



The Pelican Brief

Serving the Community of Pelican Pointe

March 2016

<u>Board of Directors</u>		<u>Management</u>
Cathy Moore	President	Allen Associates, Inc.
Marcia Helfant	Vice-	Shawna Allen and Rowan Allen
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Caryl Shipley	At Large	Shawna@allenassociatesinc.com
Elly Valas	At Large	

Lunch Bunch.

Head east, folks – about 14 minutes. Our reinvigorated Lunch Bunch will convene on Wednesday, March 16, 2016, at BJ’s Restaurant, 14442 E. Cedar Ave., Aurora, at 11:30 a.m. -- located a half-block north of Alameda and Sable. Simply go east on Alameda; cross I-225. Sable is about the 3rd stoplight; there is a left-turn signal there. Plenty of parking around their building. Our Lunch Bunch has met there a couple times, with praise from those of us who read through their 30-page menu. Good food; reasonable prices. 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.

Our Book Club will next meet on Tuesday, March 22, 2016, at the home of Marcia Helfant, #N-104, at 6:30 p.m. Discussed will be *Still Life with Bread Crumbs*, by Anna Quindlen. The author, who is both a journalist and a novelist, has frequently taken issues from her concerns as a reporter and columnist as the subject of her novels. In them, she has written movingly and passionately of women’s experiences across the lines of class and race. In this novel, the subject is the life of a woman of late middle-age, struggling with issues both financial and personal. The book is written with warmth, understanding, and humor. RSVP to Marcia at (303) 722-0053 or mhelfant@comcast.net.

March trash pickup: March 2, 9, 16, 23, and 30. **Recycling pickup:** March 9 and 23.

Landscape Committee

by Caryl Shipley

Spring will be here before too long and Pelican Pointers are anxious to hear our plans for enhancing our landscaping. While nothing has been cast in concrete yet, please keep in mind that all landscaping belongs to the Homeowners Association, not to individuals.

The Landscape Committee was tasked with evaluating all of Pelican Pointe's landscaping, particularly in light of the harsh winter we experienced in 2014-2015, to determine where need is the greatest for replacement/additional plants and shrubbery. Next, we were asked to recommend greenery that would look aesthetically pleasing, but also not be too expensive in terms of price and ultimate upkeep. We did not budget a large amount for bush replacement: just because a bush or several have been removed, we are not necessarily planning to replace them. Generally, it's been recommended that desert grasses be planted in sparse areas. These grasses are very attractive, budget conscious, and eco-friendly, and require trimming only once per year.

The Landscape Committee surveyed the community and developed a list of the most "needy" areas. Pelican Pointe is over-planted; many areas look like a jungle because the original plants have grown and merged together.

As an alternative, homeowners who prefer to see alternative greenery in their area may complete a private planting request (PPR), whereby they agree to underwrite the purchase cost of alternate plants, trees or shrubs. PPR's are not automatically approved by the Board, which considers the availability of existing irrigation and upkeep costs as well. The private planting request form can be downloaded from our web site.

All approved planting must be done by our landscape contractor. Once the plants are in place, they become the property of the HOA since they're planted in the common area. This means that the HOA will maintain them – irrigating, pruning, spraying.

SUSMAN UNLEASHED

by Steve Susman

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

The Catamaran Club at the Breakers. One of our amenities at Pelican Pointe, seldom recognized or discussed, is our proximity to The Breakers, its attractions, and the option of joining its Catamaran Club. Here is the straight scoop:

The developer of Pelican Pointe, in 1998, created the Fairlake Metropolitan District. The District, among other real property, includes all of Pelican Pointe, as well as the path around the lake at The Breakers. All homeowners at Pelican Pointe pay an annual real estate tax to the District. Those moneys help pay for the upkeep of that path, and for the patio on the west side of the Clubhouse. This tax legally entitles all residents at Pelican Pointe to unrestricted access (through the E. Mississippi Ave. main gate) to that path; to that patio, and to the small eating facility in the Clubhouse, but not more than that. They have no rights to the pool, the Catamaran Club facilities, or the lake or the boats on the lake, or the tennis courts.

There can be no charge for this access. The guards at their front gate are supposed to determine if you, a resident here or an absentee owner, actually belong to this admissible group. An easy way for them to do this: Ask to see the address on your driver's license. However, if your license doesn't yet show 8300 Fairmount Drive, you must explain why that is the case.

