



The Pelican Brief

July 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!

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 Mark Dougal at mark@withcpmg.com or 303-671-6402, ext. 25.



AMBLI

Lunch Bunch

The Lunch Bunch of the Pelican Pointe group will "meet, eat and greet" on July 14, 2015 at 11:30 a.m. at the Ambli Gourmet Eatery and Wine at Holly and Leetsdale. It's very nice, good atmosphere, and good food.

Please rsvp to Susan Million 303-316-7190 or 720-301-3034.

Susman Unleashed

by Steve Susman

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

You want to feed Bambi? Go to the forest. But don't feed the rabbits and squirrels around Pelican Pointe. It strains my credulity, but there are residents here (and at our neighboring community to the east) who continue to feed these predators. Here are the facts: rabbits and squirrels eat our flowers; gnaw on our bushes; destroy our lawns. The squirrels invade and inhabit our attics; chew through our shingles and eaves. The rabbits make a mockery of our beautiful flower beds, as they chomp their way to oblivion. If I could, I would recruit the coyotes who reside around here, to chase and destroy these parasites. We are talking here about your money: It is very costly for your HOA to replace the flowers and bushes and repair the damages caused by these pests. Their cute faces are a mirage.

You want to visit an old flame? Fine. Go to your high school yearbook. But don't become transfixed by the graceful flames that emanate from your barbecue. Yes, 'tis the season to be jolly, and to sear the meat. But barbecues are dangerous unless placed a proper distance from your patio walls; supervised at all times by you or your visiting graduate from the *Cordon Bleu Culinary Institute*. Propane-fed barbecues are efficient, but the gas is inherently combustible if it leaks beyond the ignited burners. Charcoal-lighting fluid, too, is a disaster-in-waiting if not used properly. The proximity of our new fire station will be of limited utility, as your townhome unit, and that of your neighbors in the same building, are roasted like a tribal missionary in the wrong place at the wrong time. Please use common sense. Enjoy, and force your neighbors to enjoy, the succulent aromas wafting from your Tony's Meats filets. Remember to floss.

You will not be reimbursed by the HOA if you hire your own contractor or vendor to repair or rectify a problem at or in your townhome. If you perceive a physical problem at or in your townhome, you should inform our management company as soon as possible. Most such matters will not need urgent attention, or may be cosmetic. Others might require emergency response. Even then, our managers cannot resolve your problem immediately. A good example: Rainwater is seeping into your townhome: Of course, you should use common sense – buckets; towels; whatever – and notify the manager forthwith. Another example: You “hear” what you believe is an animal in your attic. Again, advise our manager. The HOA will not honor your request for reimbursement, for engaging a contractor or an animal-control firm, for example. A contrary policy would invite anarchy and lead to chaos. Your HOA will fulfill its responsibilities to you, consistent with our recorded Covenants and our Rules, with reasonable efficiency – utilizing its established coterie of contractors, subcontractors and vendors. Dial 911 for police and fire emergencies. Have handy the name and phone of your trusted plumber.

Most of the ancient temples and monuments in China, or India, and elsewhere, are so attractive, especially at “a distance.” Up close, you see clearly the deterioration of the facades and walls, typically. At Pelican Pointe, our entrance walls need rehabilitation. Water seeps behind the exterior tiles; ice forms; the tiles separate from the walls. Your Board is engaging a major reconstruction firm to restore these tile-covered walls. At the same time, the damaged or missing red brick pavers (“Toto, I've a feeling we're not in Kansas anymore”), at our entrance, will be replaced. From afar or close-up, we all want our entrance structures (and flowers, in season) to create a good first impression upon all who enter.

“Did you remember to bring the ketchup, Martha?” Everyone enjoys a picnic [assuming ideal weather; great food; good company; no mosquitos; a tolerable outhouse]. Your Board has authorized the replacement of our two oldest picnic tables at our “picnic area.” These tables have served us well for sixteen years, but now are in condition to be retired. Replacing these will be two new tables, one rectangular and one round. Each will be of the same long-lasting material (polyvinyl coating over steel) as the aged ones. Our newest (third) table will remain. These are expensive; but they are used year-around by our Social Committee or residents hosting a gathering; workers at a lunch-break; residents taking an occasional break from the rigors of tending to their energetic small children. By the way, all residents can reserve our picnic area for their exclusive use by notifying our manager a reasonable time in advance, and posting prominent notices on the gazebos' support pillars. Common sense Rules govern allowable scheduling and responsibilities there.

“Hey, I’ll just park my car in Guest Parking; it’s convenient in good weather; the HOA won’t bother me.” Guess again. Your Board and manager are reinvigorating a more aggressive parking enforcement program. In short, this means you are likely to have your vehicle “tagged”; a fine imposed for repeated parking violations; and, at worst, you might, forlornly, see the rear end of your vehicle as it is towed away to Dante’s *Ninth Circle of Hades*. Our basic Rule is simple: If you reside here, or are a *de facto* roommate – you cannot park in Guest Parking areas. The maximum term for a bona fide guest is 72 consecutive hours in one Guest spot in our complex. A longer period to permit your guest to park in those spaces can be obtained from our manager, up to 14 consecutive days, for good cause shown.

