



# The Pelican Brief

June 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

*If you would like to serve your community, consider joining one of the Pelican Point Committees. Volunteers are always welcome!*

## 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!*

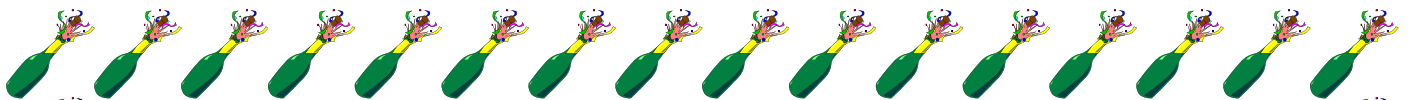
## New Association Manager

Effective June, 1, 2015, Pelican Pointe will have a new Association Manager. MARK DOUGAL, CMCA, became a CPMG team member after working at another metro-area management company where he supervised contractors, interacted with Board members and homeowners, and conducted thorough community inspections. The knowledge Mark gained while taking his Business Management degree at Fort Lewis College in Durango, Colorado, is an asset he looks forward to putting to practical use as an Association Manager for Pelican Pointe. If you need to contact Mark, he can be reached at 303-671-6402, ext. 25 or [mark@withcpmg.com](mailto:mark@withcpmg.com).

Trash Days  
June 3, 10, 17,  
24 & July 1

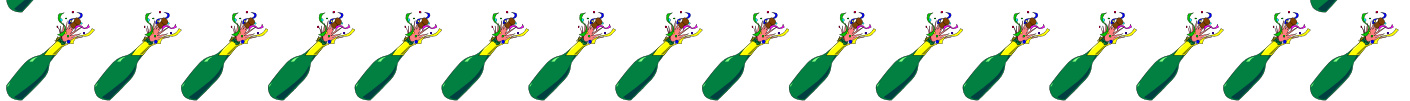
Recycle Days  
June 3, 17 &  
July 1

Large Item Pickup  
June 3



## REMINDER!

The Pelican Pointe Champagne Brunch will be held June 7 from 11 am to 1 pm at Pelican Pointe Park (our own neighborhood). RSVP to Reba Walker at 303-885-9176 or [rebawalker1@msn.com](mailto:rebawalker1@msn.com) by June 4 . Please include your unit number and the names of those attending in your group. Each resident is allowed one guest.



---

# Susman Unleashed

by Steve Susman

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

Welcome, Mark Dougal! Our new community manager, assigned by CPMG, Inc., to Pelican Pointe, is Mark Dougal, (303) 671-6402, #25. Mark has “hit the ground running.” We all look forward to working with him. We hope everyone can meet Mark soon.

You might be hiding from the CIA, or from your ex-spouse, but most of us in Pelican Pointe don’t need or crave anonymity. Many times, you’ve been told that our Board is trying to assemble a current Directory, for general circulation in Pelican Pointe. This would contain our residents’ names, unit number, an email address, and land-line or cell phone number, and an emergency contact person. The primary purpose is to enable residents to identify their neighbors; and to be able to notify them in case of an emergency involving the neighbor’s unit. A fairly-frequent example: A resident leaves his/her garage door open inadvertently. If you haven’t already signed the legally-required consent form to include your name and data in our new Directory, please e-mail Cathy Moore, at [cathyjmoore@mac.com](mailto:cathyjmoore@mac.com). She’ll send you that consent form. Or, email her, providing the above-described information in your email and stating that you consent to the inclusion of your name and data (or specified parts thereof) in our Directory.

If you “opt out” of being included in the Directory, or want only limited data to be included – you may so indicate. Bear in mind: Our management company and our Board need that data, *solely for management or emergency purposes*. They maintain a *separate* directory which is kept confidential and not circulated.

“Oh, the weather outside is frightful, but the fire is so delightful . . .” are the opening lyrics of an old song about snow. A modern version would suggest that we are sitting near our gas-fed artificial fire, sharing a joint of legally-purchased marijuana, cozy behind our double-pane windows. In any event, the damage to many of our trees by the sudden May 9-10 snowstorm was frightful. Our management company succeeded in arranging for prompt, emergency tree-surgeries. The trees that suffered broken limbs must be re-shaped this spring-summer. Separate from the storm, most of our trees haven’t been trimmed or pruned for several years. Some of our trees infringe upon our buildings, causing clogged rain gutters and creating a convenient route for squirrels and raccoons to access our roofs and attics. The Board has resolved “to get all our trees in good shape” this spring-summer. Thereafter, we will probably adopt a cyclical schedule for tree-trimming.

