



The Pelican Brief

February 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

**For After Hour
Emergencies Call
303-671-6402**
(Follow the prompts)

Office hours are
9:00 a.m. to 6:00 p.m.,
closed from Noon-1:00
p.m. Monday- Friday

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

Trash Days
Feb. 11, 19, 25
**REMINDER: Trash will be
picked up Thur., Feb. 19
following Presidents' Day**

Lunch Bunch

The Lunch Bunch will meet at the newly opened Café Mercado on Lowery at 11:30 February 10th at 7561 E. Academy Blvd, located in front of hanger number 2. I was pleasantly surprised to see such a beautiful place with a menu of salads, pastas, meat and fish dishes. Its across Alameda at our front door. Please RSVP to Susan Million at 303-316-7190. See you there!

Book Club

The Pelican Pointe Book Club will meet on Tuesday, February 24, at 6:30 pm at the home of Joyce Berman in Unit MM104. The book we're reading is "Full Body Burden: Growing Up in the Nuclear Shadow of Rocky Flats" by Kristen Iversen.

The author grew up in the 1960's and 1970's in Arvada, Co., about 10 miles from Denver, where everyone's father worked in one of the two nearby factories. The first belonged to Coors, and the other was the more mysterious Rocky Flats, a secret nuclear plant where employees made the plutonium warhead triggers for America's cold war nuclear arsenal. We know more about that plant than the residents of Arvada did then. The author tells us about her pastoral life there, while neighbors got mysterious illnesses that no one understood. The two narratives come together in powerful ways.

You are welcome to join us for what will be an interesting discussion of a very readable book with an important message.

Susman Unleashed

by Steve Susman

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

Two obituaries. Today we mourn the passing of an old friend by the name of **Common Sense**. No one knows for sure how old he was. He will be remembered as having cultivated such valuable lessons as:

- Knowing when to come in out of the rain;
- Life isn't always fair;
- Maybe it was my fault;
- I don't need a scapegoat for my own inadequacies, carelessness, or poor decisions; and
- Don't walk on ice if there's a clearer path.

In his life, he was sensible, helpful, courteous, understanding, with an antipathy toward self-destruction. Examples of the latter: He wore appropriate footwear when walking on surfaces that were wet or obviously slippery. He was reasonably alert to our remarkably swift changes in weather, including ice build-up in winter. He drove very slowly into and out of his garage in inclement weather – mindful of surface conditions and the proximity of the opposing garage doors.

The “what-have-you-done-for-me-lately” onslaught was devastating to him. He gave up the will to live -- after a woman failed to realize that a steaming cup of coffee was hot. She spilled a little in her lap, and was awarded a huge settlement. Common Sense was preceded in death by his daughter, Responsibility; and by his son, Reason. He is survived by his three stepbrothers:

- Someone Else Is To Blame If I'm Careless.
- I'm A Victim.
- I Know My Rights.

Not many attended his funeral, because so few realized he was gone.

The other old friend's death: **Courtesy:**

His life was typified by a genuine concern about how his actions impacted others, especially those in his common-interest community. He never found fault in others until he had examined his own behavior in the matter. He offered to sweep the light snow from the porch of his elderly neighbor. He used his car's mirrors to avoid backing into the opposing garages. He responded to his Association's managers and directors when they sought reasonable and necessary information from him. Occasionally, he volunteered to spend a very few hours on community activities, participating with others. And, perhaps most important, he didn't attempt to transfer his personal woes (regardless how severe) to others. You get the idea. Let us mourn.

Hiding in the woodwork. You like to be anonymous. You don't want anyone living in Pelican Pointe to know how to reach you. In fact, you may have moved here, in part, to hide from persons who would be eager to know where you are. How you evidence this overwhelming mania to fade into the woodwork: You ignore the Board's pleas about our Pelican Pointe Directory: If you don't want to be included, fine. But please send in the simplified form, attached to this newsletter.

There are forceful reasons (based on our 16 years of experience here) **why we recommend that all our residents agree to be included in our Directory.** Wouldn't you want to be contacted if:

- You inadvertently leave your garage door open.
- There is smoke coming from one of your windows.
- Your smoke alarm or burglar alarm is beeping and heard by passers-by or your neighbors.
- Your flat-screen TV is seen in the arms of some burly guys, leaving your unit.
- The auto-debit for your monthly dues, or your dues check, has bounced. Late fees and other charges will soon multiply on your account.
- Our managers wish to contact you about the asphalt batch-plant that you've installed in your garage. You are about to be heavily fined for this entrepreneurial initiative.

