will require inspection for the first time, also using the OBD “plug-in” test.

Other improvements to make the inspection process easier include adding more all-wheel drive lanes, offering more inspection options for vehicles that previously could not be inspected on the dynamometer, like vehicles with larger or smaller tires, and finally, Air Care Colorado will now take credit cards. For more information, log onto the program’s website at www.AirCareColorado.com.

Did you eat your Wheaties this morning? Or, did you opt for a Starbuck’s grande triple-mocha macchiato latte with extra whipped cream? Either way, take advantage of this great program: On Wednesday, April 29, nearby Pinnacol Assurance will be hosting a 9Health Fair from 7:00 a.m. to 12:00 p.m. The event features free and low-cost health screenings. The location is under five minutes from Pelican Pointe, at 7501 E. Lowry Blvd. The link to register is <https://onlinereg.9healthfair.org/9Health/info.aspx?siteid=189>.

Weird:

- If at first you don’t succeed, destroy all evidence that you tried.
- To steal ideas from one person is plagiarism; to steal from many is research.
- The early bird may get the worm, but the second mouse gets the cheese.
- Eagles may soar, but weasels don’t get sucked into jet engines.
- When cannibals ate a missionary, they got a taste of religion.

Book Club

The Pelican Pointe Book Club will meet on Tuesday, April 28, at 6:30 pm at the home of Marcia Helfant, Unit N104. We are reading "Epitaph", by Mary Doria Russell.

The gunfight at the O.K. Corral is part of the lore of the West and at the center of this work of historical fiction. Within this format, the author puts the hard kernel of the gunfight, which lasted a mere 30 seconds, at the center of a story of the American West that is as wide and wild as the young country itself. TV has rendered the early west as a series of gun fights and Indian battles, but Russell has written a history that is the stuff of epic. She has set the battle amid the broader context of the times. In the words of a critic from the Washington Post, "...the author has created a sweeping canvas. Her book is a stunning performance".

If you would like to join us, call Marcia at 303-722-0053. All are welcome.

How Do We Compare?

Provided by: Community Associations Institute

We think most of our neighbors are happy living in our community—and we certainly hope you are among them. But how do the more than 65 million Americans who live in homeowners associations and condominium communities feel about their own homeowners associations and condominium communities? Are they happy with their elected boards? How do they feel about the rules?

The Foundation for Community Association Research, an affiliate of Community Associations Institute (CAI), sponsored a recent national public opinion survey to answer these and other questions. Here are some of the key findings:

- 90% of residents rate their overall community association experience as positive (64%) or neutral (26%).
- 90% of residents say association board members “absolutely” or “for the most part” serve the best interests of their communities.
- 83% say they get along well with their immediate neighbors.
- 92% say they are on friendly terms with their association board members.
- 83% of residents say their community managers provide value and support to residents and their associations.
- 88% of residents who had direct contact with their community manager say it was a positive experience.
- 70% of residents say their association’s rules protect and enhance property value; only 4% say the rules harm property values.

We’d like to think that we would do even better than the national averages, so tell us what you think we can do to make our community an even better place to live. We encourage you to get involved, so let us know how you can help. Active and engaged residents are the way to build a true sense of community. If you’re especially pleased about our community, share that too! It’s always good to know we’re on the right track.

You can contact us by sending an e-mail or calling the manager or a board member. We look forward to hearing from you.

More national survey results, which include comparative data from similar surveys in 2005, 2007, 2009 and 2014, are available at <http://www.caionline.org/2014survey>.