Pelican Pointers can join the Club for \$50/month, per townhome-unit. Applications are distributed by our manager, Allen Associates, Inc., upon request. Our manager collects \$50 from each Catamaran Club member on a calendar month basis, as an addition to your dues. There are no contracts, no required term, and (generally) no restrictions upon termination. There are some reasonable restrictions on renewing a lapsed membership. Consult our Rules for details.

An exciting recognition: Be the first in your building to know the location of your water meter pit! Homeowner Gil Wierschke deserves much praise for his project to *label* all our water meter covers, and to reveal many of them previously hidden beneath bushes. In addition, Gil has designed a useful diagram for every townhome, viewable on our web site,

www.pelicanpointe.net, clearly showing where your own water meter pit can be found.

Furthermore, Gil explains: There is a long pipe in your crawl space, running between that pit and your own main water shutoff valve (located in your crawl space). Although it's improbable that you will have a leak in this section, the only way to stop it is to shut off the valve in that water meter pit. You must call Denver Water, frantically. Or, you can call a plumber. Or, you can turn it off yourself, with the proper tools. You can obtain from Amazon.com a 5-point 13/16" socket and a long-handled water meter pit wrench. Use the socket to release the cover. Carefully lift the cover; set it aside. Don't damage the wire from the meter's register unit to the transponder in the cover. Set aside the plastic litter catcher. Approximately 3 feet down is the meter and the shutoff valve. No need to wear low-hanging jeans featuring a distracting plumber's crack.

"Hey, I fixed that downspout myself; here's the bill." Sorry, it doesn't work that way. Your HOA will not be responsible to reimburse you for expenses you allegedly incurred in repairing or replacing any outside component of our buildings, (a) unless our Covenants or Rules clearly impose that responsibility upon the HOA, as opposed to the homeowner; and (b) unless the HOA has had a reasonable opportunity to review your request (preferably before you incur the expense) and to investigate the matter. Any apparent emergency request should be so noted, of

course, in your initial contact to our manager. Our Covenants and Rules are easily found on our web site.

Some insects never see the light of day. However, I suspect that the diligent Comcast workers who lay and attach their subterranean cables do break for lunch. For a reasonable one-time payment to our HOA, we recently contracted to renew Comcast's ten-year easement over and under our common areas. They sought this extension in order to access our complex, and the townhomes of their many subscribers here, for repairs, adjustments, or to substitute fiber-optic cables for their 17-year-old copper wires. It isn't clear how much, if any, of our lawns must be trenched for these projects, nor when that might take place. Comcast assured us in the contract that they will take care to repair or replace any of our common areas which they must invade for those purposes.

Weird:

- I don't trip over things. I do random gravity checks!
- Old age is coming at a really bad time!
- If God wanted me to touch my toes, he would've put them on my knees.

A Hunter above Pelican Pointe

by Francisco Rios

Spring arrives officially this month on Sunday, March 20, but some of us here at Pelican Pointe are saying that spring arrived in mid-February, when we enjoyed warm sunny weather for days on end. How else can we explain waves of workers crawling like ants over our rooftops in February? Well, say what you will about February, it felt like spring and we loved it.

But, for this Pelican Pointer, spring begins with a bittersweet tinge: Orion, who began his knightly stride across our skies in December, is gone. Almost every night during winter at about midnight, I stepped out my back door and looked up. Framed within the earthly confines of my courtyard, was mighty Orion, newly-arrived in early December. I could have gone to our picnic area to view a much greater sweep of the heavens, but the cold of December, the coyotes and the wariness of my Pelican Pointe neighbors – who rightly might have suspected the motives of a lone male with binoculars out at midnight – confined me to my courtyard.

Above me, against the blackness of the night sky, Betelgeuse shone at Orion's right shoulder, blandishing a celestial club. The three aligned stars of Orion's belt glistened as they proudly held Orion's sword, and Rigel, at Orion's left foot, set the pace to the western horizon. Who could not be moved by the marvelous sight of this most recognizable of constellations? Did other Pelican Pointers seek a darkened corner to look heavenward during those winter nights? Months will pass before we see Orion again. In many parts of the city, lights obscure Orion. Here, at Pelican Pointe, we were privileged to have the space and dark corners to see, especially during an early February spring, this most beautiful "gathering of stars," known to the ancient Greeks as "Orion the Hunter."