



# The Pelican Brief

September 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!*

## Lunch Bunch

The Pelican Pointe Lunch Bunch will meet on Tuesday September 8, 2015 at 11AM at Hiro, a Japanese Buffet 2797 S Parker Rd, at Yale, in Aurora. The location was recommended by our resident Nagendra Mamik who tells us that the food is exceptionally good. Please call Susan Million 303-316-7190 home or 720-301-3034 cell for reservations. Thanks and hope to see you there.

P.S. They do not take reservations, so look around to find our group.

## Book Club

The Pelican Pointe Book Club will resume in September on a new evening, the last Thursday of the month, in this case, September 24. It will meet at 6:30 pm at the home of Marcia Helfant, N104. The book we will be discussing is "Our Souls at Night" by the late Colorado author, Kent Haruf. Set in the familiar town of Hold, Colorado, the setting of all his books, this is a spare, bittersweet story of an older couple, trying to wrestle with the issues of being alone, and the responses of family and their community to their solutions. It is a story told with a rare level of insight and kindness.

We hope you will join us for an interesting discussion. If you have any questions, call Marcia Helfant at 303-722-0053.

## Save The Date

SAVE THE DATE!! END OF SUMMER BBQ...SEPT. 20TH...5-7 PM AT THE LIGHTHOUSE CLUB HOUSE. RSVP TO LORI UTZ ( 720-609-1916) BY SEPT. 16 TH). Lori will need your unit #, number of attendees, and their names. Our limit is 2 per household. The Summer BBQ is hosted by Pelican Pointe's Social Committee and is free to residents.



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# Susman Unleashed

by Steve Susman

Consider serving your community. Our annual meeting of homeowners will take place on November 19. You'll receive more notices of this always-well-attended event in the next couple months. There will be an election of two directors. Our Board has five members, each of whom serves as a director for an initial three-year term, with eligibility for an additional three-year term. The only formal requirements for a director: Be an owner of one of our townhomes; be over age 21. Your talents and experience are especially needed if you have some "business experience"; have no private agenda; and possess more than a dollop of common sense. Any such homeowner can nominate him/herself or be nominated by others, provided that at least 10 days' written notice of the nomination is presented to our Board before that meeting. For more information, contact me at (303) 394-0942, during normal business hours.

If you barbecue, floss! However, no need to get that messy charcoal on your hands, or to confront your empty propane tank. Your Association's annual barbecue will take place on Sunday, September 20, at the Lighthouse clubhouse. This event is always well-attended by our residents; the food is good; the facility is welcoming; and the repartee lively. Don't miss this! See more details, including RSVP directions, in this newsletter. And, yes, you floss afterwards in your own townhome.

Did Jack (of Beanstalk fame) have acrophobia? I believe that most of our residents are reluctant (at least) to climb near the top of a 16' ladder to replace an inconvenient beeping smoke-alarm battery. On the other hand, he who doesn't promptly replace that incessant beeping must either leave the premises, or undergo a prompt lobotomy. Every townhome in our complex has several such alarms, which are obviously a major safety feature. Your Association's responsibilities do not include replacing those batteries. However, good news: **Sonny Fischer, known to most of you, has agreed to replace any or all of your smoke-alarm batteries for a flat \$20 fee.** Consider replacing all of them simultaneously. You may call him at **(720) 276-8664**, during normal business hours, or weekends or early evenings. Sonny is an independent contractor; the HOA has no involvement in these procedures. Before he arrives, you MUST have your replacement 9-volt batteries ready. Most hardware stores now offer a "long-life" 9-volt battery, a wonderful new technology. They are designed to last for several years.

"You are what you leave behind," is a graphic definition of persons who leave debris in their wake. At Pelican Pointe, we encounter cigarette butts, paper cups, wrappers, and miscellaneous flotsam strewn around our detention ponds and lawns, in our mail kiosks, on our driveways, on our road. Of course, some of this trash is left by persons not affiliated with our complex, including persons parking along Fairmount Drive. Wind, too, blows some of this noxious stuff here. It's not the obligation of our landscape contractors and tree-trimmers to pick up this refuse before mowing or trimming. This is your home – and the home of about 300 other persons. Consider the Golden Rule.

Creepy-crawlies in your crawl space? When our townhomes were built (1998-1999), the developer granted to the predecessor of Comcast (Mile Hi Cable Partners, LP) the right to install its cables beneath our 190 units. At that time, the City of Denver also granted Mile Hi the exclusive right to lay its cables beneath public property. The agreement between Mile Hi and our HOA is expiring. Comcast is requesting a 10-year renewal of the right to maintain those subterranean cables, and to upgrade them to fiber optic cable. A reasonable financial incentive is granted by Comcast to our HOA for this extension beneath our common areas. The land beneath your unit, your "footprint," is not directly involved in this extension agreement, because our Covenants have been interpreted to mean that each homeowner "owns" that footprint area. This renewal imposes no obligation on any homeowner, now or hereafter, and whether or not he/she is a Comcast subscriber. However, it makes little sense for a homeowner to disallow this upgrading in that footprint. We anticipate some mild incursions on our common areas, relating to the fiber optic cable; the amount and sites of those diggings are not yet determined. Comcast is obligated to repair/replace whatever surface disruptions they create.

