



The Pelican Brief

March 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 third Monday of the month at 6:00 PM at the **Lighthouse**.

Meet the CPMG Team

Main Number: 303-671-6402
Association Manager Debra Vickrey: Ext. 23
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)

Book Club

The Pelican Pointe Book Club will meet on Tuesday evening, March 24, at 6:30 p.m. at the home of Nancy Williams, Unit M103. The book to be discussed is "The Nightingale" by Kristin Hannah. The author observes that the actions of women in wartime are often overlooked, at best, and typically eventually forgotten. She probed historical documents to find evidence of women who performed heroic acts, even when they had to pay a terrible price for their heroism. She was rewarded with many poignant stories.

The Nightingale is set in World War II France, and is the tale of two sisters of very different temperaments, who are challenged by the exigencies of war to find out what they are able and willing to do when survival is at stake. It's a page turner of a book. Please feel free to join us.

Lunch Bunch



The Lunch Bunch will meet Tues. March 10th at 11:30 at The Garlic Knot...located at 1422 S. Parker Rd. A144. This is a newly opened restaurant, located close to us, and reasonably priced. It

is in a shopping center near Walmarts on Parker Rd. Please RSVP to Susan Million at 303-316-7190

Trash Days

March 4, 11, 18, 25
April 2

REMINDER: Trash will be picked up Thur., April 2 following Cesar Chavez Day

Recycle Days

March 11, 25

Large Item Pickup

March 11

Susman Unleashed

by Steve Susman

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

A man's home "may be his castle," but we don't have a moat. Recently, in daylight, a burglar drove into our complex. He saw an open garage door; quickly entered and stole an expensive bicycle; and sped away. Occasionally, a burglar has climbed over our perimeter fence, or entered through a partially-open pedestrian gate – but generally the only prominent access-point here is our front vehicle gate. That gate is open from about 7 a.m. to 7 p.m. It's been suggested countless times that we should keep that gate "closed" 24/7. However, all our Boards considering this proposition have rejected it: It simply isn't practical. Furthermore, it's pretty easy to "piggyback" onto a vehicle entering our closed gate. A so-called double-gate system – as at the Lighthouse – isn't feasible here; there isn't enough lateral room. And, even if there were such an entry system, it has serious operational flaws. Positioning a video camera to capture the license plate numbers and the driver's (not so handsome) face has also been suggested many times. However, that system, too, has practical deficiencies. A guard standing there to monitor all entering vehicles? That would entail a dues increase that would emulate those in condo buildings on New York's Central Park West!

Bottom line: As stated so many times, each of us must (a) keep our overhead garage door closed at all times when not in use; (b) keep locked our front door and the door leading into our garage; (c) be alert to persons "who apparently don't belong here." Forget about political correctness in this context. And (d), be alert to your surroundings – at the mail kiosks; when entering your garage; when walking or driving through our complex. The Denver Police detective speaking with me after this burglary reported that there is a substantial amount of burglary occurring "around here." Be so advised.

The Grinch who stole your mail. Desperate persons will do desperate things. Some mailboxes here were pried open by one or more of society's miscreants. I suppose that the bad guy(s) sought incoming checks, or Social Security or credit-debit card numbers, or lord knows what else. Recovering from the far-reaching after-effects of identity theft could "drive a person to drink." To me, it seems like substantial risk for little probable reward. That rational view, apparently, isn't shared by some of our finer citizens. We don't know if these break-ins occurred at night or in daytime. Advice: Try to empty your mailbox daily. Report suspicious-looking persons to the Police.

"Beam me up, Scotty." Included in this newsletter is the latest iteration of our Guidelines for the installation of a satellite dish. These Guidelines were approved by our Board recently. They are issued pursuant to our Rule III(M), governing such installations. These Guidelines have been simplified, and are intended to be handed to the dish installer **before** he begins the installation. You no longer need pre-authorization and an inspection by a director or committee person, provided that you adhere closely to these new Guidelines. The Board will require that dishes installed in violation of these Guidelines be removed.

"There's a new guy in town, Sheriff." Beginning about March 11, you will notice our new all-purpose handyman around our complex. Aaron Cain has been retained by your Board to fulfill and perform the many and varied handyman tasks and responsibilities that our operations require. These duties range from the regular replacement of bags in our four pet-waste stations to blocking a hole in your attic, which squirrels have used as a seasonal home; from performing minor roof leak repairs to planting replacement or new bushes in season, as directed; from keeping our mail kiosks clean to replacing exhausted light bulbs in our driveways. This will be a part-time position; its parameters will develop as we become more accustomed to Aaron's performance and other factors. He will be available to our residents for *private* handyman duties, but only if you pay his hourly rate to him directly. At the end of February, we bid farewell to the Vazquez brothers, who had served since last November.