We aren’t talkin’ Rembrandt here, but our painting contractor, High Country Painting, Inc., has begun “Phase II” of our 5-year painting cycle. Every five years, your Board has been ordering the painting of all our 46 residential buildings and our three kiosks and guardhouse. This work is divided into two annual sessions; Phase I took place last summer. Buildings #X through #TT are the subject of this summer’s effort. Yes, this careful work, including minor carpentry remediation, enhances our bright-and-cheery appearance. But, more importantly, the paint helps to preserve the siding and wood. Our exteriors take a beating in our weather.

Joyce Kilmer famously wrote, “I think that I shall never see a poem lovely as a tree.” [Kilmer was a male; his parents probably wanted a girl]. In early July, our tree-care contractor, Swingle Lawn & Tree, will begin an extensive project here – trimming all our trees. Almost all our many trees are in serious need of professional pruning. This process will interrupt limbs which are encroaching on our buildings; will promote a more controlled growth; and will be pleasing aesthetically. As our trees grow larger, trimming becomes more expensive, of course. By the way, the much-dreaded Emerald ash borer disease, already devastating much of Boulder County’s trees, should be inhibited (hopefully) by our recent injection of *imidacloprid* (you can Google it), the only presently-known inhibitor of these voracious vermin.

You enjoy John Grisham or James Patterson novels ? You won’t find as much excitement when you read our revised Rules and Bylaws. Your Board recently approved far-reaching modifications to our Rules, and some minor changes to our Bylaws. Presently, these changes are being integrated into a new “master” set of the Rules. Then, our management company will be requested to post them on its web site, in place of the now-emasculated version. The Board hasn’t yet decided whether to provide printed copies of the revised Rules to each resident and homeowner – primarily because distribution by ordinary mail would be costly. Other distribution schemes are being considered.

Here is one example of the revised Rules (paraphrased): Our landscape contractor, presently LandTech, now has exclusive authority – not only to remove dead and dying bushes – but to decide if and where replacements of new shrubs should occur; the type and size of the shrubs; and the timing of any such replacements. Previous policy allowed homeowners to petition the Board as a “private planting request.” Such petition is still permissible, but, if granted, the rest of the operation is in the hands of our contractor. In some instances, the contractor will be consulting with our Landscaping Committee. This Rule change resulted from almost-unmanageable confusion and mis-communications – involving revisions to our subterranean irrigation systems; choice, selection, payment, and delivery of the bushes; timing. Further, over time, some of our areas have become overgrown with shrubbery.

Ever show up for a meeting, and nobody else is there? Until further notice, our regular monthly Board meetings have been changed from the third Monday to the fourth Monday – still at 6:00 p.m. at the Lighthouse Clubhouse. As always, all homeowners and residents are welcome and encouraged to attend.

Weird:

- Why did Kamikaze pilots wear helmets?
- If at first you don’t succeed, shouldn’t you try it like your wife told you to do it?
- Some people are like Slinkies. Not really good for anything, but you still can’t help but smile when you see one tumble down the stairs.
- Does pushing the elevator button more than once make it arrive faster?

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.

Local Events

Lola Winemakers Dinner at Range WHEN: July 10

WHERE: Range 918 17th Street Denver, CO

Enjoy a five-course winemakers dinner at range Restaurant at the Renaissance Denver Downtown, presented by Lola Wines. Dry Reisling scallop crudo | chile, mint, ginger, citrus, sherry Sapere Aude, Rose fried squash blossom | ricotta, nectarines, smoked ham, arugula Sonoma Coast Chardonnay potato crusted halibut | popcorn sauce, chive pistou North Coast Pinot Noir grimaud farms duck breast | shiitake farro, pomegranate, scallion Russian River Valley Pinot Noir karobuta pork |

Summer Movie Series WHEN: Saturdays in July WHERE: Sky Line Park

So you've snagged a few friends for happy hour and dinner, and now you're looking for a place to stretch out under the stars? Perhaps you're taking the kids to see the sights Downtown and want to cap the evening off with one final treat? Check out the Summer Movie Series at Skyline Park! All movies begin at dusk in Skyline Park at 16th and Arapahoe. Come early to snag the best seats!



Colorado Irish Festival WHEN: July 10-12 WHERE: Clement Park

Four Stages of Continuous Entertainment including sanctioned Irish Stepdancing Feis, three live music stages, pipe band performances throughout the day, exhibition Irish Football and Hurling sports, nearly 100 celtic arts and crafts vendors, food vendors including many Irish Pubs, childrens rides, soft drinks and adult beverages. Irish Set Dance Ceili social dance on Saturday night.

Colorado Dragon Boat Festival WHEN: July 18-19 WHERE: Sloan's Lake Park

The Colorado Dragon Boat Festival (CDBF) will be recognized as the premier organization celebrating and promoting the culture, contributions and accomplishments of Colorado's Asian Pacific American communities.

端午节快乐!

Duānwū jié kuàilè



HAPPY DRAGON BOAT FESTIVAL!