



# The Pelican Brief

Serving the Community of Pelican Pointe

May 2016

<b><u>Board of Directors</u></b>		<b><u>Management</u></b>
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Lunch Bunch.

Our Lunch Bunch will convene on Wednesday, May 18, 2016, at **Mimi’s Café**, 205 So. Abilene Street, Aurora, at 11:30 a.m. Easy to find: Go east on Alameda Avenue; cross I-225, staying in left-lane. Take first left turn (with turn-arrow) after the left-turn which is the entrance ramp to I-225 -- and you are virtually at Chili’s. Mimi’s is next door to Chili’s and Jared Galleria of Jewelry, in a free-standing building. Plenty of parking. Good food; many choices; reasonable prices; comfortable environment.

Our Lunch Bunch meets at a variety of established and relatively-new restaurants on “our side” of town. 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.

The Pelican Pointe Book Club will hold its next meeting on Tuesday, May 24 at 6:30pm at the home of Linda Corry, Unit E104. The book we will be discussing is *Bel Canto* by Ann Patchett. Winner of the PEN/Faulkner Award and the Orange Prize for Fiction in 2001, the novel follows the relationships among a group of young terrorists and their hostages, who are mostly multi-national high profile executives, politicians, and of course, a famous opera singer, over several months. You are welcome to join us. Call Linda at 303-388-761 if you plan to attend.

Champagne Brunch. Don’t miss this annual highlight of our summer social season at Pelican Pointe: We’ll assemble in our picnic area (also known as “Pelican Pointe Park”) on **Sunday, June 5**, 11:00 a.m. to 1:00 p.m., there to be fed a delicious brunch (free for two persons per

townhome). Besides champagne libations, the menu will include quiche (including a vegetarian version), a fruit salad, and scones. This menu was a big hit at last summer's similar affair. RSVPs are required to: Linda Corry, [lindacorry@msn.com](mailto:lindacorry@msn.com), or (303) 388-7661. Please provide your name(s), unit number, and number of attendees. Deadline for RSVPs is June 2. Come join us under our colorful gazebo awnings. Drink a toast to a lovely upcoming summer. *Mark this on your calendar now.*

Play bridge? Bob Johnson, #J-102, is willing to help organize one or more bridge groups. Welcome are individuals, couples, whoever is interested. These bridge get-togethers will suit the casual, non-expert, occasional bridge player. Players who get uptight quickly or are on the quest for Grand Master status wouldn't be comfortable in this setting. Please contact Bob if you are interested: [rsj1017@gmail.com](mailto:rsj1017@gmail.com) . (303) 552-1438.

**May trash pickup:** 4, 11, 18, 25. **Recycling pickup:** 4, 18. **Extra-large pickup:** May 18.

## SUSMAN UNLEASHED

by Steve Susman

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

Humpty Dumpty sat on a wall. Humpty Dumpty had a great fall. So goes this sad tale of an anthropomorphic egg, grossly overweight, who should have been dieting to assist *all the king's men*. He also could have met his fate if he had sat on our entrance walls. At Pelican Pointe, we have credible opinions that these two curved walls have deteriorated substantially – caused by the infiltration of ice, snow, rain, and sprinklers, saturating the underlying support bricks. Our Board recently resolved to reconstruct these handsome walls, similar to their original design. The facades, decorative stone and/or tiles, will probably be different. The essential letters, numbers, and pelican logos will be reinstalled. The Board is soliciting bids from established wall-constructors. As is the First Rule of Dating, You have only one chance to make a good first impression. We'll all be proud of our newly-rebuilt entrance.

The paperless society was prophesied some decades ago. It never arrived. The use of paper, primarily for communications, has even increased since the advent of email, texting, and other such esoteric methods. The “checkless society” has enjoyed somewhat more success. About two-thirds of our homeowners, historically, have opted to authorize our HOA managers to draft their monthly assessment (“dues”) from the homeowner's bank account. That obviates the need to write a monthly check and mail it -- involving postage, delay, and occasional forgetfulness. The good news is that our new managers, Allen Associates, Inc., have now caused to be installed a sophisticated accounting and communications system. Among other virtues, we are told, this system will enable homeowners to pay their dues by that auto-draft procedure; will provide for credit card payments of dues (albeit for a fee); and will enable homeowners to file and follow certain suggestions or criticisms online. Then next step is to familiarize ourselves with this

program, and to log in. Homeowners will soon receive written instructions. Let's hope it's easier than understanding Stephen Hawking's explanation of cosmology.