We bless the petitioners. After Sonny Fischer resigned as of last October 31, two of our directors had several in-depth meetings with him, in an attempt (a) to "get to the bottom" of his complaints leading to his resignation, and (b) to induce him to re-consider. Very attractive offers were proffered to him, but to no avail. Debbie Weed and Jann Tracey organized a petition, and obtained many signatures of our residents – in a widespread show of support for Sonny's return. The Board thanks all who circulated

and all who signed the petition. Grassroots populism and involvement are generally appreciated. Again, we wish Sonny well in his future endeavors.

“Hot buttons.” Each of us residing in Pelican Pointe has his/her own “hot buttons” about how our complex should be governed and managed. And most of our homeowners and residents are oblivious or elect not to be “involved” in much of this. However, we know that virtually all of us agree that we observe, watch for, and appreciate (a) the general appearance of our complex; (b) our beautiful flower displays in season; (c) the upkeep of our buildings; (d) our lawns and landscaping; and (e) our snow-shoveling program. The Board is pleased to announce that, in conjunction with our management company, we examined proposals from three prominent landscape companies for the upcoming spring-summer-fall program here (excluding tree care). We selected LandTech for this responsibility. The details of our contract are being negotiated now. In addition, we re-engaged Swingle Lawn & Tree to protect our many ever-larger trees from disease and to provide nourishment for them.

Volunteers will be rewarded in Heaven (perhaps). As we all know, but sometimes forget, all our directors, committee members, and other helpful residents are volunteers. Without them and their services, we’d be in deep you-know-what. Countless hours and considerable experience are devoted to making Pelican Pointe a great place to live. The Board is considering soliciting even more volunteers – for specific tasks. Example: Cruising through our complex in your car, after dark, making a list of burned-out driveway bulbs or non-functioning porch lights. We don’t expect our handyman to be here after dark to make that list. A recent dramatic example: As previously reported, a new homeowner has volunteered to label all 190 water-meter covers, and to trim the shrubs which hide many of those meter-covers from desperate plumbers and the Water Board. Your rewards, if any, will be deferred. Please be receptive to this nascent program and offer a little of your time and energy or expertise for our general welfare.

On newer cars, there is no need to slam the doors. The same is true for our four pedestrian gates. It’s a human reaction: You have just passed through an iron gate; you want to close it; you slam it shut. Done! However, slamming our pedestrian gates results in damaged locks and mis-alignment of the latches. Repairs of these parts are expensive, and have been frequent. The Board has recently engaged our wrought-iron specialist to make modifications to the closing mechanisms on the two Canal-side gates. We understand that strong springs and a hydraulic-closing mechanism will be attached to each of them. Whatever the nature of these repairs, please be sensitive to the inadvertent damage and expense that unnecessary gate-slamming causes.

Trying to save a few dollars? You won’t succeed if you must pay fines to our HOA. Case in point: Our Rules now provide that you may no longer place a plastic trash-filled bag in position for pickup. That bag must be situated in a barrel, preferably a plastic one (“39-gallon” is the correct barrel size). We seem to have more wild animals around us than the Denver zoo. Each of them, and birds, see an unenclosed plastic trash bag, and they think they’re feasting at Elway’s. The result often is a mess of garbage and trash behind your garage, and your neighbors’ garages. Disassembled cardboard boxes and similar small items, if the trash men ok it, will be picked up outside your barrel. You’ve been forewarned; re-start your savings plan again.

Managing our reserves. Four homeowners, including two directors, have volunteered to review our investment management protocols. Our reserve funds, as you have been advised, are maintained and used for (a) short- and medium-term capital projects not a part of our ordinary operating expenses; (b) capital projects that must be addressed in the long-run, such as roof replacements; and (c) unexpected emergencies or contingencies. These funds are managed, in part, by our Board; and, in part, by a professional money-management firm. This new Investment Committee of Pelican Pointe recently met with that firm and otherwise has been examining our investment program. The Committee will soon be reporting and advising the Board on its recommendations.

Weird:

Good health is merely the slowest possible rate at which one can die.

Give a person a fish and you feed him for a day. Teach a person to use the Internet and he won’t bother you for weeks, months, maybe even years.

All of us could take a lesson from the weather. It pays no attention

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, a member of the Architectural Control Committee should be summoned to help the installer select an alternate site. If such member is not readily available, the installation must be postponed until an alternative site or sites are approved.

-- 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. It does not contain the entire Rule, for which you remain responsible. Adopted by the Board of Directors of the Association on January 19, 2015.