



# The Pelican Brief

November 2016

Serving the Community of Pelican Pointe

## Board of Directors

|                |               |
|----------------|---------------|
| Marcia Helfant | President     |
| Elly Valas     | V.P. & Sec’y. |
| Steve Susman   | Treasurer     |
| Caryl Shipley  | At Large      |
| Frank Parker   | At Large      |

## Management

Weststar Management Corp.  
 Jean Ronald, Community Manager  
 6795 E. Tennessee Ave., #601  
 Denver, CO 80224 (720) 941-9200, #55  
 jean@weststarmanagement.com

**Nov. trash pickup:** 2, 9, 16, 23, 30. **Recycling pickup:** 2, 16, 30. **Extra-large pickup:** 2, 30.

A very exciting, major announcement: Your Board announces that our Association has contracted with Weststar Management Corp. as our manager, commencing November 1, 2016. Weststar has been active in many areas of the real estate industry locally. It maintains a division devoted to homeowner association management. These activities span over 30 years. The company is locally-owned by fourth-generation Denverites. Currently, Weststar manages a diverse group of local associations, some small and exclusive, others very large. Most are located on the east side of Denver and into Aurora. They are selective in “taking on” new clients, and have been impressed with many aspects of Pelican Pointe – from its governance and financial policies to its extensive, mature landscaping and well-preserved buildings.

Related good news for Pelican Pointe is that Weststar has appointed Ms. Jean Ronald as our community manager. Jean is a very experienced, talented, energetic manager. She brings to us all these traits and skills. In addition, she is a caring, involved individual; all our homeowners will appreciate her involvement here.

In the background of Weststar is their seasoned accounting department. Weststar’s offices are located only a few minutes from our complex, about a block southeast of the King Soopers at Monaco and Leetsdale Drive. Transitioning from our recent managers can be a cumbersome and complex process. However, our recent managers and Weststar have been working smoothly with one another, it is reported, for which everyone involved is appreciative. For our homeowners, you’ve already received an introductory letter from Weststar concerning banking and dues-paying options. All of us are trying diligently to minimize disruption for you in this transition.

*Your last chance for fame and fortune!* At our Annual Meeting of Homeowners on November 17 (see below), our homeowners will elect a director to fill the one vacancy on our Board. If you wish to be a candidate for this position, you must submit (to our manager or to a director) a simple one-sentence affirmation of that intent by Nov. 7. Directors are empowered by law and by our governing documents to set policy and, generally, with a management company, to manage our Pelican Pointe community. Substantial powers are exercised by our directors, and their decisions affect all our residents. If you have any questions about what the position entails, please give a call to Marcia Helfant, our president, at (303) 722-0053, or to me (Steve Susman), during normal business hours, at (303) 394-0942.

*A free dinner at Elway's, or Shanahan's, or Del Frisco's!* Sorry; nice try. I merely wanted to grab your attention. Here is the genuine scoop: Our **Annual Meeting of Homeowners** will take place at Blossoms Restaurant in Windsor Gardens, on November 17, 2016. Social hour and **dinner** at 6:00 p.m.; business meeting, 7:00 – 9:00. No charge for homeowners and tenants -- two persons per townhome unit. RSVPs by Nov. 15 are mandatory for those joining us for dinner. E-mail your RSVP, with name, unit number, number of guests, to [pphoacaryl@gmail.com](mailto:pphoacaryl@gmail.com). In the subject box, put "Nov. 17 RSVP." Only if you don't use e-mail you may phone your RSVP to Caryl Shipley, (303) 322-0471, leaving your message on her voice-mail. Or, you may attend only the business meeting; no RSVP required. This is always our biggest social event of the year; and an opportunity to ask questions and voice your concerns.

*Book Club.* The Pelican Pointe Book Club will meet at 6:30 pm on Tuesday, November 15, at the home of Toni Knight, Unit SS-102. We will be reading "*Our Souls at Night*," by Colorado author Kent Haruf. The setting for all of Haruf's books was the fictional small town of Holt on the spare, high plains of Colorado. He was a finalist for the National Book Award for his 1999 novel, "Plainsong." His writing is both lovely and dramatic. "Our Souls at Night" was finished just before Haruf's death last year at the age of 71. It is the story of two older longtime neighbors, both of whom are widowed. Addie proposes that they begin sleeping together, without sex, just to talk in the dark and provide the comfort of physical company. Repercussions follow both in the town and with their children. The dialogue is sparse and the repercussions are many. The book is being made into a movie with Robert Redford and Jane Fonda. Read the book and join us for a lively discussion before you see the movie!

*Lunch Bunch.* This friendly group of pre-Thanksgiving eaters will next meet for lunch on *Wednesday, Nov. 16, 2016, at 11:30 a.m.* The selected restaurant has not yet been announced. This is a democratic group: No membership; no dues; no obligations. Several of our residents meet casually on the 3rd Wednesday of each month at different nearby restaurants. Topics are free-flowing, and are "up for grabs." Or, you can simply sit back, lower your chin, and quietly eat your porridge. All ages and genders (such categories ever-increasing) are welcome. Call Sheila Powell, (303) 280-6943, or Susan Million, (303) 316-7190, to learn where we'll meet on Nov. 16, and to enable us to make reservations.

