

October 2015



The Pelican Brief

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!

Lunch Bunch

The Lunch Bunch will revisit The Tavern at Lowry, 7401 E 1st Ave. Denver, CO 80230 on Tuesday, October 13th. Most of you know The Tavern has good food and a nice variety of it. Parking is one of the best! Please rsvp to Susan Million 720-301-3034. See you there!



Trash Days

October 7, 14, 21, and 28

Recycle Days

October 7 and 21

Large Item Pick-up

October 7

Book Club

The Pelican Pointe Book Club will meet the 3rd Thursday of the month, October 22, at the home of Nancy Williams, M103 at 6:30 PM. The book the group chose to read is "All the Light We Cannot See", by Anthony Doerr.

In this haunting, beautifully written book set in WW II, the two protagonists through whose experiences the story is told, are a blind French girl, aged 6 when the story begins, and a young German orphan who is a prodigy with electrical circuits and so gets sent to an elite Nazi school, where the emphasis is on extreme military training. The story is engrossing and the writing is lyrical. The book has been on the best seller list for a couple of years. All are welcome to join us. Please call Nancy at 303-909-9122 to let her know if you will be joining the group. We look forward to having you join us.



Susman Unleashed

by Steve Susman



Curious about how your Board manages your Association? Would you like to participate?

At our Annual Homeowners Meeting, on November 19, two directors will be elected, to fill our Board's five positions. If you have any interest in the management of your own Covenant-controlled community, you can nominate yourself, or anyone can nominate you (with your permission). Nominations for a directorship must be filed with our Board no later than November 9 at 5:00 p.m. Any homeowner in good standing, over 21, is eligible. The initial term is three years. The Board always needs directors who have common sense and no private agenda. Some "business experience" is useful, too. Contact me for more information.

Does your humdrum night life need bolstering? Do you care about what's happening, Dude, in Pelican Pointe -- directly affecting your pocketbook and your property? The solution: Attend our Annual Homeowners Meeting, on November 19. To be held at Blossoms Restaurant in Windsor Gardens (one minute drive-time), beginning at 6:00 p.m. (social hour and buffet dinner), followed by our business meeting (7:00 p.m.). This event is always well-attended. Meet your neighbors; ignore telemarketers ["We've got a truck in your area next Wednesday, picking up used clothing; Rolex watches, Tiffany diamonds. ."] for a couple hours. RSVPs will be required; stay tuned for more details soon. Meanwhile, put this event on your calendar.

What are you doing with my money? Our Board and management company will convene on October 8 to determine a proposed budget for 2016. The budget, of course, is a necessity for policy-making; management decisions; and fiscal responsibility. In great part, we look to the financial results of our operations for the first eight months of 2015. Then we extrapolate those figures after we modify them, for 2016. Each line-item of operating expense is scrutinized, with vigorous discussion (and, sometimes, debate) over adjustments, plus or minus, that we should make or are likely to encounter in 2016. The goal, of course, is to squeeze our anticipated operating expenses into the constraints of our finite revenue – without material sacrifices to what we must do to maintain our assets and preserve our property values. Considerable preparation for this budget meeting is underway. The proposed budget for 2016 will be presented to our homeowners for ratification at our November 19 Annual Meeting. These predictions are difficult: Examples: Will water rates increase again in early 2016? As our buildings age (don't we all?), what repair-and-maintenance costs will we face? Budgeting is both art and science. As Yogi Berra said, "It's hard to make predictions, especially about the future."

Any guy with a paint can, a paint brush, and a ladder can call himself a painter. We have been painting our buildings on a five-year cycle. We paint half of our 50 buildings in one summer; the other half, in the following summer. Five years later, we re-start this cycle. The purpose of painting is as much for preservation of our buildings (with so much wood and particle-board) as it is for aesthetics. In 2009-2010 and again in 2014-2015, your Board contracted with High Country Painting, Inc., because the quality of their work is superb. They use a high-grade paint. They perform minor carpentry repairs before painting a surface. They remove stale caulk before generously applying fresh caulk. They are thorough, neat, courteous, professional. They are in their own league, as we who have experienced other painters can attest. We pay a significant premium for this treatment. Usually, we favor the "lowest bidder." But sometimes you "get what you pay for."

"I'll huff and I'll puff, and I'll blow your house down," said the big bad wolf to the three little pigs. Gusts of turgid air hover over Colorado (and elsewhere) from sources other than politicians. In particular, we are plagued by powerful wind-and hail forces, which can and often do cause major damage to roofs. At Pelican Pointe, we have fifty buildings, with considerable roof surfaces. Presently, we have pending with our insurance carrier a claim for replacement of many, if not all, our roofs. Processing this claim is a complex undertaking for our Association, for our designated roofing contractor, and for the insurer, its adjusters and engineers. Stay tuned for an imminent resolution on this serious matter.

Why would an insurance company be willing to underwrite our wind-and-hail risk? Short answer: Most of the non-standard insurers won't. Period. Every year in September, our insurance agency, Peliton Insurance, combs the industry for top-notch insurers who will undertake this risk. Of course, there is no free lunch: Premiums reflect risk, measured not only in Colorado, but elsewhere. Regardless of whether you are a global-warming crusader, or are a skeptic of such theories – the fact is that the incidence of such wind-and-hail losses is increasing, with ever-increasing damage costs.