*Jack, with his Beanstalk, would have to comply with our Rules for Private Planting Requests.*

All bushes and trees in our complex belong to the Association, which is obligated to care for them. Further, the Board, acting primarily through its Landscape Committee, decides what bushes and trees to plant or to remove, and when and by whom. Homeowners have the opportunity to file with the Committee a Private Planting Request, whereby they request permission to have a bush or tree planted in a defined spot near their townhome – at their own expense. In order to maintain a reasonable level of consistency and aesthetic uniformity or variety, the Committee can approve, modify, or reject the request. If granted, present protocol requires the homeowner to arrange directly with our present landscape contractor, CoCal Landscape Services, Inc., to select the bush or tree; and to pay for its purchase and installation by CoCal. The requesting homeowner will be informed whom to contact at CoCal, in order to obtain a quote for this entire *enchilada*. The Board reasoned that we'd see a hodge-podge of landscaping if homeowners could make their own planting decisions, even at their own expense. The application form for such Request is found on our website, [www.pelicanpointe.net](http://www.pelicanpointe.net).

*No Pelican Pointe Motel.* Unless you are living on another planet, you have read the many articles lately about the surge of short-term residential rentals. Firms such as AirBnB have contracted with homeowners throughout the world, whereby the homeowner rents his/her home for a short term, usually a few days. This provides revenue for the homeowner and, if the local government can determine how to enforce it, provides a revenue stream of taxes and registration fees. In Denver, our City Council has been wrestling with amending our zoning ordinances to authorize short-term rentals under certain terms and conditions. Most landlords, according to surveys, are satisfied with the treatment afforded to their home by the renters. Other would-be landlords have inadvertently rented to destructive, disturbing, and dangerous persons. In such instances, the neighbors haven't been happy campers, to say the least. At Pelican Pointe, your Board recently discussed this phenomenon, considering that about 300 persons are living in close proximity to each other here, and considering the right of homeowners and tenants to enjoy reasonable peace and non-disturbance – the following Rule was adopted:

(New) Rule VIII (I): Restrictions on short-term leasing and renting.

Section 7.20 of the Covenants of Pelican Pointe Homeowners Association provides, among other matters, that a homeowner may not lease his/her townhome or any part thereof for a term of less than three months. This new Rule interprets this prohibition, as follows:

“The prohibition of short-term rentals, or for transient or hotel purposes, set forth in Section 7.20 of our Covenants, applies not only to the homeowner, but also to his/her rental agents, tenants, direct or indirect subtenants, successors, assignees, and invitees of his/her own and of any of such other parties. Such

short-term rentals are prohibited, whether the homeowner remains in possession or vacates all or part of the premises during the proposed short-term rental period.”

“Don’t you dare drag that black stuff across my carpet!” Your Board recently approved a contract for rehabilitating our asphalt roadway. In our climate and with our weather extremes, the asphalt takes a beating. Water from rain, snow, ice, and runoffs finds its way beneath the surface. In high temperatures, we’ve all seen fissures appear. Specifically, this contract will involve crack-filling, followed by the application over our entire roadway of a slurry mixture, combined with an infrared heating process on selected areas. The net result should be an enhanced protective layer for our roadway. This treatment is supposed to “last” for a few years. An alternative would be the application of an asphalt layer instead of the slurry. I believe that both substances are petroleum-based, such that the operation will be inherently messy. Using traffic cones, tape, and perhaps other barriers, the contractor will channel vehicle traffic in our complex with a view to keeping vehicles off the still-wet slurry. Further, you will be required to park your vehicle for 1-2 days (max.) outside our complex. The idea, of course, is to preclude a mess on your driveway, in your garage, and in your townhome. You will receive adequate advance notice of the dates for this operation.

More government hand-outs? Lotsa luck! We are told that a bill was recently introduced in Congress, which would allow an income tax deduction to HOA homeowners for their HOA assessments (primarily “dues”) and fees. Specifically, homeowners who earn \$115,000 or less in annual income could deduct up to \$5,000 of such assessments and fees. Don’t hold your breath awaiting passage of this ill-conceived legislation.

#### Weird behavior:

- If man evolved from monkeys and apes, why do we still have monkeys and apes?
- Is it good if a vacuum really sucks?
- Why do we press harder on a remote control when we know the batteries are getting weak?
- Save a little money each month, and at the end of the year you’ll be surprised at how little you have.
- How come you never hear father-in-law jokes?
- Is there another word for synonym?