



# The Pelican Brief

August 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 fourth Monday of the month at 6:00 PM at the Lighthouse.

## **Meet the CPMG Team**

Main Number: 303-671-6402

Association Manager Mark Dougal: Ext. 25

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)

*New Residents: Call Mark if you haven't been visited by the Pelican Pointe Welcoming Committee!*

## **Book Club**

The Pelican Pointe Book Club will not be meeting during the spring and summer months. If you are interested in joining in the fall, please email Marcia Helfant at [mhelfant@comcast.net](mailto:mhelfant@comcast.net).

## **Was that a Snake?**

Colorado is home to several species of snakes. The snakes of Colorado are both venomous and non-venomous. Many of your neighbors have reported snakes near their units and the number of snakes in one area ranges from two to ten snakes. We are unsure if these snakes are dangerous and should be approached with caution. If you discover a snake has made your home their home you can report it to the CPMG office to be removed. To report a snake please contact Mark Dougal at [Mark@withCPMG.com](mailto:Mark@withCPMG.com) or 303-671-6402 Ext. 25 For more information of Colorado's snakes visit [www.coloradoherping.com](http://www.coloradoherping.com)



## **Lunch Bunch**

The Pelican Pointe Lunch Bunch will meet at another new place at Lowry. Several have expressed that they enjoy going there for the close location. We'll visit the Bubu Restaurant with a variety of foods, at Hangar 2, 7559 East Academy Blvd, Denver on the 2nd Tuesday, August 11 at 11:30 am. Hope you'll be there. Please rsvp to Susan Million 303-316-7190 home or 720-301-3034 cell.

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# Susman Unleashed

by Steve Susman

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

Need a wash-and-blow-dry, or a trim? You're not alone. We're all aware of the delay in our summertime bush-trimming program. Our new landscape contractor, LandTech, took control of our landscaping needs this spring. One of their major assignments has been to remove from our complex all dead or apparently-dead bushes, a process to be completed by the end of July. Next is bush-trimming. Our contractor will not trim bushes that are in bloom, of course, meaning that some bushes in need of trimming will be temporarily bypassed.

"I had an emotional attachment to that moribund bush, but you stole it away in the dead of night." The Pelican Pointe developer, circa 1998-1999, planted trees and bushes according to a master plan from the landscape architect. Most of those trees and bushes have grown since then, some more than others. Some trees have died; others have been eyed covetously by Jack of Jack-and-the-Beanstalk fame. Some specific areas in our community are overgrown with bushes. If dead bushes are removed from such areas, the Board may forebear from re-planting in that spot. The first-impression decision-maker regarding replacements is our Landscape Committee. In addition, our new Rules do preserve the right of a homeowner to request the planting of a new bush or tree near his/her unit, at his own expense. However, that Committee will review the "crowded" or "barren" condition of the subject site before recommending to the Board the granting or denial of such private planting request. The Committee may also consult with our landscaping contractor in specific instances.

"Hail to the Chief" is the official Presidential Anthem of the U.S. President. *Hail to the Roofs* may well be the unofficial anthem of our townhomes and our insurance company. Recent brief but violent hailstorms did damage roofs throughout part of the metro area, including at Pelican Pointe. Presumably, the adjusters for our insurer are in the process of examining the damage to our roofs. We have 50 pitched, shingle roofs – some suffering more than others. Once this evaluation is completed, we anticipate letting a contract for selected roof replacement or repairs. Damaged by the hail also were some roof vents, rain gutters and downspouts, and siding. In a few instances, water from the hail and heavy rains has entered a unit, damaging ceilings and drywall. Originally, our roofs were deemed "25-year roofs." This is misleading in view of damage caused by unpredictable nature.

"I'm gonna rock, rock, rock, around the clock . . ." was popularized by Bill Haley and his Comets in 1955. At Pelican Pointe, rocks constitute a significant part of our landscaping. Every spring, we find that many of these small rocks have disappeared, like evanescent smoke from your electronic nicotine vaporizer. Often this exposes the underlying plastic sheeting, an unattractive result. Often these denuded spots are found at the end of our several cul-de-sacs, where the rocks have been pushed by snow removal blades. We are beginning to replace these missing rocks. In some instances, the rocks are "still there," but need to be raked into position.

