



The Pelican Brief

Serving the Community of Pelican Pointe

February 2016

Board of Directors

Cathy Moore	President
Marcia Helfant	Vice-President
Steve Susman	Treasurer
Caryl Shipley	At Large
Elly Valas	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.

Forget the left-overs in your 'fridge. Our reinvigorated Lunch Bunch will convene on Wednesday, February 17, 2016, at the Olive Garden restaurant, 2390 So. Havana St., at 11:30 a.m. -- located slightly south of the intersection of E. Iliff Ave. and So. Havana St., on the east side of Havana. The food there is good; prices are reasonable. Please join us. Between mouthfuls, we chat about all topics of interest to our attendees; different viewpoints are welcome, as are all genders and ages. Extremely informal. We adjourn by 1:30. NOTE: We're experimenting with a Wednesday date in February; and it's later in the month --to give you more advance notice. RSVP to Susan Million, (303) 316-7190. See you there!

Book Club.

Talk about interesting discussions! Our Book Club will next meet on Tuesday, February 16, 2016, at the home of Marcia Helfant, #N-104, at 6:30 p.m. Discussed will be *The Wright Brothers*, by David McCullough. It's the story of the beginning of human flight (which we learned about as children). This is told with all the complexity of adult lives, and with the empathy and fluency that McCullough brings to all his historical biographies. RSVP to Marcia at (303) 722-0053 or mhelfant@comcast.net.

February trash pickup: Feb. 3, 10, 18, and 24. **Recycling pickup:** Feb. 10 and 24.

Update from the HOA President Cathy Moore

Your HOA Board hit the ground running at the end of November. We hired our new management company, Allen Associates, Inc. We believe we have found a good match for Pelican Pointe and the personal attention we need here. By April, our dues-payment system should again be available for auto-draft, utilized by over 2/3 of our homeowners. Notice of how to pay by check in the meantime is posted at the mail kiosks and on www.PelicanPointe.net.

Website: We will no longer be using our management company to update and maintain our information on their website. Our Rules, forms, and entire handbook are now available on www.PelicanPointe.net. There is a password-protected area and if you would like to email me at pppresident@icloud.com, I can share that with you. This section pertains to our financials and resident directory along with any other proprietary information. We thank Victor Valks, our former HOA Board Vice- President, who has agreed to update and maintain www.PelicanPointe.net. We intend to use our website as a central point of communication and hope that you will use this resource to keep up to date on our community. Handbook updates as of January 1, 2016, are available for you here.

Water meters: The Board thanks resident Gil Wierschke, who has undertaken the labeling of all our water meter covers, and now we are beginning to post these very-useful diagrams at www.PelicanPointe.net for your use.

Roofing project: Your Board also thanks our Treasurer, Steve Susman. He has worked tirelessly on the insurance claim and the preparations with Eco Roof and Solar, Inc. Thanks to his effort we will watch the installation of new roofs on our 50 buildings, complete with impact-resistant shingles, new 5" gutters, ice-shields, and a 25-year warranty. Most of this \$2.3 million project will be paid by our insurance company, as the result of 2015 hail storms. This project will begin about February 5. Please exercise patience as the crews get to your building. There will be onsite supervision on this 4-5 month project.

Our Board meetings are at Windsor Gardens for 2016. The date is now moved to the second Monday of the month in an effort to keep on top of our ongoing needs and financial review in a timelier manner. The meetings are still at 6 pm. We hold the homeowner forum early in the meeting and hope that you will join us.

Additional projects coming this year include major reconstruction of our front entrance walls, moving two of our pet-waste stations in an effort to make them easier to access, and replacing a number of cement areas this Spring.

I look forward to hearing from any of you in regard to our community. Email is best so that we have a record and can follow up with you. My email is pppresident@icloud.com.

SUSMAN UNLEASHED

by Steve Susman

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

The infamous Berlin Wall came down in 1989. The Great Wall of China remains, centuries after its remarkable construction. Our entrance walls at Pelican Pointe won't last that long. Over seventeen years, the innards of these white-tiled walls have decayed from absorbing rain, snow, and ice – as well as water from our elaborate sprinkler system on both sides of both walls. We cannot simply re-fasten the fallen white tiles to the walls' facades, since they would adhere for only a short time. Your Board has tentatively decided to obtain architectural advice about replacing those two walls with new ones, perhaps of materials that can withstand constant water attacks. Whatever replacement does take place will be equally as attractive and inviting as our present entrance has been. As in dating and other areas of human interaction, you have only one chance to make a good first impression.

