



The Pelican Brief

Serving [The Pelican Pointe Community](#)

April 2018

Plan to expand housing at nearby Tava Waters presented at HOA meeting

During the March 12 Pelican Pointe Homeowners Association (HOA) Board meeting, two representatives from [Pensam Development, Inc.](#) provided a preliminary introduction to The Cove at Tava Waters. This is a housing project to be located in the undeveloped, fenced area south of Pelican Pointe across the High Line Canal.

The nearby original apartment development formerly was known as The Breakers. Then last year, the property was sold and renamed Tava Waters. The Cove at Tava Waters' plan includes two new multi-level, multi-unit residential structures with a total of 254 units, some for sale others for lease, targeted to the age 55+ community.

The developer wants an easement to attach the new units to Denver Water under the High Line Canal and through Pelican Pointe's water system at the southeast corner of our property. The developer told our Board this would improve our water quality and will not affect our water pressure. The plans, however, are in the planning stage and the Board will continue to monitor them.

Anyone who has questions should contact a Board member or our Property Manager Jean Ronald.

Pelican Pointe Board of Directors

Elly Valas, President
Marcia Helfant, Vice President
Frank Parker, Treasurer
Charlotte Robinson, Secretary
Sheila Powell, At-Large
Jim Bernuth, At-Large

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Discussion invited regarding planning for High Line Canal

The group that helps manage and preserve the High Line Canal known as the [High Line Canal Conservancy](#) has launched the second phase of significant planning for the 71-mile trail along the Canal. This multi-jurisdictional planning initiative follows on the heels of the Community Vision Plan completed in early 2017. This phase will focus on a multi-year implementation Framework Plan to ensure that the Canal reaches its greatest potential as an environmental, recreational, social, historic and economic asset. Plan details will include signage and wayfinding, as well as landscape guidelines.

The open houses will share information on existing conditions analysis, preliminary signage designs, and solicit input on potential enhancement projects and project priorities.

All are welcome to attend these events:

Tuesday, April 10, 4:30-7:30 p.m.
Goodson Recreation Center
6315 S. University Boulevard

Thursday, April 26, 4:30-7:30 p.m.
Aurora Central Library
14949 E. Alameda Parkway

For more information, please visit www.highlinecanal.org/framework.

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More inside: *Gutter gunk, Spring projects to consider, Mark your calendar for free days at local attractions and community meetings*

Pelican Pointe gutter cleaning set for April

Expect to see people working on ladders along rooflines throughout the community during April. They'll be using air blowers to clean out debris from our gutters, roofs and ground. They'll then bag and dispose of the material.

Total cost for this gutter maintenance is \$4,370. The overall plan is to schedule this cleaning again in August 2018 to help keep our gutters free of debris clogs that could cause damage from over flows of rain or melting snow. ###

Suggested spring projects all homeowners should consider

- ✓ Engage the service of a plumber to check for plumbing leaks in your unit. This may be from the toilet flowing constantly or a simple drip, drip, drip from the kitchen sink.
- ✓ Have your dishwasher and washing machine drainage lines checked.
- ✓ Dryer vents should be cleaned to avoid fire hazards and improve drying clothes.
- ✓ Old worn-out caulking in the bathrooms can lead to slow leaks only noticed too late.
- ✓ Check and change out batteries in smoke alarms and carbon monoxide detectors. Smoke detectors have a life expectancy of ten years.
- ✓ Update your home/kitchen fire extinguisher. Better to be safe than sorry.
- ✓ Schedule an electrician to tune up your air conditioning unit.
- ✓ Show off spring and summer colors in your flower pots. ###

Reminder to homeowners if renting their unit to others

A homeowner may place one sign on the inside of any one window whenever the unit is "For Sale" or "For Lease". Such signs are prohibited on patios, on the exterior of any unit, or on any of the common areas. See page 3 of the [Pelican Pointe Rules](#).

Homeowners also should provide information to Weststar Management regarding non-owner residents residing in their unit.

Pelican Pointe property emergency after normal business hours

Call Weststar Management 720-941-9200, press option 1 to reach an on-call manager who will return your call promptly. *That's 720 not 303.* ###

Submissions encouraged for *The Pelican Brief*

As a Pelican Pointe homeowner/resident you may have questions or suggestions about our community. Just write up your thoughts, observations or questions for *The Pelican Brief*, and send to daniellezieg@gmail.com. ###

Denver Free Days for April 2018

Denver Botanic Gardens at Chatfield Farms

Tuesday, April 3

Clyfford Still Museum

Friday, April 6 and every Friday, free 5-8 p.m.