Have you been told to chill out, and to "stop and smell the daisies"? Your cardiologist would agree with this sage advice. However, we don't have daisies here. We do have refurbished flower beds at our entrance, new colors in our directional-sign planter, and some delicate new bushes on the flagpole island at our entrance. We do engage a pest-control contractor to visit us monthly, to deter the rapacious voles from eating the roots of our flowers. The fecund rabbits, on the other hand, are more numerous than pieces in a master Lego set. They do a significant amount of damage to our flowers, bushes, and lawns.

When last seen, one of our residents, in his Bentley, was on his way to China – via the sinkhole near Z-101. He may not return here on the same route, because our contractors are busily packing that deep depression and resealing it as originally constructed. Inappropriate or extraordinary water flows are the probable cause. If you did peer over the barricades there, to gaze into the depths, you probably perceived a spelunker's dream – a small erosion-caused cave.

Santa Claus shouldn't get bogged down if we proactively implement a snow-ice program. We cannot delay in engaging a contractor for next winter's snow-ice storms. We have received one highly-credible proposal and are seeking at least another. Contractors are understandably reluctant to provide a firm dollar figure for the entire winter's service, because no one can accurately predict the number of storms, their severity, or their timing. As Yogi Berra famously said, "It's hard to make predictions, especially about the future." This factor of uncertainty aggravates our budgeting process each fall.

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Is that a pizza advertising flyer in that little plastic bag on your doorknob? No. That bag will contain some fascinating bedtime reading for all persons in your household. Your Board has approved extensive revisions to our Rules, Bylaws, and forms. Since 2008, there has not been in Pelican Pointe or in any website, one place to find all up-to-date governing documents and forms. As earlier reported, many of our Rules, Bylaws, and forms are obsolete or hopelessly outdated. These revisions will eventually be posted on the website of our management company, CPMG, Inc., under the Pelican Pointe section, in place of presently-appearing materials. In addition to that website, your Board has approved the printing of all these documents for each Pelican Pointe homeowner and tenant. Unresolved is whether the Board will charge a landlord-homeowner for the cost of the printed documents to be distributed to his tenant(s). The proposed distribution scheme, subject to change, will be the delivery to each townhome of a plastic bag (sorry, no pepperoni inside), to be hung on your front doorknob.

Did your mother tie your mittens together, so that you wouldn't "forget" one (on your way home from graduate school)? Your Association isn't your surrogate mother, but we do remind you of some selected portions of our Rules (paraphrased):

Have you reviewed your HO-6 insurance policy lately? Every homeowner in Pelican Pointe MUST (as a very practical matter) have his own HO-6 policy, sometimes called a "condominium unit owner's policy." This provides coverage for several risks – such as loss or damage to personal property; liability for injury to other persons or their property; temporary lodging if your unit is uninhabitable; "loss assessment" protection; and "building or property" damage. Your knowledgeable insurance agent should be able to explain these coverages to you. Tenants, too, should have a similar policy (geared for tenancies).

Do you think that Colorado Springs is part of your garage door mechanism? Your overhead garage door contains two heavy-duty springs, working in conjunction with the motor. Those springs have a finite useful life. If they "burst," they can be deadly, because of the released tension. Our governing documents place the responsibility for maintenance of all the door's operations and parts on the homeowner. If the exterior of the door is damaged, the culpable party invariably is either unaware that he "backed into" your garage door, or he is the occupant him/herself (but won't admit he did it). Repair/replacement of the naked door is the HOA's expense (and it's a big one).

A hand-grenade with its pin pulled would be my choice to rid us of bird- or other animal-feeders. Your Board's solution isn't so draconian – an order for its removal and a fine for persisting in its presence. Even so-called squirrel-proof feeders attract squirrels and other animals, which, in turn, cause considerable damage to our property. However, an *insect-collector* may be hung in trees or positioned on patios or bushes.

Many guys have the hots for Danica Patrick. However, that doesn't entitle those guys or anyone else to treat our private roads in Pelican Pointe like a NASCAR track. We have no specific Rule on speed limits in our complex. There is a speed-limit sign inside our entrance (which most of us ignore because we've seen it hundreds of times). We do have senior citizens, middle-age adults distracted by their latest cholesterol-reading, little kids on scooters or in carriages – who don't always use our pedestrian sidewalks. And we have a couple "blind" corners, at the northeast bend and the southeast bend in our road. Take one extra second to look both ways when emerging from your driveway onto our circumferential road. That large shrub near the driveway's end can block your view of your neighbor's Ferrari, heading for Whole Foods.