Teenagers may have an acne problem. Your porch may have a spalling problem. Responsibility for keeping your front porch in good condition rests with the homeowner. On many of our front porches, the surface concrete has worn away (spalling), revealing the rough subsurface. Revealed then are the

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rocks comprising part of the concrete, and even some of the reinforcing bar (rebar), also part of the concrete. Jack-hammering the eroded concrete and replacing it with new—isn't practical. The vibrations of the jack-hammering are likely to severely damage the supporting pillars or other support members. Adding a new layer of concrete isn't possible, because the new concrete won't adhere to the old. A prominent director of our HOA has recently had her porch treated with an interesting process – a specially-formulated epoxy is mixed with other elements, to form a smooth over-layer. Applied to the adolescent-skinned surface of the porch, the result (so far) resembles a new porch. Presently, this process is expensive. The Board will investigate whether the contractor will lower his price if several porches are repaired at the same time. Meanwhile, CPMG, Inc., our management company, could compile a list of homeowners tentatively interested in this procedure (no commitment at that stage). Send notice of your interest to Mark Dougal, [mark@withcpmg.com](mailto:mark@withcpmg.com); and stay tuned. *Spread out your Kentucky Fried Chicken, cole slaw, potato chips, and ice tea* on one of our two new picnic-area tables. Your Board purchased these two new tables, replacing our two oldest ones, which had served us well for about 17 years. These are heavy-duty commercial-grade tables – steel with a polymer coating (like our former ones). Our picnic area plays host to workers on their lunch breaks; to mothers watching their kids gambol through the tulips in the detention pond (we have no tulips, but our nearby planter is radiant with colors now); and to a couple official HOA picnics there. You can reserve the picnic area by informing Mark Dougal of the date and time requested. If that date is available (it usually is), we suggest posting two or three notices of your reservation on the pillars of one of the gazebos about 5-7 days in advance. Remember: There are no trash facilities or water source there, but there is electricity.

*Concrete runways at Denver International Airport* cost many millions of dollars; maintenance in the hundreds of thousands. Our concrete driveways, sidewalks, and curbs/gutters deteriorate, too, because of our weather cycles; wear-and-tear from trash trucks, vans, and other vehicles. Your Board recently conducted a two-morning survey of the concrete areas in our complex which are especially in need of replacement. Concrete replacement is usually very costly; our reserves will take a hit, certainly. Of course, that is why our reserves are regularly maintained – primarily for capital repairs and improvements. Such repairs and improvements help to maintain our property's appearance and your own unit's value. Bids will be sought for replacement of the designated areas, which we have carefully photographed and categorized. We anticipate this will be a fall 2015 project.

*Snow may bring a "winter wonderland,"* but for Pelican Pointe, snow and ice represent expense and inconvenience. In our latest winter, we spent a dyspepsia-inducing sum for snow removal and related costs, utilizing a large contractor after obtaining multiple bids. Again, for the upcoming winter, we have sought bids from major contractors for our snow "removal" program. None of such contractors will offer a fixed-price contract for the entire winter – because they cannot know how much snow will be dropped here; how frequently; how severe. Bids, therefore, are presented as an hourly charge for labor and equipment. However, Sonny Fischer has proposed a fixed-price contract for the entire 2015-2016 winter season, which the Board has approved. We anticipate his well-established efficient, prompt, and careful service this winter. Meanwhile, there is still time to spray on your fake suntan or visit your tanning salon.

*You may be entertained by your new smartphone, notwithstanding the awesome monthly charges.* Nonetheless, we ask that Pelican Pointe residents refrain from contacting our contractors directly. That is, please route your observations, requests or complaints, through our management company. Examples are our landscape contractor or our (winter) snow/ice contractor. Reason: Can you imagine how disruptive it is for a contractor to receive several dozens of calls, directly from residents? Although we prefer to simplify the many management issues that arise daily, the proper chain of communications must be via our manager – who, in turn, will synthesize the information he receives from our residents, and will pass that information to the contractor.

Weird:

- Is there ever a day when mattresses are not on sale?
- The statistics on sanity are that one out of every four persons is suffering from some sort of mental illness. Think of your three best friends; if they're okay, then it's you.
- How is it one careless match can start a forest fire, but it takes a whole box to start a campfire?

## Local Events

### **Lone Tree Arts Center Open House**

**September 5th 1-4PM**

**10075 Commons St., Lone Tree, CO 80124**

Ever wanted to change the lights on the stage from blue to pink? Ever wanted to find Randy Newman's signature on the LTAC wall? Ever wanted to stand on the stage and see what the actors see? Here's your chance! We are opening our doors both inside and out to allow you the full backstage experience. Bring the whole family and participate in a scavenger hunt - you'll get insider info and the unique opportunity to actually do what we do.

### **26th Annual Denver Art Museum Friendship Powwow & American Indian Cultural Celebration**

**September 12 10AM-4PM**

#### **Denver Art Museum**

One of the Denver Art Museum's longest-running events, the 26th Annual Friendship Powwow and American Indian Cultural Celebration will feature American Indian dancers, drum groups, working artists, hands-on activities, artist booths, and more. The DAM's Friendship Powwow is a celebration of the vitality of American Indian cultures. Gourd dance will begin at 10 a.m. with the powwow grand entry at noon. Plus many activities for the entire family. FREE admission.

### **Jared's 10th Annual Giant Pumpkin Festival and Weigh-Off**

**September 26 10AM-4:30PM**

**Jared's Nursery 10500 W Bowles Ave Littleton, CO 80127**

The First Pumpkin Weigh-Off of the year is at Jared's. Jared's Nursery, Gift and Garden and local Giant Pumpkin growers are celebrating 10 years of Giant Pumpkins and other large veggies. Stop by and see 1000 pound pumpkins, games for kids and adults, live music from Colorado Southern, local food trucks, gigi cupcakes, Magill's Ice Cream, and more. Bring canned food for Feeding Many and help support a local nonprofit that helps feed your struggling neighbors.



**Trash Days**  
**September 2,  
9, 16, 23, and  
30**

**Recycle Days**  
**September 9  
and 23**