



# The Pelican Brief

Serving the Community of Pelican Pointe

April 2016

## Board of Directors

Marcia Helfant	President
Elly Valas	Secretary
Steve Susman	Treasurer
Caryl Shipley	At Large
Frank Parker	At Large

## Management

Allen Associates, Inc.  
Shawna Allen and Rowan Allen  
6140 So. Gun Club Road, Unit K6 #296  
Aurora, CO 80016 (303) 779-0789  
Shawna@allenassociatesinc.com

## Lunch Bunch.

Our Lunch Bunch will convene on Wednesday, April 20, 2016, at a new Lowry restaurant, **Masterpiece Kitchen**, 84 Rampart Way. It's in that new building which houses a few other restaurants, immediately north of (and across the street from) the 24-Hour Fitness. They have an American-style menu, reasonable lunch prices, and a few new twists to their usual offerings. Plenty of parking around the building. Our Lunch Bunch meets at variety of established and relatively-new restaurants on "our side" of town. Between mouthfuls, we chat about all topics of interest to our attendees. All genders and ages welcome. Extremely informal. We adjourn by 1:30. NOTE: We continue to experiment with a Wednesday date, later in the month than previously—to give you more advance notice. RSVP to Susan Million, (303) 316-7190.

## Book Club.

The Pelican Pointe Book Club meets on the third Tuesday of the month, which will be Tuesday, April 19, at the home of Nancy Aaron, LL104. The book being discussed is "The Bartenders Tale", by Ivan Doig. The book is an unconventional story of a boy and his father, told through the eyes of 12 year old Rusty Harris, now grown to adulthood, and casting his mind back to a transformational summer in the 1960's. The story is unconventional, and the writing is tender and moving. Doig has been dubbed the successor to Wallace Stegner as the dean of western writers.

Champagne Brunch. An annual highlight of our social season at Pelican Pointe is our Champagne Bunch. We'll assemble in our picnic area (also known as "Pelican Pointe Park") on **Sunday, June 5**, there to be fed a delicious brunch (free for two persons per townhome. RSVPs will be required. Come join us under our colorful gazebo awning. Drink a toast to a lovely upcoming summer. Mark this on your calendar now. Details will be forthcoming.

**April trash pickup:** 6, 13, 20, 27. **Recycling pickup:** 6, 20. **Extra-large pickup:** Apr. 20.

## **SUSMAN UNLEASHED**

by Steve Susman

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

Our Welcoming Committee. We Pelican Pointe residents offer a warm welcome to all new homeowners and tenants. As soon as these "newbie" persons are identified; have moved into their new home here; and have taken a deep breath from that exhausting exercise – this Committee makes an appointment to officially "greet" them. The volunteers comprising this Committee number about 10-12. They usually bring with them a welcoming gift – brownies or a bottle of wine. More importantly, though, they bring a copy of our Pelican Pointe Handbook. This Handbook provides our newcomers with our Rules, as well as with a wealth of practical information about how our Association operates – from trash pick-up information to satellite dish guidelines; from the regulation of pets to insurance information. In short, the new folks are given all the information they need to be informed and to be good neighbors. The welcoming folks usually visit in teams of two persons; they can answer virtually all questions relating to living here. By the way, any homeowners or tenants who have never had the pleasure of such a visit should contact our manager; you, too, can receive this royal treatment. Our Welcoming Committee, founded, chaired and coordinated by Sheila Powell, is always seeking new residents to add to its volunteer team. That'd be a great way to meet new neighbors and to familiarize yourself with our procedures. Your time-commitment would be minimal.

NOTE: Our entire Handbook, and more, can be accessed on our web site, [www.pelicanpointe.net](http://www.pelicanpointe.net). Familiarity with this helpful site will preclude much aggravation and possible inadvertent violations of our Covenants and Rules.

A Changing of the Guard. This colorful pageant takes place daily at Buckingham Palace in London, a ceremony steeped in tradition and pomp. At Pelican Pointe, though, we try to make seamless (and without fanfare) any change in our Board's composition. Our high-energy President, Cathy Moore, for compelling unexpected reasons, has moved from Pelican Pointe. The Board has appointed Marcia Helfant as our new President. Marcia was a director in a previous term, and has served us well in the current term as our Vice-President. She has ably taken the reins of our Association, officially effective on April 1, although without a British coronation. We all are sad to learn of Cathy's departure. She has been indefatigable in her

accomplishments for our HOA, above and beyond her official responsibilities. At the same time, the Board appointed Elly Valas as Secretary. We are pleased to report, too, that Frank Parker has been elected by the Board as a new director, keeping our directors' complement at five volunteer devotees.