Weird behavior:

- One tequila, two tequila, three tequila . . . floor.
- The main reason that Santa is so jolly is that he knows where all the bad girls live.
- I used to eat a lot of natural foods until I learned that most people die of natural causes.
- Can vegetarians eat animal crackers?
- Why is it that no plastic bag will open from the end you try first?
- If a word is misspelled in the dictionary, how would we ever know?

## Local Events

### Adult Coloring at the Denver Public Library– Central Branch

**August 1st and 2nd from 9AM to 5PM**

**10 West 14th Ave Parkway Denver, CO 80204**

Work out your feelings at an inspiring color-in hosted by Fresh City Life. Coloring inside or outside the lines is encouraged. There will be a community table with a mural-sized coloring page that everyone can work on together. And after we work on it for two days, we'll display the mural to share it with our library customers!



**Trash Days**  
August 5, 12,  
19, 26 and  
September 2

**Recycle Days**  
August 12 &  
26

### 7th Annual Cherry Creek North Food & Wine

**August 8th**

**Cherry Creek North Shopping District 299 Milwaukee St., Ste. 201, Denver, CO 80206**



Cherry Creek North Food & Wine celebrates the diverse and sophisticated tastes of Cherry Creek North dining complemented with wine, beer, spirits, live music and more! This event will satisfy the wine aficionado and the foodie in all of us. All guests receive a complimentary commemorative wine glass.

VIP Early Entry: 5pm | \$80 | Exclusive early entry to Cherry Creek North Food & Wine to enjoy the first sips and bites from Cherry Creek North's finest dining establishments! General Admission: 6pm | \$60 12 and under are free, 13-20 are \$25 but must purchase tickets on-site.

**SleepTight  
Colorado**  
because everyone deserves a warm night's sleep.

Sleep Tight Colorado distributes sleeping bags to the homeless in Denver, Boulder, Fort Collins and Colorado Springs.

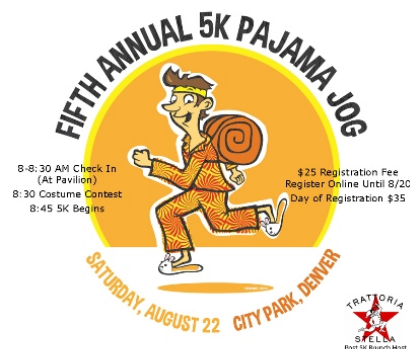
### Sleep Tight Colorado's 5th Annual 5K Pajama Jog

**August 22nd from 8AM to 10AM**

**City Park 2001 Colorado Blvd Denver, CO 80205**

### Sleep Tight Colorado is hosting its Fifth Annual 5K Pajama Jog in Denver's City Park.

Sleep Tight Colorado believes that everyone deserves a warm night's sleep. Sleep Tight Colorado's mission is to provide sleeping bags to the homeless of Colorado. Participants may choose to run, jog, or walk the 5K. Leashed pets are welcome. Support a great cause and appear in a costume for contest prizes! We are happy to announce this year's 5K will be professionally timed. Walkers and families are welcomed to go at their own pace. Event Times: 8 – 8:30 AM Check In 8:30 – 8:45 AM Costume Contest for Men, Women & Kids 8:45 AM



8-8:30 AM Check In (At Pavilion)  
8:30 Costume Contest  
8:45 5K Begins

\$25 Registration Fee  
Register Online Until 8/20  
Day of Registration \$35

**5K is professionally timed!**

Runners, joggers, walkers & leashed pets are welcomed.

Details and registration at [SleepTightColorado.org](http://SleepTightColorado.org)

Sponsors

**SleepNation**

**SOURCEFOUR**  
COMMERCIAL REAL ESTATE

**Paul Doherty**  
Insurance Broker, Inc.  
303.282.1776

**Homeless Gear**  
Offering Hope and a Hand Up

**COUNTRY FINANCIAL**

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