Sophisticated, high-level decisions cover only part of what your Board grapples with. At the other end of the intellectual spectrum: Re-locating some of our four dog-waste receptacles. They are heavily used, thanks to most of our dog-owners who are conscientious about depositing their dog's waste into these stations. However, the one on the east side of the eastern detention pond is under-utilized because it is inconvenient. It will be moved to a user-friendly site behind our lone mail kiosk. The one in that area now, inconvenient on a hill, will be moved to a handy site to be determined. The other two receptacles – at the west end of our complex and at the L-M pedestrian gate, will remain.

The Stock Show is over. The cowboys have gone home. That's the signal to remove your outside holiday decorations. Our Rules require their removal by January 31. Save your colored lights until next November.

Gained a little weight during the holidays? Consider joining the Catamaran Club at The Breakers. The Club features a modern, fully-equipped gym-health facility, and access to the outdoor pool in summer. Dues are \$50 per month *per townhome*. No contract. No initiation fee. No termination fee. Applications for membership can be obtained only from our management company, Allen Associates, Inc. Call Shawna Allen, (303) 779-0789, to obtain the form. Consult our Rule X, on our web site, www.pelicanpointe.net, for details of membership. Your body is crying out to you for some discipline!

You mean you can't replace your own smoke-alarms on your 18' ceiling? Our new handyman, Jim Cuellar, is a multi-talented dude, a Renaissance-handyman in the 21st Century. He is available for your private handyman tasks. Call Jim at (303) 520-8948. He'll provide you with reliable answers and will quote his rate for you. As an independent contractor working part-time for our Association, Jim handles a variety of ongoing tasks, such as cobweb-removal from our kiosks, driveways, and porch lights; replacing light bulbs and photoelectric cells in our

driveways and front porches; removing debris from throughout our complex; minor electrical repairs; painting; and culvert-cleaning. One of our goals in 2016 is to “take care of the little things” that detract from the appearance and condition of our common areas. Jim’s efforts will be crucial to our succeeding in this program.

“Shut down the coal mines. Drive electric cars. Let wind and solar energy provide us with a cleaner planet.” Bless the environmentalists, but they live in a dream world presently.

Nevertheless, solar panels and shingles on rooftops are being marketed aggressively, albeit with subsidies. Careful research by two of our directors disclosed that, presently, our Pelican Pointe roofs are too small (i.e., above each unit especially) to accommodate enough solar panels or shingles to produce a useful amount of electricity. Further, the roof should be south- or east-facing. At least 800 square feet of uninterrupted roof area would be needed. Solar collectors there would provide electricity to power your refrigerator, at best. But when the technology and economics of such installations are in alignment for *our* roofs, our HOA should reconsider this issue.

Let us frolic through our lush green lawns, and gambol across our verdant landscaping. Well, most of us senior citizens may take a more passive approach to enjoying our common areas. Your Board presently is weighing proposals from tree-maintenance firms, and from lawn and landscaping services, for the coming 2016 seasons. These services comprise a major portion of our operating budget. Although there are many companies that offer some of these services, we have found that, of course “some are better than others.” An analogy might be a restaurant – in which the food and service are great in one visit, but poor in subsequent visits. We do interview contractors proposing to assist us in these endeavors, and inquire of their references (who, of course, are carefully selected by the contractor for our interviewing). Our goal, as always, is to present to all our residents and guests a well-run program of common-area greenery, in season, complementing our beautiful flower beds from June through October.

Whether or not you have the talents of Shakespeare, John Grisham, or Winston Churchill, you may submit an article for publication in *The Pelican Brief*, our newsletter, provided that its subject relates to Pelican Pointe and would, generally, be informative or useful for most of our residents. As the present editor [stevesusmanhoa@comcast.net], I may reject and/or edit your submissions for content and length.

Weird behavior:

- My therapist said that my narcissism causes me to misread social situations. I’m pretty sure she was hitting on me.
- If I make you breakfast in bed, a simple “Thank you” is all I need . . . not all this “How did you get in my house” business.
- Health nuts are going to feel stupid someday, lying in hospitals dying of nothing.
- Where do forest rangers go to “get away from it all”?