



The Pelican Brief

July 2016

Serving the Community of Pelican Pointe

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Management

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July trash pickup: 7, 13, 20, 27. **Recycling pickup:** 13, 27. **Extra-large pickup:** July 13.

Get onto the Auto-Draft Program! Our management company has announced that you can now have your \$260 monthly dues drafted from your bank account automatically. Historically, about 2/3 of our homeowners choose this option. No need to write and mail a dues check. No more concern about incurring a late fee. Recently you received by mail the simple instructions for joining this system. If you have those instructions, begin by logging in to CondoCafe.com, following the directions there. If you no longer have those printed instructions; or if you experience any difficulty in registering onto this program – contact Shawna Allen, our manager, at (303) 779-0789 or Shawna@allenassociatesinc.com to obtain another copy.

Book Club. The Pelican Pointe Book Club has changed its meeting date, and will meet the 3rd Thursday of the month, July 21, 6:30 pm, at the home of Joyce Berman, Unit MM105. The book we're reading is "Loving Frank" by Nancy Horan. The "Frank" of the title is architect Frank Lloyd Wright. The "loving" is the story, based on the historical record and what is known through her letters, of Mamah Borthwick Cheney, who scandalized Chicago in the early part of the 20th century by leaving her husband and two young children to travel to Europe with Wright, who left behind a wife and six children of his own. Mamah was an interesting woman, ahead of her time, who longed for more than her life afforded her. Her struggle for self-expression and the opportunities available to her as a woman still speak to women today. The struggle of Wright to develop his architectural vision and the building of Taliesin East is a parallel theme and of equal interest. The book will lead to an interesting discussion. All are welcome to join us.

Lunch Bunch. These guys and girls, gorged on gastronomy, are heading to the Orient: Pelican Pointers, hopefully including you, will next convene at **Hiro Japanese Buffet**, on Wednesday, July 20, at 11:30 a.m. Easy to find: 2797 So. Parker Rd., near E. Yale Avenue. Very casual place. No kimonos required. All genders (how many are there these days?) are welcome. We adjourn at about 1:00. RSVP to Susan Million, (303) 316-7190.

SUSMAN UNLEASHED

by Steve Susman

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

"The dog ate my homework," is the classic, time-worn excuse of kids coming into class empty-handed. In Pelican Pointe, some of our homeowners are, indeed, delinquent in the payment of their monthly dues installments. Typical excuses are "I paid some of my 2016 dues to our former management company, CPMG, Inc." Or, "I'm in the process of checking my records." It is true that our present managers experienced understandable confusion in establishing their new accounting records for our Association in early January. Some of this confusion extended into subsequent months. However, the equation is now simple: Through June 2016, every homeowner must have paid 2016 dues equal to six months x \$260, or \$1,560. Any homeowner who has paid less than that figure has been contacted recently, I am told. However, our managers have been gracious and accommodating in granting delinquent homeowners half a year to bring their account current. If a delinquent homeowner has credible evidence (e.g., bank statements; cancelled checks), that he/she has, indeed, paid more dues for 2016 than he/she is being credited for, on our books, great. Otherwise, late fees and interest will begin to mount. You know who you are; expect a tougher stance from our managers or our directors on this issue. A more drastic collection Rule permits the HOA to accelerate and declare due, at once, the entire year's dues – a draconian collection tool. And, by the way, your July dues payment is or was due on July 1, with a grace period only until July 15.

The Sahara Desert separates North Africa from sub-Saharan Africa. Unfortunately, it is indistinguishable from much of our lawn areas at Pelican Pointe. Our present landscape company was careless in the distribution of fertilizer on our lawns, causing many areas to be burned. Our Board recently met with an official of that company, outlining our complaints. Their representative was receptive to taking prompt remedial steps to replace the lost grass. In many of those areas, sod will have to be brought to our complex; the damaged grass removed; the sod implanted; and great care taken to assure that the sod will flourish in our hot summer weather. In addition, that company has been careless in its mowing protocols, and in the performance of some of its other responsibilities. Their representative said that the crew assigned to Pelican Pointe is "on probation," and promised closer and more professional supervision. We hope that these reassurances are honored. Stay tuned.

