



The Pelican Brief

May 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)

New Residents: Call Debra if you haven't been visited by the Pelican Pointe Welcoming Committee!

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.

Social Committee News!

Pelican Pointe's Social Committee is hosting a Summer Party!! The date is SUNDAY, JUNE 7th, to be held in PELICAN POINTE PARK from 11 am til 1 pm. Planned is a CHAMPAGNE BRUNCH. All residents are welcome to attend at no cost. Since seating is limited, please bring a lawn or folding chair with you. RSVP to REBA WALKER at 303-885-9176 or email her at: rebawalker1@msn.com by JUNE 4th. Include your name, unit number and names of those attending with you so Sheila Powell can make name tags. Hope to see you there!

Lunch Bunch

The Lunch Bunch will meet on May 12 at 11:30am at the North County Restaurant, 94 Rampart Way, Denver CO 80230. It's close by, right in the Lowry area. Hope you can be there to visit with regular attendees and new neighbors. There will be interesting conversation and information about our community and an opportunity to hear what the Board Members have to say. Please RSVP to Susan Million 303-316-7190 or cell 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.]

Tow truck drivers may not wear Brooks Brothers suits, but, trust me, if you see these guys towing your vehicle from our Guest Parking areas, you will be traumatized. Our parking Rules provide, generally, that a *guest* in Pelican Pointe can park his/her vehicle in Guest parking areas for up to 72 consecutive hours. Beyond that, your Tesla is likely to be “tagged” by our managers, providing you with 24 hours to move the beast (but not into another Guest Parking area). Still playing hardball or passive-aggressive? We summon licensed tow companies to “remove the offending vehicle from our premises.” To reclaim your vehicle will cost you around \$200 *in cash*, payable to the towing firm. *Bona fide* guests, staying more than 3 days here, can request one 14-day extension from our management company. Persons who park habitually in Guest Parking may be deemed to be residents. Residents cannot park within our complex except in their garage, or for a few minutes to unload items.

We’re not competing with Warren Buffett’s results. Your HOA doesn’t take equity positions in large business corporations. Applicable law and our Rules limit the investments of our “reserve funds” to government-insured instruments and similar investment products. We emphasize safety of principal, rather than maximization of investment income. Since 2013, the Board has designated RBC Wealth Advisors to suggest appropriate investment vehicles, augmenting the Board’s own investment decisions. Maturities are usually laddered, with the maximum of one year. Our reserves are maintained, drawn down for capital projects, and replenished monthly from our dues income. These projects are not part of our normal operating expenses. Examples: Five-year exterior painting; concrete replacement.

The late Jimmy Hoffa is reputed to be wearing concrete shoes, and to be encased in the concrete footings of a building in Michigan. We, too, are planning to replace selected areas of concrete around our complex – such as portions of some driveways; curbs; gutters; and our entrance drain-pan. Your Board will soon inventory these potential sites and solicit bids for replacement. Related projects this summer: Restoration of our red brick pavers at our entrance; stuccoing of the reverse sides of our entrance walls; and restoration of the white tiles in front. After all, our market values and our pride are directly affected by our ongoing process of upgrading, repairs, and replacements of our physical assets.

“Birdie, birdie, in the sky. Aren’t we glad that cows don’t fly!” It’s commendable to be a nature-lover, bird-watcher, or squirrel aficionado. However, squirrels are a menace to our flowers, lawns, bushes, trees, roofs, and attics. They are attracted by bird-feeders, costing us significant monetary expense in repairing and replacing their damage. There are similar devices that are meant to serve other small animals. Your Board has deemed it necessary to prohibit bird- and animal-feeders of all types, wherever located. Here’s the new Rule III(E):

Bird- and other feeders and insect-collectors: “Any feeders, including but not limited to birdfeeders, whether located on a unit’s porch or patio, in trees, shrubs, lawn, rocks, or perimeter fence, outside a unit (regardless of design or description as squirrel-proof), are prohibited. Insect-collectors may be hung or positioned in our trees or bushes or on patios.”

Also, in our Rule III(F), a companion Rule, here is the change:

Items on patios, porches, lawn, and sidewalks. [Only the third sentence is changed]:

“Pots, urns, containers, feeders (including bird-feeders), furniture or other items are not permitted in the rock or grass areas.”

To avoid serious fines, Pelican Pointe landlords should heed the following:

- Our Covenants require a copy of your lease or rental agreement to be filed with our management company within three days of its execution.
- Leases or rental agreements of less than three months’ duration are prohibited.
- Your lease should contain a provision that requires your tenant(s) to comply with all the relevant Rules and Covenants of our Association, as if they were the owners.
- You, as landlord, remain responsible for the Pelican Pointe actions and inactions of your

tenant(s) as if you were the resident or violator yourself.

-- You must keep our management company advised at all times of the phone number(s), and e-mail address(es) of yourself and your tenant(s), as well as your and their "emergency information."

-- The Association has no obligation to deal with your rental agent. It may elect to deal directly with you and/or your tenant(s). However, the identity and contact information about your agent should be provided to management.

