



The Pelican Brief

Serving [The Pelican Pointe Community](#)

December 2016

Entrance reconstruction project nearly complete Locator map work to continue into Spring '17

If you drive too fast you may not notice the new walls with the signature pelican on each side of Pelican Pointe's main entrance off Fairmount. Colorful new flags also are fluttering overhead.



Last December, work was initiated to replace tiles that had fallen off the 18-year-old walls (*as noted in the Dec. 2015 edition of The Pelican Brief*). But after closer examination the Pelican Pointe Homeowners Association (HOA) Board of Directors determined the damage was more extensive, and the walls needed to be rebuilt. They considered a number of architectural alternatives and their relative costs. Additional time was required to obtain and review architectural plans and bids from three contractors, then interviewed them. Andraos Construction was awarded the contract. The \$67,168 tab was paid for with Reserve Funds accrued through Pelican Pointe HOA dues.

"We do not spend our homeowners' funds without thorough consideration," said HOA Board President Marcia Helfant.

The new walls feature a cinder block core and faux stone surface attached with water - resistant adhesive expected to last 25 years. Some dollars were saved by salvaging the original Pelican Pointe signage. Handyman Jim Cuellar was able to clean away rust and debris on the letters and pelican image, then he repainted and reinstalled them. The address 8300 was added to the new walls. But our Board of Directors determined the phrase "At The Breakers" is no longer required, so that wording was not put back on.

Keep an eye on work near the mail kiosks where the map shows the community layout and building locations. In the coming weeks, you'll see fencing similar to the fencing surrounding the property. Later, new large round and tall pairs of pots for plantings of seasonal flowers and perennial grasses will appear. The Community Landscaping Committee is overseeing this \$5,000 project approved by the Board. ###

More inside *Annual Meeting record attendance, Contacting Jean Ronald, Mark your calendar, Community reminders*

Homeowners set record attendance for 2016 Annual Meeting

Just prior to the Pelican Pointe HOA Annual Meeting on Nov. 17, the Pelican Pointe Board of Directors held the November monthly meeting at the nearby Windsor Gardens Community Center. This was the Board's first regular monthly meeting with Jean Ronald, the new community manager from [Weststar](#). Jean shared documentation regarding Pelican Pointe finances that have been reviewed as part of the transition of management from Allen Associates to Weststar.

Then it was a packed house for the Pelican Pointe Annual Meeting held in Blossoms Restaurant. Despite stormy weather, more than 100 homeowners, tenants and guests turned out. The largest crowd ever. Attendees dined on a buffet including prime rib and vegetarian lasagna topped off with ice cream and strawberry crepes. The final tab was just over \$2100 -- paid for by HOA dues -- that excluded alcoholic beverages available at a cash bar.

Following dinner, the business portion of the Annual Meeting was called to order by HOA President Marcia Helfant.

➤ **Applause for Sonny**

An announcement prompting a rousing round of applause erupted when Marcia reported that Sonny Fischer has been contracted to resume his grounds keeping and snow removal work for Pelican Pointe. She made it very clear that Sonny's direction will come from Weststar Management and Jean Ronald, not from individual homeowners. All work requests must be directed through Jean at [Weststar](#).

HOA Board Treasurer Steve Susman, who had announced earlier that he is stepping down from the Board, touched on a number of matters in his final report. To name a few, he encouraged homeowners to carefully review HOA rules, to be mindful of lighting grills too near to the house, to report clogged gutters to Weststar, and to remember to unhook outdoor hoses.

Marcia announced that Board Member Frank Parker will take on the Treasurer role Steve has been handling.

With a show of hands, homeowners approved the proposed 2017 budget. By another show of hands homeowners, elected sole candidate and homeowner Charlotte Robinson to fill the vacancy being left by Steve.

➤ **Standing ovation for Steve**

In appreciation for his years of work and commitment to the Pelican Pointe community, including writing and editing *The Pelican Brief*, Steve was presented with a trophy and gift certificate which prompted a standing ovation. *Thanks again, Steve!*

Pelican Pointe Board meetings are held every second Monday of the month at Windsor Gardens, 2nd floor. All homeowners and residents may attend. Meeting minutes are posted online at <http://www.pelicanpointe.net/>. Password to access financial information is *8300Fairmount!* Note the exclamation mark.