They’re bold, brazen, and walk around calmly, as if they own the place. I’m not referring to the bad guys in a Clint Eastwood western movie. Rather, **coyotes**. They are frequently seen in our main detention pond area (“Pelican Pointe Park”), near our mailboxes, or merely strolling down our roads like a Silicon Valley entrepreneur heading down Fifth Avenue toward Tiffany’s. But please **beware**. Keep unattended pets indoors. If walking with your dog, keep it on a short leash. We don’t want Fideaux to be a snack for one of these predators.

Coming soon: Revised Forms and a new compilation of our Rules. Homeowners must fill out and submit certain forms in order to obtain authority from the Board for specific requested activities. For example, a form must be submitted to the Architectural Control Committee (aka Design Review Committee) if a homeowner wishes to add to, subtract from, or modify his/her unit’s exterior in any way. Another form is required to request that a new shrub or tree be planted outside one’s unit. Formerly, a form was required to obtain authority to have a satellite dish installed outside one’s unit – but see, below, our new Satellite Dish Guidelines (which, if carefully followed, can obviate the form requirement). Many of our forms are outdated, and now are misleading or confusing. Cathy Moore, with some assistance from Sheila Powell and Steve Susman, has undertaken this large project. Further, Steve and Cathy are working on a new, comprehensive compilation of our Rules. “In the old days,” all homeowners and tenants received a printed set of our Rules. Now, we urge our people to read the Rules as posted on our management company’s website, [www.withcpmg.com](http://www.withcpmg.com). However, our portion of that site will be substantially revised and updated from this new compilation. Keeping our compilation of Rules current is daunting, especially because of new legislation and State-mandated rules. Stay tuned.

---

The First Rule of dating: *You have only one chance to make a good first impression.* This verity also applies to the attractiveness of our entrance at Pelican Pointe. Presently, some of the white tiles have become loose; the concrete drain pan (separating our red brick pavers from the public street) must be replaced; and the pavers themselves deteriorate over time. Our management company and Board are currently entertaining proposals for rehabilitating both the fronts and back sides of our entrance walls, as well as those pavers. Replacement of the large drain pan will be included in this summer's project to replace selected areas of concrete which are crumbling or cracked. This will be a significant "upkeep" project, so important for the maintenance of our property values.

Surgery without anesthesia. Our new landscape/lawn contractor, LandTech, has begun to "weed out" dead bushes, and to excise the dead portions of others. We have many hundreds of bushes/shrubs. Some thrive; some don't. Many have been neglected over time. Furthermore, some of our common areas are over-planted, necessitating a thoughtful program of removal without replacement. LandTech will be demonstrating their skills in these endeavors this spring-summer-fall. NOTE: Don't get apoplectic if a bush outside your unit is removed or pared. The men who do this work are instructed by LandTech, their employer, to refer all requests and other comments about our landscaping to CPMG, Inc., our management company. CPMG, in turn, may consult with LandTech and/or our Landscape Committee about the request or comment. The goal, as with our trees, is to create a current baseline of healthy, attractive landscaping. From there, it should be easier to make the modifications, removals, and re-plantings in an organized fashion.

New satellite dish Guidelines. We published in our May edition of this newsletter the new *Rules* regarding the installation of satellite dishes. Those Rules are now supplemented by the following new Guidelines. A homeowner wishing to have a satellite dish installed above his/her unit must provide the installer with a copy of these Guidelines. If these Guidelines are followed faithfully, the homeowner need not file a form requesting authority for the installation. If the Guidelines cannot be followed, the homeowner must file the form which seeks authority for the installation; the application must be *approved* by the Board *before* the installation proceeds.