No laryngectomy for barking dogs. Dogs are allowed in Pelican Pointe (two per unit). Dogs bark. Being occasionally disturbed by a dog's barking is not grounds to assert a complaint against the offending dog's owner. However, our Covenants prohibit any offensive activity "which may be or become an annoyance or nuisance . . . or which is or may cause an unreasonable . . . disturbance or annoyance to others." Other Covenant provisions may apply. Yes, "unreasonable" is somewhat subjective, but your Board will look at the frequency of the complaints, the number of complainants, the history of barking from that dog-owner's pets; the site of the barking, and other relevant factors. Please be tolerant of others. Invest in pet-school for your barking dog. Maybe some marijuana would calm the vociferous dog; mix an eight-ball of Panama Red into his chow.

Satellite dishes – the latest revisions to our guidelines for installers; the latest Rule. Once again, your Board has revised these Guidelines and the underlying Rule. In our June edition of *The Pelican Brief*, we'll publish the Guidelines. Here is the Rule III(M):

Satellite dishes and other antennae

PELICAN POINTE HOMEOWNERS ASSOCIATION

"a. Satellite dishes. No satellite dish shall be installed outside a townhome (unit) at Pelican Pointe unless and until the homeowner has filed with the Architectural Control Committee, on the approved Association form, a notice of intent to make such installation. A tenant may initiate the notice, but the homeowner must co-sign it. The installation should be the least offensive to the architectural integrity of the Pelican Pointe buildings, but nonetheless would enable the applicant to obtain a satisfactory signal from the satellite. The dish, its support arms, and cable should be as inconspicuous as practicable, ideally in the rear (garage side) of the 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 in 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, at the time of installation, the installer demonstrates 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 requirements, 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. If a cable must run, in part, along a painted part of the building, the cable must be painted, at the homeowner's expense, to match the building. Cables should not be run in rain gutters, because damage could occur during gutter cleaning. If the support arms for the dish or the cables are installed in other than the approved locations, the homeowner will be required at his expense to cause these components to be moved to an approved location, and appropriate repairs made where the arms or cable were removed.

When a unit is sold, the seller shall remove the dish and its accessories, paying the Association for the costs of restoration – unless the buyer in writing to the Association assumes these ongoing obligations. However, when a unit is sold which has a satellite dish or accessories that are non-conforming with this Rule, the right to the non-conforming use shall terminate on sale, without regard to the buyer's willingness to assume the seller's dish responsibilities.

b. Other antennae. Antennas that are not designed to receive television or broadband signals (e.g., CB or HAM radio antennas) are prohibited."

Weird behavior:

-- If you jumped off the bridge in Paris, you'd be in Seine.

-- She was only a whisky-maker, but he loved her still.

-- I'd kill for a Nobel Peace Prize.

Your Dog's Wastes. Be A, Good Courteous Neighbor. Our Four Pet-waste Receptacles.

By, Marcia Helfant, Pelican Pointe Director

Love Thy Dog; Honor Thy Neighbor

Pelican Pointe has many dog owners and is very dog friendly. We have dog poop bag and deposit sites and plenty of luxurious green areas in which dogs can romp. Yet we have had a number of residents complain to CPMG and to board members that people will allow their dogs to urinate on the grass areas in front of their neighbors homes. We know that area is common property, but it's not unreasonable for a resident to feel that this area is their "front lawn". So please, when you walk your dog, please respect your neighbor's "turf" and take them to the large common areas to relieve themselves. Your neighbor will appreciate your consideration.

Trash Days
May 6, 13, 20,
28 & June 3

Recycle Days
May 6, 20 &
June 3

Large Item
Pickup
June 3

Local Events

Cinco de Mayo Festival **WHEN: May 2-3** **WHERE: Civic Center Park**

Spice up your weekend and head to **Civic Center Park** for the largest two-day **Cinco de Mayo Festival** in the United States! Mexican culture fills the park with arts and crafts, Mariachi bands, colorfully costumed Aztec and Folklorico dancers, three stages featuring traditional and contemporary Latino entertainment and a variety of Mexican culinary delights! Parade kicks-off May 2nd at 10:00am.

Five Points Jazzfest **WHEN: May 16** **WHERE: Five Points Neighborhood**

The **Five Point Jazz Festival** celebrates the history of Denver's **Five Points** neighborhood. Once known as the Harlem of the West, Five Points was home to several jazz clubs which played host to many of jazz music's legends such as Miles Davis, Thelonious Monk and many more. Highlights include the USAFA Falconaires with legendary jazz vocalist Ernie Andrews, Sammy Mayfield, Ritmo Latin Jazz, Joe Smith & The Spicy Pickles and Willie "The Blues Man" Houston.

Downtown Denver Arts Festival **WHEN: May 22-24** **WHERE: Denver Performing Arts Complex**

During the **Downtown Denver Arts Festival**, more than 150 of Colorado's most esteemed artists showcase paintings, sculpture, photography, glasswork, woodwork.

Denver Day of Rock **WHEN: May 23** **WHERE: Downtown Denver**

Denver Day of Rock is a one-of-a-kind music event presented by **Amp the Cause** to raise awareness of the children in our community. The performance areas will be along the **16th Street Mall**, making it easy to roam from act to act. Food and beer gardens will be set up throughout downtown for the event, with free music rocking the city from 2:30 to 9:30 p.m.

ArtStir Denver **WHEN: May 23-24** **WHERE: Denver Pavilions**

ArtStir Denver is an art market exclusively showcasing Colorado Creatives designed to stir up the artist in all of us with a spirited blend of Colorado art, music and style.