What could be as exciting as winning the lottery? Answer: Now you can determine exactly where your water meter pit is located! Gil Wierschke, our talented and generous engineer-homeowner, has surveyed the location of all 190 water meter pits in our complex. Yours can be found at <http://www.pelicanpointe.net/diagrams>. On a serious note, your water meter pit contains the transponder which is read remotely by the Denver Water Board, to determine your monthly water bill. More importantly, though, the pit contains the master shut-off valve for your incoming water supply. Although Gil has stenciled your unit number on the cover of your pit, it may be hidden beneath snow or shrubbery. As you are awaiting the arrival of Noah's Ark due to a break in your townhome's plumbing system, your plumber can minimize the damage by virtue of this information. Also, using that turn-off valve is essential before undertaking certain internal improvements (in your kitchen, for example).

"My garage door needs new springs; I'll send the bill to the HOA." No way, Jose. Our Covenants place the responsibility for all repairs and replacements of parts for your garage door on the *homeowner*. The HOA is responsible to repair or replace only the door itself, not any of its accessories or attachments – and then only if the door has been substantially damaged. Of course, the culpable party should pay for such replacement, but 99% of the time, nobody steps forward to admit his/her dastardly deed. The door alone costs almost \$1,000, so your Association must have the opportunity to view the alleged door damage. By the way, the life of the dual springs that help to raise and lower the garage door is finite; if yours are old, consider replacing them. These springs are inherently very dangerous if they "burst" when someone is near them.

As a sound fiscal measure, your Board recently enacted the following new Rule. This applies not only to garage door replacements, but to residents' claims for reimbursement generally:

(New) Rule VIII(H), Reimbursement for repairs/parts.

"The Association will not be responsible to reimburse a homeowner or tenant or any other person or firm, for expenses allegedly incurred in repairing or replacing any component of any of the buildings or other structures in Pelican Pointe (a) unless the Association's Covenants or Rules clearly impose that responsibility upon the Association, and (b) unless the Association has had a reasonable opportunity to review the request for reimbursement and to investigate the matter. An emergency should be so noted, as such, in the initial request to the Association."

Astronomers study the gravitational attraction of Black Holes. The dues checks of some homeowners have disappeared into such a Black Hole; they are no longer a part of our world – a consequence of a less-than-smooth transition from our previous management company. Some homeowners wrote checks for January dues, but that check has never been credited to your dues-

account, nor has it been presented to our bank for payment. We recommend that you not incur the expense of instituting a Stop Payment at your bank. We advise you to adjust your checkbook as if that check was never written, and (if you haven't yet done so) write a replacement check. Send it to our manager at the address on the first page hereof. If and when your original check reappears, as if from Houdini's sealed chest, you will be credited accordingly, of course. Late charges continue to be waived *in such instances*.

"To err is human; to forgive, divine." [Alexander Pope, 1688-1744]. On your dues coupons, the late fee printed there is erroneous. Dues received by our management company after the 15<sup>th</sup> of the calendar month (the grace period) are late, creating a \$25 fee. This Rule applies to check payments and to all other modes of dues-payment. The imposition of late fees will recommence when you are notified that our HOA dues records are up-to-date, which is very soon.

"Look, Ma! It's a bird. It's a plane. Is it Superman?" "No, you idiot. It's a drone." One or more drones have been observed hovering over Pelican Pointe recently. These drones are probably classified or deemed to be toys. Nevertheless, they can be a nuisance, an invasion of privacy, and potentially dangerous. The more sophisticated models, as you've doubtless read, have cameras. Your activities on the ground can be filmed for posterity, for someone else's entertainment, or for your spouse's process-server. Both toy drones and commercial versions are increasing rapidly in number. Federal authorities presently are grappling with new regulations in order to accommodate the various private and commercial interests which this relatively-new industry represents. Meanwhile, unless you observe a drone over Pelican Pointe which has caused or is about to cause damage to persons or property, our HOA has no present program for reacting. For the present, don't attempt to "shoot it down." Discharging a firearm in the city is a criminal offense.

#### Weird:

- I'm going to retire and live off of my savings. Not sure what I'll do that second week.
- Change is inevitable, except from a vending machine.
- I didn't say it was your fault; I said I was blaming you.
- Knowledge is knowing a tomato is a fruit. Wisdom is not putting it in a fruit salad.