#### **Satellite Dish Installations**

PELICAN POINTE HOMEOWNERS ASSOCIATION

**Homeowner: Please give your installer a copy of these guidelines.**

Satellite dishes, their support arms and wiring, may be installed **without further approval** from the Association if the installation complies with the following guidelines:

- The dish, its support arms, and cable, should be as inconspicuous as practicable, ideally in the rear (garage side) of the townhome (unit). These components should not be visible from the front of the unit or from the front of opposing units.
- Disapproved are sites which require holes to be made in the roof or the siding.
- Preferred sites, all in the rear of the unit, include the horizontal support boards and soffit boards, the trim boards, or on such boards between units.
- The arms and wiring may not be installed on adjoining townhomes' exterior surfaces.
- No part of the support arms, dish, or cables can be located less than 8' from the ground, but that minimum height is 14' if any part of the installation hangs over the driveway.
- If the installer decides that none of the approved locations will provide optimum reception, the installation must be aborted. The homeowner must apply to the Architectural Control Committee for a variance from these Guidelines, accompanied by a description of sites recommended by the installer.
- Cables must be installed along eaves of the roof or parallel with and on the edge of the roof, or in the roof channels. They may not haphazardly cross over the roof. Cables should not be run in rain gutters.

Note to homeowner: The Association's Rule III (M) governs the installation and removal of satellite dishes and their accessories. You must refer to this Rule for such details. This Satellite Dish Installations sheet is merely a guideline for your installer.

#### Weird:

- A gun is like a parachute. If you need one, and don't have one, you'll probably never need one again.
- Why are a "wise man" and a "wise guy" opposites?
- Even duct tape can't fix stupid . . . but it can muffle the sound.

## Lunch Bunch

The Pelican Pointe Luncheon Bunch will meet the usual 2nd Tuesday of the month, June 9, at 11:30 a.m. at the Golden Shanghai, (excellent food and favored by many of our residents) 1412 S. Parker Road.

This is an open invitation to both genders of our community -- soooo please come join us and meet Mamick, Chuck and Steve. Do you know these men? The conversation is lively, educational and informational.

Rsvp to Susan Million at 720-301-3034 cell or 303-316-7190.

## Keep Your Home Safe

Door and window locks are critical for home safety. The following recommendations are made by the Denver Police Department.

### Door Locks

Keep your house locked when you are away as well as when you are home and use deadbolt locks to secure your home. The deadbolt lock has a bolt that must be activated by a key or thumb turn. It offers good security because it is not spring activated and cannot be opened with a credit card. Deadbolt locks should meet these criteria to be a good security device:

- The bolt must extend a minimum of 1 inch and be made of case hardened steel.
- The cylinder guard must be tapered, round and free spinning to make it difficult to grip with pliers or a wrench. It must be solid metal – not hollow casting or stamped metal.
- There should be at least a five pin tumbler system or equivalent locking device.
- The connecting screws that hold the lock together must be on the inside and made of case hardened steel. No exposed screw heads should be on the outside.
- The connecting screws must be at least one-fourth inch in diameter and go into solid metal stock, not screw posts. A heavy duty strike plate helps strengthen door frames better than a regular strike plate. (A strike plate is the jamb fastening that receives the deadbolt in the locking position.) The heavy duty plate uses four to six, three inch screws, not two, three-fourth inch screws used in regular plates. The longer screws go through the frame into the jamb making it harder for someone to split the frame when kicking the door. A heavy duty strike plate will strengthen the door jamb and reinforce the lock.

### Window Locks

- Many burglars make entry into residence through open windows so make sure that they are always closed and locked even when you are home.
- *Use auxiliary locks:* Pin your windows or add an auxiliary lock to your double hung windows. This type of mechanism will allow you to secure your window when you open it (5 inches or less) for ventilation. Newer windows have higher quality locks while older double hung windows are easily jimmed or pried open. Double hung windows can be secured by taking these simple, inexpensive precautions:
- Drill a hole at a downward angle through the first sash and into, but not through, the second sash. Then pin window by driving a nail into the hole. Pinning braces the window against prying. More holes can be drilled to pin the window open for ventilation.
- Keyed locks are available for windows. If used, master key all window locks and show children how to use them. Do not use keyed locks on windows in sleeping areas.