



December 2015

# The Pelican Brief

Serving the Community of Pelican Pointe



## BOARD OF DIRECTORS

Cathy Moore, President  
 Marcia Helfant, Vice President  
 Steve Susman, Treasurer  
 Caryl Shipley, At Large  
 Elly Valas, 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 be meeting on Thursday evening, December 10, at 6:30 pm at the home of Joyce Berman, Unit MM105. The book we're reading is Edith Wharton's classic novel, "The Custom of the Country". Written in 1913, it is the classic story of a midwestern girl who becomes a ruthless socialite and social climber in New York City society. The writer of Downtown Abbey, the BBC television program, has cited this book as his inspiration for the series. Was society as described in the book different than it is today? Is New York different than Denver? Those are some of the interesting questions we'll be discussing. All are welcome. :Please call Joyce at 303-322-3713 to let her know if you'll be attending.

## Lunch Bunch

The Pelican Pointe Lunch Bunch meeting will be 11:30 AM on the 2nd Tuesday (December 8th) held at Café Mercato 7561 E Academy Blvd., Denver, CO 80230. Some of you were there at a previous Pelican Pointe luncheon and gave is a "Thumbs Up." Please RSVP to Susan Million 303-316-7190 or 720-301-3034



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# Susman Unleashed

by Steve Susman

There is no free lunch. Many misinformed (or naïve) people believe that “free” this and “free” that – means you have to pay nothing for some specific benefit or product coming your way. Paying your current dues in Pelican Pointe does not mean that the services you receive are “part of the deal,” such that our costs will remain constant forever. In truth, our operating expenses do increase as our physical assets age. A Geriatrician of Buildings and Trees would confirm this. **Your monthly assessment (“dues”) will increase to \$260 per month, as of January 1, 2016.** As I reported to all homeowners in recent printed communications and in my verbose report at our 2015 Annual Meeting – a confluence of extraordinary expenses for snow removal, insurance, and building repairs – and a hard look at our carefully-honed 2016 budget needs – are the causes of this increase. Our forward-looking homeowners approved this increase at that recent Annual Meeting by a vote ratio of over 2-to-1. This will enable all of us to continue to enjoy a well-maintained community, with healthy reserves.

“Step up to the plate” or “Belly-up to the bar”: Both expressions mean assuming some responsibility for what’s happenin’ around here. We are fortunate that we are welcoming two new Directors to our Board – Cathy Moore and Elly Valas. These two energetic homeowners have volunteered to give of their time and skills to help make the policy-decisions that enable all of us to enjoy living here, and to maintain our property values. Cathy was elected our new President, too, at our November Board Meeting. We three continuing Directors are committed to serving happily with Elly and Cathy. Our two retiring Directors, Linda Corry and Victor Valks, served our Association for several years with remarkable vigor and insight. We all benefitted from their selflessness

Unfortunately, some of our residents failed to acknowledge Emily Post’s *Etiquette*. There is no good excuse for discourtesy or thoughtlessness. At our Annual Dinner/Meeting, there are always a few outliers who “show up for the meal” without having RSVP’d; and a few, too, who did RSVP, but failed to appear. These anti-social behaviors are costly to our Association. We must pay the caterer for meals of the “no shows” as well for the meals of the non-RSVP persons. If we weren’t civilized, we’d post their names and photos on our bulletin boards or re-enact the Salem witch trials (with these persons in the central role). A recent lobotomy might excuse those non-RSVP persons. A last-minute illness might absolve the “no shows.”

You will soon be able to afford that new Bentley cabriolet! Here is some great news: I recently attended the annual meeting of the Fairlake Metropolitan District. This District was formed by the developer of Pelican Pointe, at its inception, to finance improvements on or near The Breakers, with lesser benefits to what eventually became The Lighthouse and Pelican Pointe. As developers commonly do, they sold bonds to investors. The principal balance and accrued interest will be paid in full in December 2015. To pay off those bonds, every property-owner in the District has paid a special improvement district tax as part of our annual real estate taxes. In brief, this means that you will pay your 2015 property taxes, as usual, in 2016. But your 2016 taxes will not include an assessment for the District tax. Your first year of reduced overall taxes will appear in 2017, therefore. But don’t rush to Tiffany’s yet: You can expect your property taxes to increase over time, due to increases in the assessed valuation of your townhome, and in the mill levy (mainly, for police, fire, school).

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“Evil-Eye Fleagle” was a comic character in Al Capp’s “L’il Abner” comic strip, circa 1950. Fleagle’s eye could emit concentrated destructive rays. However, at Pelican Pointe, we are installing a set of “photo eyes” to govern the operations and safety features of our main entrance gates. These gates have been “stuck” in the open position for weeks. The standard remedy involves removing many of our new pavers there, and replacing the electromagnetic loops beneath the pavers. Our new photo eyes, though, obviate the need to uproot those pavers. They will sense a vehicle or pedestrian in the gate’s path, and will cause the gates to pause before striking them. We are told that, from a driver’s point of view, our established mode of operation [approach the closed entrance gates; press your transmitter; enter; go home; have a glass of wine] will not change. Installation of this new system is tentatively scheduled for mid-December. Until then, our gated community will be un-gated.