If an inadequate number of our residents are unwilling to take a moment; fill out and sign this form; mail, scan, or fax it to our managers -- the Directory will not be published. Our managers and directors will be able to contact you only with the (usually rudimentary) data they may have gleaned from other sources. Note: Whether you elect to be included in the Directory or not, it is **mandatory**

that our managers have your contact and emergency data – for your own protection and welfare. They and our directors hold all your private data in confidence, using them only for emergencies or official Association business.

When you were a little kid, did your popsicle stick to your fingers as it melted? As an adult, though, your sticky problems can be more serious. Many residents have reported that their garage door “sticks,” in icy weather, to the concrete pavement which it touches when closed. What I have learned: At the base of your overhead garage door is a rubber strip, a type of gasket, to seal the door against the pavement. Ice forming directly beneath that strip can cause the door to stick to the ice. First, it’s recommended that you remove that thin area of ice directly below the rubber strip. Next, apply some silicone spray to the rubber strip. This is a common hardware-store product. One brand, WD-40, even makes a “water-resistant” spray. These sprays will lubricate that strip, reducing the stickiness of the ice. You must be sure that the dual-springs which exert the pressure to raise your door are still strong; like our bodies, these springs weaken with age. Finally, your door’s electric motor may be too weak to “break” the icy seal. How old is your motor?

When Noah’s Ark comes sailing into your townhome, “Houston, we’ve got a problem.” That is when you must turn off your master incoming water valve (located in your crawl space). However, your plumber may need to shut off all water entering your unit. He will have to know where your *external* shut-off valve is located. Each townhome here has its own incoming water line and those two dedicated valves. The outside valve is beneath an iron mini-manhole cover, near our internal road, and parallel with the identical covers for the other units in your building. The \$64 Question: Which of those 4 or 5 covers is mine? This search is complicated by the fact that some of these covers are beneath bushes, difficult to find. Hard to believe, but there was a rational method to the Water Board’s placing these covers. Our homeowner, Gil Wierschke, has helpfully offered to identify all 190 of such covers and to label them clearly. This will be an enormously important accomplishment for all of us. A word about your crawl-space master valve: Our developer installed a round (usually orange) knob sixteen years ago, to control this valve. Very many of these corroded and no longer work – which can produce a disaster. Your plumber should replace that original valve with a modern lever-valve.

Wind-and-Hail: Nature creates a huge perennial expense for our Association: A preview: Since 2009, six of the ten most costly hail storms in the history of Colorado have occurred. In the ensuing five years, this damage has cost over \$2 billion, and these natural disasters continue to grow. Five major insurance underwriters have withdrawn from the Colorado condo/townhome insurance market, although some other well-regarded companies do remain. In September, when we renew our annual all-perils and other insurance policies, remaining underwriters will be reducing their exposure to wind-hail. We can expect increased premiums (which have already risen dramatically in recent years) and perhaps a return to special wind-hail provisions (deductibles). Insurance premiums are our second-highest operating cost; and we have very little control over them or the ability to prophesy them. Stay tuned.

What do shabby patio gates and lint in your dryer vent have in common? A few years ago, the Board promoted a program whereby a private contractor agreed to rehab your wooden patio gate for a very reasonable price. The Board also arranged for the contractor to clean our dryer vents, again at an inexpensive “group” rate. Many of our residents engaged in those two programs. The gate rehab included refinishing the wood and repairing the hardware, if need be. The dryer vent cleaning sharply reduced a main cause of residential fires. I believe that our Board will attempt to reintroduce these programs again this spring.

Weird behavior:

- If God wanted me to touch my toes, He would’ve put them on my knees.
- If Webster wrote the first dictionary, where did he find the words?
- Save a little money each month, and at the end of the year you’ll be surprised at how little you have.
- If love is blind, why is lingerie so popular?

Pelican Pointe Homeowners Association

WE NEED YOUR HELP!

Your Board of Directors wants to continue to publish a Pelican Pointe Directory. A new law requires your written permission to include your information in the Directory.

The Directory will be distributed to Pelican Pointe homeowners and residents only.

Please complete the following form, sign, and return via the USPS to CPMG

At: 2620 S. Parker Road, Suite 105, Aurora, CO 80014 or

FAX: 303-671-6430

? OK to include in the Directory

Name(s) _____ Yes _____ No _____

_____ Yes _____ No _____

Unit _____

Telephone _____ Yes _____ No _____

Cell _____ Yes _____ No _____

_____ Yes _____ No _____

Email _____ Yes _____ No _____

_____ Yes _____ No _____

Signature(s) _____ Date _____

_____ Date _____

Note: If you completed a similar form that was included in your Annual Meeting packet, you need not complete again.

Thank you!