Denver Art Museum

Saturday, April 7

Denver Botanic Garden

Sunday, April 8

Denver Nature & Science Museum

Monday, April 8

Colorado Railroad Museum

Thursday, April 12

Four Mile Historic Park

Friday, April 13

Longmont Museum

Saturday, April 14

Denver Mint Tours are free

Mondays through Thursdays, call 303-405-4761

The Denver Mint is the single largest producer of coins in the world. You can tell if a coin is made in Denver by a D mark.

Denver: The Mile High City

How well do you know our city?

- Denver is one of the sunniest cities in the U.S., with at least some sunshine on average 300 days each year.
- Denver is one of the 12 U.S. cities to have teams from four professional sports -- baseball, hockey, football and basketball.
- Denver is ranked among the best cities for singles in the nation.
- At just over 26 miles long, Colfax Ave. is the longest continuous street in the nation.
- Denver's bright blue sky really is bluer than any other city because of Denver's elevation of 5280 feet or a mile high, the air has less water vapor than it would at a lower altitude, making for a gorgeous sky.
- The first permanent structure in Denver was not a hospital, bank or house – it was a saloon.
- The dome of the Colorado State Capital is plated with real 24K gold.
- Denver has been named the “Baby Boomer Capital of America” boasting a higher number of Baby Boomers than any other U.S. city.

Mark your calendar

Trash pickup Wednesday, April 4, 11, 18, 25

Recycle: April 4, 18

Extra trash: April 18 (Set out *extra trash every four weeks*).

Sign up to get trash-pickup email trash reminders. *Note: The system recognizes our address as 8300 E. Fairmount Drive, that's E. even though we don't use E. in our address.*

Learn more about the [composting service available for residents](#).

Pelican Pointe Homeowners Association Board Meeting

Monday, April 9, 6 p.m.

Windsor Gardens Community Center

All homeowners and residents always welcome. [Meeting Minutes are posted online the following month after Board approval.](#)

Income Tax Filing Deadline

Tuesday, April 17

The filing [deadline to submit 2017 tax returns is Tuesday, April 17, 2018](#), rather than the traditional April 15 which falls on a Sunday, and this would usually move the filing deadline to Monday, April 16. However, Emancipation Day – a legal holiday in the District of Columbia – will be observed on Monday, which pushes the nation's filing deadline to Tuesday, April 17, 2018.

Pelican Pointe Lunch Bunch

Wednesday, April 18, noon

Blossoms Restaurant at Windsor Gardens, 597 S. Clinton St.; Denver

All Pelican Pointe residents are welcome, everyone pays their own bill.

If you plan to attend, RSVP to Sheila Powell 303-280-6943 or spowellmsn@comcast.net.

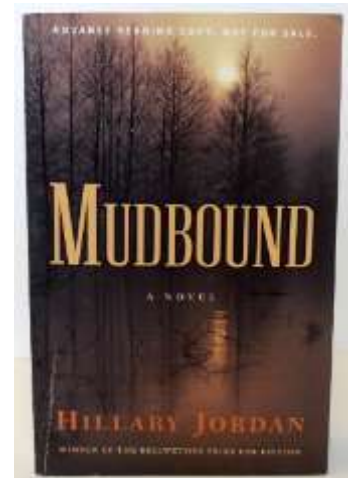
Pelican Pointe Book Group

Thursday, April 19, 6:30 p.m.

Home of Eileen Layden, Unit KK104

The book we're reading is [Mudbound](#) by Hilary Jordan. The book earned Jordan the Bellwether Prize for fiction, an award founded by author Barbara Kingsolver to promote literature of social responsibility. Kingsolver says **Mudbound** is a beautifully written novel that examines the roots of racism through the distinct voices of its characters.

The story takes place in the deep south of the 1940's and the story is told from the perspective of 6 characters, both black and white, male and female. The story is both compelling and heartbreaking. If you don't have time to read the book, a film version of the story is available on Netflix.



Newcomers are welcome to the Book Group. Questions, call Marcia Helfant at 303-722-0053.