



# The Pelican Brief

January 2016

Serving the Community of Pelican Pointe

## 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  
(303) 779-0789  
Shawna@allenassociatesinc.com

## Lunch Bunch.

Our spirited Lunch Bunch will convene on Tuesday, January 12, 2016, at The Egg & I restaurant, at 11:30 a.m. -- located on the SE corner of Holly and Leetsdale Drive, behind Bank of Denver. If you are tired of eating Christmas left-overs, please join us. We discuss all topics of interest to our attendees; different viewpoints are welcome. Extremely informal. We meet monthly at reasonably-priced restaurants in "this part of town." We adjourn by 1:30. Start the New Year by lunching with your interesting neighbors. RSVP to Susan Million, (303) 316-7190. See you there!

## Book Club.

Talk about interesting discussions! Our Book Club will next meet on Tuesday, January 26, 2016, at the home of Marcia Helfant, #N-104, at 6:30 p.m. Discussed will be *This is Your Life, Harriet Chance*, by Jonathan Evison. This is a big-hearted novel with an endearing heroine. Evison paints a bittersweet portrait of a post-modern every-woman. It's an irresistible book full of important ideas about how we live our lives. RSVP to Marcia at (303) 722-0053 or mhelfant@comcast.net.

## SUSMAN UNLEASHED

by Steve Susman

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

*There's a new kid on the block!* Actually two new kids. Our new management company is Allen Associates, Inc., the principals of which are Rowan and Shawna Allen, a dynamic husband-wife team. Our Board interviewed and researched other management firms, but opted for a small firm. We anticipate that we will receive flexible, hands-on support for all our endeavors. The transition from our former management company will take place between January 1 and 15. It's enormously complex – the changing of banks for our Association; the establishment of accounting records and ledgers for all our residents and homeowners; the indoctrination of the Allens into our processes, suggested contractors, and operations. We have pending contracts and work-in-process. Our governing documents are unique to Pelican Pointe, to a large extent. Our new managers must familiarize themselves with all these matters in a condensed time frame.

*Plus ça change; plus ça meme chose.* This oft-repeated French expression, “the more things change, the more they stay the same” – applies to Pelican Pointe only partially. You have presumably already received coupons to accompany your January dues (if you pay by check). Send that January coupon and your check as previously. If you pay by auto-draft of your bank account, your account will be debited in early January by our former managers, as previously. However, you will also soon receive from Allen Associates new coupons, regardless of how you pay your dues, solely for use in January and February, along with a new payment address. The reason: Closing out the bank accounts at our out-of-state bank, and establishing our new accounts here – can take considerable time. After your February 2016 dues (with coupon) have been paid, homeowners can resume their auto-debit procedures as they are accustomed to do. Those homeowners may be asked to sign and return new authorization forms, renewing your authority for our Denver bank to replace the out-of-state bank. Bottom line: As this newsletter is published, these procedures may be altered somewhat. Don't lose heart. Please be patient. Your Board and the Allens are working diligently to effect these changes, with the betterment of our community as our goal.

*Idle hands find work for the Devil.* I don't know the origin of this tidbit of wisdom. But it surely doesn't describe our new Board. Our two new directors have joined the three carryover directors in tackling many pressing and timely issues. For example, we recently let a contract for concrete replacement at several sites within our complex. These include parts of driveways, sidewalks, our main vehicle entrance's large drain-pan, and areas within and surrounding our three mail kiosks. This work will be deferred until spring, in view of the weather. Another contract calls for the cleaning of all our rain gutters and downspouts. Consider the number (and linear feet!) of our rain gutters on fifty buildings. This project will be deferred until the conclusion of the

installation of our new roofs. If these rain gutters become clogged with twigs, leaves, roof-nails, and general debris, they can overflow in rain or snow, damaging the walls and even our interiors.