## SUSMAN UNLEASHED

by Steve Susman

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

“Chestnuts roasting by an open fire . . .” reminds us of imminent Christmas holidays. Composed in 1946, the lyrics fail to remind us that it may be too late to disconnect our garden hose from its spigot. Invariably, every winter, someone in our community fails to make that disconnection. Residual water in the hose freezes; the ice expands (don’t you recall that from middle-school physics?). It may crack the pipe feeding your outdoor spigot. You are facing a major mess, not to mention expense. Simply turning the nozzle to Off isn’t a substitute for disconnecting the hose itself.

“Eighty percent of success is showing up.” is a famous quote from entertainer Woody Allen. But what if you showed up and nobody was there? Our November Board Meeting will be held at 5:30 p.m. on Thursday, November 17, 2016, a half-hour before the start of our Annual Homeowners Dinner and Meeting. The directors will convene, either in their usual second-floor meeting room at Windsor Gardens; or perhaps in the rear of the restaurant where our Dinner and Meeting will take place that evening. If you wish to attend – and all homeowners are always welcome at our Board meetings -- please contact one of our directors before such meeting begins to obtain a more specific location; or simply look for the directors in one of those two places. You will recognize your directors: We lean forward; our shoulders are bent in unison, toward an imaginary center-point, engaged in fervent discussion. An open laptop computer and a few yellow legal pads are evident.

**NOTE:** This Board meeting will be held **in lieu of** the regularly-scheduled Board meeting of Monday, November 14.

Denver’s Parade of Homes – this isn’t. In last month’s *The Pelican Brief*, I notified our residents that Sheila Powell, our indefatigable homeowner, is organizing a Home Tour. The dates are not yet established. The idea is to enlist about a half-dozen or slightly more Pelican Pointe homeowners to open their townhomes to other Pelican Pointe residents as a “show and tell,” but more show than tell. As I reported, some of our townhomes have not only been extensively remodeled, but such redecorating has sometimes involved the movement of non-bearing walls; complete and gorgeous kitchen remodeling; and other stunning features. If (a) you are interested in entering your own home in this Tour, or (b) you are interested in visiting such homes – please contact Sheila at [spowellmsn@comcast.net](mailto:spowellmsn@comcast.net). **Note:** *This would not be a Board-sanctioned or Board-sponsored activity.* It would be sponsored and managed solely by a volunteer committee, without Board supervision or involvement, provided that enough responses are received from interested residents.

Jack Nicholson starred in the famous 1980 horror movie, “The Shining.” In one scene, he famously cried out, “He’s baaack!” Well, **Sonny Fischer** is back with us again. Our Board

recently engaged Sonny for both our imminent winter's snow-removal responsibilities and for 2017's landscape/lawn program. Many of you are familiar with Sonny, who is eager to restore Pelican Pointe as one of Denver's most beautiful, well-maintained condo communities. He and his trained crew will be seen here often in the coming weeks and months. Issues between Sonny and some of our previous and present directors are relegated to the past. The Board and Sonny are eager to work together again.

*"I'm singin' in the rain . . ."* is a classic ditty, often associated with the great Gene Kelly. That worked for Kelly, but you won't appreciate it if your raingutter overflows. Overflows can occur because of leaves and other debris clogging the gutter; or ice dams; or excessive snow; or a clogged downspout; or even an extraordinary rainfall. Many of our gutters were replaced this past summer, in conjunction with the installation of our new shingles and roof underlayment. I very roughly estimate that we have over 1,500 gutters. In 2017, our Board has allocated funds for the professional cleaning of our gutters, to augment occasional gutter-cleaning by our handyman. If you observe such an overflow, please advise our manager, being specific in describing the precise location/site of the offending gutter or downspout.

*Let's hear a round of fervent applause* for my successor. As I wrote in this newsletter recently, this is my final edition as editor and primary contributor. I've handled this responsibility for about 15 + years. It's time for a successor to provide your monthly news of the most important Pelican Pointe happenings and advice for our residents. **Welcome, Danielle Zieg!** Danielle is a well-experienced writer and journalist, and has graciously undertaken to be our new editor of *The Pelican Brief*, beginning with our December 2016 edition. Feel free to communicate with her at [daniellezieg@gmail.com](mailto:daniellezieg@gmail.com).

Weird behavior:

- I changed my password to "Incorrect." Now, whenever I forget it, the computer will say, "Your password is incorrect."
- if you can smile when things go wrong, you have someone in mind to blame.
- Hospitality is the art of making guests feel like they're at home when you wish they were.
- Why do people keep running over a string a dozen times with their vacuum cleaner, then reach down, pick it up, examine it, then put it down to give the vacuum cleaner one more chance?