At our Board meeting on September 28, your Board approved the purchase of our annual insurance policies from a discrete selection of insurers furnished by our agent. Our primary policy, of course, is our all-perils policy, covering the basic risks of fire and wind-hail. We also carry insurance for fidelity protection; business and professional liability; and workers' compensation exposure. Our premiums on the latter policies, for the insurance-year beginning October 1, 2015, tend to be approximately similar from year to year. However, our all-perils premium has increased a whopping 50% (!), which translates roughly into a \$50,000 additional cost for our Association to bear. I'll present more precision on these figures in my Treasurer's report, to be included in your annual meeting packet. Needless to say, our ability to shoehorn that increase into our operating budget for 2016 will be about as easy as achieving world peace.

If only we had several gallons of botox, we could beautify our Pelican Pointe entrance with a few hypodermic injections. However, after sixteen years, our entrance needs more than an uplift. Your Board has let a contract for the replacement of the missing and damaged red brick pavers that grace our entrance. Of course, these pavers bear the brunt of very many cars each day, plus the over-loaded trash-trucks, moving vans, and assorted other trucks. A more serious endeavor is the refurbishing of our two tiled entrance walls. Water seeps behind the white surface tiles; the water freezes; the tiles are loosened. Your Board is considering replacing the surfacing on those walls with a smooth stucco. This should be easier to maintain than the vulnerable tiles. Alternative approaches are also being considered for this rehabilitation. As in dating, we have only one chance to make a good first impression on visitors. Hence, our entrance rehab projects.

Show me concrete that doesn't crack, and I'll show you a bridge in Brooklyn that I'd like to sell to you. In Pelican Pointe, we have a vast amount of concrete – in our driveways, sidewalks, curbs, and gutters. The ravages of weather do cause cracks to appear. Some are benign, and have only aesthetic significance. Others display disintegrating surfaces. Your Board recently spent two Saturday mornings, inspecting and cataloging all such concrete areas. This catalog, consisting of several dozen sites, was reduced to compact disks by our skilled director, Victor Valks. Our management company is charged with distributing these disks among some concrete contractors, with a view to generating interest in replacing all or most of the damaged sites. This could present a logistical headache for a contractor, since the sites are wide-spread around our complex; some are relatively small; others are larger. Concrete replacement is costly.

The calving of glaciers is an awesome sight to behold. Gigantic mountains of frozen snow cleave from cliffs, dropping into the sea with tumultuous force. At Pelican Pointe, we have several rock-walls. Over time, the stability of these walls can be endangered by the erosion of the soil supporting them. Remedies, before the calving or implosion of these walls, include the construction of new drainage routes behind the wall; re-packing of the dirt support system; altering the slope of the ground surface; joining the rocks to each other. These services are generally beyond the purview of standard landscaping contracts.

Christina Aguilera made famous her rendition of "Candyman." Pardon the alliteration, but we need a *handyman*. In the past twelve months, we have struggled with a succession of so-called handymen. None of them has been satisfactory. We continue to search for one or more capable, reliable persons to perform the continuing, numerous tasks that are essential for maintaining our property's appearance and condition. Examples: Removing refuse from our rain gutters and downspouts; emptying and replacing our dog waste receptacle bags; removing cobwebs from our porch lights and driveway lights; replacing bulbs in our driveways; keeping our many dozens of surface and subterranean culverts free of weeds and debris; minor repairs to our brick fence pillars; distribution of small rocks over exposed vapor barriers (plastic sheeting).

Weird:

- My 60-year kindergarten reunion is coming up soon, and I'm worried about the 195 lbs. I've gained.
- I think it's pretty cool how the Chinese language is made entirely out of tattoos.
- My therapist said that my narcissism causes me to misread social situations. I'm pretty sure she was hitting on me.
- The location of your mailbox shows how far away from your home you can be in a robe, before you start looking like a mental patient.

Local Events

13th Annual Harvest Farm Fall Festival

Every Friday, Saturday, and Sunday in October

Harvest Farm 4240 E County Rd 66 Wellington, CO 80549

Families of all ages are invited to a weekend of fall fun this October at Denver Rescue Mission's 13th Annual Harvest Farm Fall Festival & Corn Maze. Activities include a 10-acre corn maze, corn cannons, yard games, food trucks, natural play areas, petting zoo, pig races, hay wagon rides and much more. New this year, join us on Saturday, October 31 for Fright-Free Family Day featuring costume contests, peanut-free trick-or-treating, face painting and more. Child (0-3): FREE Child (4-12): \$13.00 Adult (13 & up): \$15.00 Senior (60 & up): \$10.00 **Special Discount: \$10 admission on Grand Opening Weekend October 2-4!**



Denver Zombie Crawl

October 17th at The 16th Street Mall

Once again, thousands and thousands of undead enthusiasts will meet up to turn the 16th Street Mall into a real-life zombie apocalypse, to the delight and confusion of passersby. It's not just about the crawl, either — a full day of zombie fun is lined up, with bands, DJs, a zombie race before and after-parties galore. As always, the organizers are vying for the world record for largest zombie crawl and collecting food for the needy, so do your part by preregistering and bringing along a non-perishable food item or two to donate.

Colorado Horror Con

October 30th-November 1st

Ramada Plaza Convention Center 10 E 120th Ave
Denver, CO 80223

The Colorado Horror Con & Halloween Film Festival is a unique local assemblage and national gathering of individuals and groups who exhibit exceptional ability or profound interest in dark fantasy and horror within the spheres of the arts; this includes fine art, filmmaking, writing, reading, visual displays, comic books, graphic novels, and all of their attached genres and subgenres. Whether you or your group fits in

these categories wholly or connects in a more-than-familiar way through one or more of the roles of attendee, vendor, exhibitor, creator, or sponsor, we ask you to join us at Colorado

Horror Con and Halloween Film Festival 2015. We provide a unique and creative partnership good for Colorado and the fine arts, entertainment industry, and retail sector that both surrounds and supports her.

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