Shingles is a reactivation of the chickenpox virus in the body, causing painful rash. However, we believe that the installation of the new shingles (and underlayment) on all our roofs will cause you little discomfort. We don't yet have formal approval of our insurance claim for roof replacement, but we believe that it's imminent. Much of our roofs were damaged by severe hailstorms last spring and summer. Our Board has contracted with a major roofing contractor for this huge project. You'll soon receive an introduction letter from Eco Roof and Solar, Inc., explaining the salient procedures for this project. It will involve scaffolding, and some pounding noise (fastening the underlayment and shingles). The re-roofing will proceed methodically through our community. You will receive a second notice –to be posted on your front door and adjacent to your overhead garage door – giving you a few days' notice that the workers will be re-roofing your building. Scaffolding and other requirements may cause each of us some minor inconvenience. In fact, most of the inconvenience will be borne by the roofers, who must battle winter weather. The project could last for 5+ months, depending mainly on the weather.

"Be it ever so humble, there's no place like home." Well, Windsor Gardens isn't our home – yet. [Nor is an assisted-living facility. But some of us are "getting closer."] However, our monthly Board meetings in 2016 will be held in the community meeting room at Windsor Gardens. Note the *new meeting date*: The 2<sup>nd</sup> Monday evening each month at 6:00 p.m. This is a comfortable facility, with adequate parking in their lot, a stone's throw from Pelican Pointe. All our homeowners and tenants are cordially invited and encouraged to attend these meetings. We try to adjourn by 8:00 p.m. Learn what's happenin' here, Dude. After all, it's *your* community we are governing.

It can't compete with Fifty Shades of Gray, but its spirited contents do tend to bring one back to reality. You received our new Handbook inserts at our Annual Meeting on November 19; or recently received these multi-pages by delivery or mail. Take a few minutes to familiarize yourself with its contents. I especially commend to your attention the sections of our Rules pertaining to pets, parking, insurance deductibles, and dues payments. Our Board and management will be tightly managing dues collections. Missed or tardy payments of dues will be met promptly with fines and other sanctions. This may be an unpleasantry to a small minority of our homeowners, but we must operate your Association's finances strictly. Ebenezer Scrooge has regained his mojo.

Gone with the Wind is a movie classic from 1939. It also describes the semi-retirement of Randy Turner. For all of our 17 years, Pelican Pointe has been fortunate to know Randy, to appreciate his advice on handyman matters, and to appreciate his professional response to the needs of our residents. He will no longer be servicing any new customers in Pelican Pointe, as he takes greater control of his overload, and moves inexorably to that Great Big-Box Store in the Sky [hopefully, not for many more years!]. Randy will be sorely missed here.

Frustrated when your computer suddenly disconnects from the Internet? That will seem like a minor irritation, compared to your upset when you realize that you didn't disconnect your hose from its spigot. Water remaining in your hose will freeze; the ice will expand (remember high school Physics?); the hose may burst – and your incoming water line in your crawl space may burst. It has happened here many times, resulting in expensive repairs to your flooring and elsewhere. Our new handyman, Jim Cuellar, unsolicited, disconnected several of these hoses last week. I'm told there is a special sock-type accessory that can cover your spigot in winter to prevent freezing of those pipes; I haven't researched the efficacy of these devices.

Garbage in; garbage out. However, here's another plea for you to return to our managers your Emergency Data Sheet. Hardly garbage, this form is crucial to enable our managers to respond to emergencies involving you or your townhome. In our 17 years here, we've learned of or experienced poignantly so many instances in which accidents were forestalled; garage doors left open were closed; other emergencies dealt with. All such information is kept confidential, solely for management and Board use.

One man's trash is another man's treasure. The City of Denver has implemented over the past several years some innovative, helpful procedures for its free residential trash pickup services. In December each year, the City publishes its *Solid Waste Management Newsletter*. It may have inadvertently bypassed your mailbox. If so, I recommend that you call 311, Denver's hotline, requesting a copy of the 2016 edition of this publication. It contains much useful new information about the *Large Item Pickup Program* and *Recycles Calendar*. It clarifies what can be dumped into your purple recycling barrel and where to dispose of your household hazardous waste, among other advice. The frequency of the large-item pickup has been increased to four weeks from the previous six.

Trash pickup on January 6, 13, 21, and 27. Recycling pickup on January 13 and 27.

Weird behavior:

- The location of your mailbox shows how far away from your townhome you can be in a robe before you start looking like a mental patient.
- I think it's pretty cool how the Chinese language is made entirely out of tattoos.
- Why do people constantly return to the refrigerator with hopes that something new to eat will have materialized?
- How do those dead bugs get into those enclosed light fixtures?