Next HOA Board Meeting: Monday, Dec. 12. ###

Weststar, Jean Ronald now providing property management services for Pelican Pointe

It was announced in the November edition of *The Pelican Brief* that the Pelican Pointe Board of Directors selected [Weststar Management Corp.](#) to handle our community. Letters from Weststar also were mailed to homeowners in mid-October explaining the change -- effective Nov. 1, 2016.

Weststar appointed Jean Ronald (*at right*) as the manager for the Pelican Pointe Homeowners Association.



Jean brings a wealth of experience and expertise to this role. Many residents may have had a chance to meet her on Nov. 17 at the Annual Meeting.

Jean grew up moving around a lot as a U.S. military 'brat'. Her travels continued as a ticket and reservation agent with Pan American Airlines and then as a teacher at the British School in Rio de Janeiro, Brazil.

Later, back in the U.S., Jean began her career as a community association manager licensed in the State of Florida. She served the Boca West and Broken Sound Communities in Boca Raton, Fla. for nine years, and now Jean is licensed in the State of Colorado.

Working with condominium mid-rise buildings, townhome and single-family home communities for more than ten years in Colorado, Jean's uses her expertise and knowledge dealing with the many issues facing associations to help make volunteer Board member positions less time consuming and a more rewarding experience.

Jean believes strong communication and commitment with homeowners and Board members is key to achieving community goals and maintaining overall community property values.

Email or call Jean with questions
jean@weststarmanagement.com.

Be sure to include your name, unit number at Pelican Pointe and your phone number. Don't have email? Call 720-880-2915, ext. 55.

Weststar Offices located at 6795 E. Tennessee, #601; Denver

If you have a property emergency after normal business hours, you'll need to call 303-941-9200, press option 1, to reach an on-call manager who will return your call promptly.

Pelican Pointe Board of Directors

Marcia Helfant, President
Elly Valas, Vice President & Secretary
Frank Parker, Treasurer
Caryl Shipley, At Large
Charlotte Robinson, At Large

Mark your calendar

Trash pickup: Dec. 7, 14, 21, 29 **Recycle:** 14, 29 **Extra-large items:** 14, 29
Regular pickup day is Wednesday but the Dec. 29 pickup is a Thursday.

Pelican Pointe Holiday Home Tour **Sunday, Dec. 11, 2-5 p.m.**

Look for location details on flyers posted on bulletin boards in the mail kiosks.
Some Pelican Pointe neighbors are inviting neighbors to stop in to see updates to their units, or to just celebrate the season. This activity is not sponsored by the HOA.

Pelican Pointe Book Group

Thursday, Dec. 15, 6:30 p.m. Home of June Mullins, Unit JJ101. RSVP
junemullins@comcast.net. Everyone is welcome.

The book is [Soldier Girls](#), by Helen Thorpe who interviewed three women who enlisted in the Indiana National Guard to earn some extra income. Unexpectedly for them, they were deployed to Afghanistan, and faced difficult adjustments after returning home. This non-fiction book shares the very real, nitty-gritty experience of these young women as they are deployed for service and then try to pick up their lives afterwards.

Lunch Bunch

Wednesday, Dec. 21, 11:30 a.m.

Snooze at 700 N. Colorado Blvd. All welcome. Contact Sheila Powell [303-280-6943](tel:303-280-6943), email spowellmsn@comcast.net. Everyone is welcome, everyone pays up their tab.

Welcoming Committee

We'd like to welcome new residents with an informative handbook. Call Sheila Powell [303-280-6943](tel:303-280-6943) to set a convenient time.

Safety reminder

Many Pelican Pointe residents are out and about walking themselves or their dogs several times each day. All residents driving vehicles in, around and out of the community are reminded to keep an eye out for these pedestrians. And, please, take it just a bit slower, especially at dusk and after dark.

Submissions invited

Have a story to share about our community? Pelican Pointe residents can send along articles to be considered for *The Pelican Brief*. Contact daniellezieg@gmail.com.