“The Sting,” a 1973 film, starring Robert Redford and Paul Newman, is an American classic. However, at Pelican Pointe, in this season, we have many nests of hornets, bees, and wasps. Some of these pests are attracted to the blooms on some of our bushes. If you see or come upon a nest, or think you have one near your townhome, contact Jim Cuellar, our handyman, (303) 520-8948. Jim recommends that homeowners purchase a certain type of trap which can provide some relief by attracting those scary pests. These traps, according to our Rules, may be placed anywhere you think would be effective – including on bushes, patio railings. The traps are yellow in color, and are packaged with a vial of attractant. Simple instructions involve pouring the vial onto a provided material; and then inserting the material into the trap. Those bees and their cousins, attracted by the scent, enter the trap, from which they cannot escape. Don’t you remember, from Greek mythology, that the three beautiful Sirens attracted hapless sailors to their doom, crashing on the reefs? The Sirens didn’t need these insect traps.

Recent major decisions to be made: (a) Immigration restrictions; (b) U.S. defense budget; (c) the future of Obamacare; (d) where to re-locate one of our dog-waste receptacles. Currently, we have four of these receptacles. Most dog owners in Pelican Pointe thoughtfully put their pet’s solid waste in plastic bags, and then deposit the bags in these receptacles. However, we have one receptacle on the eastern edge of our eastern detention pond. Nobody goes there; it’s on the way to nowhere. Your Association would relocate it if there was a creative idea where to put it. Of course, no resident wants it located too near his/her townhome. On the other hand, if its site is too out-of-the-way, nobody will use it. Please contact our managers if you have any creative thoughts on this weighty subject. “Our operators are standing by . . .”

“Roll out the barrel, and we’ll all have a barrel of fun.” That song may have been a hit on the redneck Hit Parade, but it won’t fly at Pelican Pointe: Entertaining your family, guests, and your mother-in-law [who may have over-stayed her welcome] on your own patio, or (without disturbing others) in our gazebo-covered picnic area – can be enjoyable. However, our Covenants and Rules are clear: You may not place *anything* on or in our common areas (excepting our concrete picnic area). All areas outside your walls are common area. The greenbelts between some of our buildings are common area. No chairs, badminton sets, tents, barbecues, or kids’ toys can be placed there. Reason for these limitations: (a) Too many persons live here in close proximity with one another, and won’t necessarily appreciate being entertained by your untrammled friends and kids; and (b) damage to our lawns, bushes and trees inevitably results. Remember, you can reserve our picnic area for your own private gathering; simply call our manager. Some reasonable limitations apply there, too (e.g., hours; unreasonable disturbances; no trash containers; no water source).

Whatever happened to Emily Post and common courtesy? Your curmudgeon speaks: My contemporaries and I were taught from birth, to RSVP to an invitation that requests that response. We didn’t let the inviter/host hang out to dry by his/her not knowing, with certainty, whether we’d attend or not attend the subject event. It didn’t matter if it was informal, like a picnic; or more formal, like a sit-down dinner. In recent decades, that assumed responsibility

disappeared – like the little rocks at the ends of our Pelican Pointe cul-de-sacs. Case in point: Our annual Champagne Brunch on June 5 was a roaring success by any measure – record turnout; fine food and drink; excellent weather; many neighborly conversations. However, several residents (and their guests) appeared without having RSVP'd; others tried to RSVP after the deadline. For at least three months before this lovely event, all residents were given ample notice of the requirement to RSVP and its deadline. How else could the planners know how much food/drink/supplies to purchase? The adjective, *inconsiderate*, comes to mind. You know who you are; please try to be more *thoughtful* next time.

Pelican Pointe landlords have responsibilities. Some may be shocked when the Association imposes a fine upon him/her for non-compliance with our Covenants and Rules. For several good reasons, our governing documents are geared to enable our managers and directors to know at all times who is living here and how to contact them. Some landlords, we have found, naively think, or assume, that they can “wash their hands” of further involvement when their tenants move in. “*Just deal with my rental agent or with my tenants directly. I'll send you, of course, the monthly dues.*” The reality is that our HOA has no responsibility to deal with rental agents for a landlord, nor even to deal with tenants directly. Rather, the landlord remains responsible for the actions and inactions of his tenants, whether that landlord is aware of it or not. Tenants who violate our Covenants or Rules can give rise to fines *against their landlord*. In particular, Pelican Pointe landlords have the following obligations: (a) Cause the lease to provide explicitly that the tenants are bound by the terms and conditions of our governing documents as the landlord him/herself is; (b) Provide a copy of the lease to our managers within three days of its execution [generally, the first page alone is adequate, containing the identities of the tenants and their lease term]; and (c) Provide our managers with the contact information (phones and email addresses) of the tenants and of the rental agent, if any.

Weird behavior:

- Everyone has a photographic memory; some don't have film.
- I just got lost in thought. It was unfamiliar territory.
- Seen it all, done it all, can't remember most of it.
- Those who live by the sword get shot by those who don't.
- I wonder how much deeper the ocean would be without sponges.