The infamous Berlin Wall fell in 1989. Our iron fence along South Valentia Street has fallen several times – each time, the victim of reckless drivers who paid no attention to the reduced-speed signage (where the Street crosses the Highline Canal path); or to the suddenly-appearing roundabout; or to the sudden reduction in the northbound lanes from two to one lane. Drive along that stretch of the Street and glance at the devastation wreaked by at least three drivers a few days ago. A witness reported the presence of three tow-trucks. There is probably no police report. We are stuck with the \$975 repair bill (it’s beneath our insurance deductible). We are considering the placement of concrete-filled bollards (as we did at the roundabout) along that stretch of fence; but must first determine if our property line would allow us to do that.

The (public) Baths of Caracalla were built in Rome in 212 A.D. I doubt that they were lined with porcelain, glazed white tiles, as are our two entrance walls. Over time, water from rain, snow, and ice seeps behind these tiles. Since you all received an A in high school Physics, you’ll recall that, as the ice freezes, it expands. This loosens the tiles. Our new handyman, Jim Cuellar, has undertaken to remove those tiles that appear to be loose, and to replace them or substitute new tiles there. Also, Jim will apply appropriate adhesives to the tiles, and caulking to the tops of those walls, to inhibit the water seepage.

Jim Cuellar, new handyman. We have welcomed Jim into our community. He is a handy-person of many skills. You will see Jim working in our complex – servicing our four dog waste receptacles; cleaning debris from our mail kiosks; blowing cobwebs from our porch lights and our driveway lights; hoisting our American flag on federal holidays and other appropriate days; making minor repairs to our fence support-pillars; cleaning our raingutters selectively. He recently replaced a destroyed spotlight and its wiring, near our entrance. Jim can be engaged by our residents for private tasks, provided that these tasks don’t interfere with his ongoing services to our Association. **You can contact Jim at (303) 520-8948**, and explain your project to him. If he can help you, you will make your own private arrangement with him. We envision a long and happy relationship with Jim at Pelican Pointe.



# Susman Unleashed Continued

by Steve Susman

Congress has been (rightly) vilified for enacting too many new rules, hampering business operations, business expansion, and impeding the growth of new businesses. However, at Pelican Pointe, our Rules are salutary. Their purpose is to set uniform policies and procedures that affect everyone here. Homeowners and tenants must understand that they are foregoing many of the rights and privileges which they might enjoy with a single-family detached home. In exchange, they obtain a carefree setting, with most of the responsibilities handled by an elected Board and managers. Without our Rules, there would be anarchy.

Recently, your Board adopted a sweeping new set of Rules, as well as revised forms – all for the use of and binding upon our homeowners (and, to some extent, upon our tenants). In the aggregate, these new Rules and forms comprise the replacement of all the pages in your Pelican Pointe Handbook. Persons who attended our recent Annual Meeting received these new pages. There remains the task of distributing these materials to absentee owners and to persons who did not attend that Meeting, a total of about 150 persons. Absentee owners will receive their inserts by mail. One of our gracious homeowners has volunteered to distribute the inserts to those residents. You would be well-advised to, at least, glance through these materials. With our recorded Covenants, our Rules define your rights and responsibilities at Pelican Pointe. Meanwhile, you can access these new materials at [www.withcpmg.com](http://www.withcpmg.com) (click on Pelican Pointe section).

On the night of December 24, Santa will be parking his sleigh and reindeer on our roofs. Being the thoughtful fellow that he is, we know he won't damage our 16-year-old shingles. Actually, earlier this year, powerful hail storms already did extensive damage. As you've been advised, our HOA filed a claim with our then-insurer. It appears, as of this writing, that the insurer has approved the replacement of all our roofs. This is a complex situation. It involves the coordination of, and agreements among, professional casualty adjusters; our own preferred roofing contractor; an independent engineer; the insurer; our insurance agent; our Treasurer; and others. We are now finalizing our contract with our roofing contractor. Our contractor is negotiating with the adjuster and the insurer over several important matters – such as replacement of obsolete rain gutters. Meanwhile, our roofer has been applying temporary “fixes” to roof leaks, pending the replacement of those roofs. By the way, don't singe Santa with your gas-fed fireplace . . .



**Trash Days**  
**December 2, 9, 16, 23, and 30**

**Recycle Days**  
**December 2, 16, and 30**

**Large Item Pick-up**  
**December 30**