



# The Pelican Brief

Serving [The Pelican Pointe Community](#)

December 2018

## **New board members elected, 2019 budget approved, dues increase**

The 2018 Annual Meeting of the Pelican Pointe Homeowners Association (HOA) Membership was held Thursday, Nov. 8 at Blossoms Restaurant in the nearby Windsor Gardens Community Center. Following dinner, the business portion of the meeting was called to order by HOA Board President Elly Valas (*see President's annual report pg 2*).

As homeowners checked in they were given ballots to select two of three pre-announced candidates, a fourth homeowner asked to be a write-in candidate during the meeting. [Pelican Pointe bylaws \(Article V\)](#) allow any homeowner in good standing to seek election to the board prior to or during the Annual Meeting. The candidates were invited to address homeowners regarding why they would like to be a member of the board.

Ballots were collected and counted by several long-time homeowners who volunteered.

### **Results of the voting:**

- ✓ Kathy Benhke *elected*
- ✓ Mary Gehris *elected*
- Corey Kropp *write-in*
- Elly Valas *term expired*

### **2019 Board of Directors**

*NOTE: Officer Positions will be determined during the Dec. 10, 2018 Board meeting..*

Kathy Benhke  
 Jim Bernuth  
 Mary Gehris  
 Marcia Helfant  
 Sheila Powell  
 Charlotte Robinson

The Pelican Pointe HOA is a corporation, the Board of Directors is made up of owners who volunteer their time and experience to ensure the continued cooperative best interests of the Pelican Pointe property.

### **2019 Budget approved, monthly dues increase to \$275**

Notice of the Annual Meeting, with mention of a pending \$15 monthly dues increase, was mailed to all homeowners around the end of October. Monthly coupons will be mailed.

During the Nov. 8 Annual Meeting, by a show of hands, homeowners did approve the proposed 2019 budget, including dues increase, presented in detail by HOA Manager Jean Ronald (*paper copies were available at check in*). 2019 total costs are projected to increase by more than \$54,000. Those higher anticipated costs include \$33,000 for landscaping, trees and snow removal, as well as an approximately \$10,000 increase for administrative and repairs/maintenance matters. The dues increase should generate an additional \$34,380. A portion of that will be used to increase the allocation to our reserves.

[Budget documents distributed at Annual Meeting will be posted online soon](#) – the password needed to access these online documents is: 8300Fairmount!.

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### ***Annual meeting continued...***

91 homeowners, tenants and guests dined on a buffet featuring prime rib, vegetarian lasagna and side dishes. The \$1615.50 total cost was paid for by funds from HOA member monthly dues. Attendees did pay for their own alcoholic beverages. ###

### **President's Report: 2018 highlights, what's ahead in 2019**

2018 HOA President Elly Valas began her review by addressing a rumor, *"Let me dispel the rumor about an impending \$5,000 special assessment. **There are NO plans, at this time, to assess our homeowners for improved landscaping or anything else.**"*

Work done in 2018:

- We repaired roof flashing that was installed incorrectly when we replaced our roofs.
- Repaired concrete (8-10") on a quarter of the oldest driveways at a cost of \$130,000.
- Completed and reviewed and are beginning to use a reserve study
- Contracted with a landscape architect to begin long-range planning to determine best plantings to replace dead bushes and grasses to be more environmentally conscious and use less water. Here are examples of how the study already is paying off. One of the important findings of the study that will have a great impact not only on the look of our community but also on our reserves has to do with our trees.
  - We have 411 trees in and around our property. 20% (82 trees) are Ash trees which we probably will lose to Emerald Ash Borer disease in the next 1-5 years.
  - As a result of the irrigation study, we will replace our irrigation controllers/timers with ones that are more efficient and easier to adjust for heat or rain, possibly saving water.

Projected for 2019:

- Painting one-third of our homes as recommended (every 6 years) in our reserve study at a cost of about \$110,000
- Repairing another 25% of our driveways at a projected cost of \$130,000
- Seeking bids to repair crumbling stone retaining walls
- Begin to remove and replace dead shrubs and some trees that we've lost.

Valas summarized, we are poised to take nearly \$250,000 from our reserve funds for painting and alley repair. She also acknowledged potential uncertainties in services for which we pay our landscaping contractor a flat monthly \$5500 for snow removal. ###

***Special thanks to our neighbors Elly Valas and Frank Parker for their service to the community at the end of each of their three-year terms on the Board of Directors.***

### **Package and box bandits on the prowl**

Many Pelican Pointe residents receive packages via home delivery. Those deliveries can arrive at any time of day or night, and packages are often left on front steps and visible for long periods of time. Remember: plan specific delivery details to avoid thefts. ###

### **Ensure smoke and carbon monoxide detectors are working**

If you need help to ensure smoke and carbon monoxide detectors are working properly, contact our Pelican Pointe handyman Jim Cuellar at 303-520-8948. ###

## Get to know 2 new Pelican Pointe Board members

### ➤ Kathy Benhke

Kathy originally hails from Baraboo, Wisconsin but she has called Pelican Pointe her home since 2004. She said she was drawn to buy a home in the community when she saw how well it appeared to be maintained.

During recent years Kathy has taken note regarding how the Pelican Pointe property is aging and associated maintenance issues. "My goal for being on the board is to help improve and update parts of the community to more current standards," said Kathy.

Kathy has worked in banking for 34 years, and in accounting for 15 years. In her professional roles, she has a successful track record working with vendors and public segments in various capacities for 50 years.

"I want to help ensure that my neighbors feel proud to live here," said Kathy.

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### ➤ Mary Gehris

Mary and her husband Tim moved to Pelican Pointe 2 years ago from Iowa. "We love living here because of the location, quality, design and layout of the homes, as well as our wonderful fellow residents that we've come to know," said Mary.

Mary works full time and has spent most of her career in sales and fundraising which she says provides her an opportunity to work with professionals, from small business owners to CEO's. "I've always been part of a team working toward mutual goals, creatively solving problems together while managing multiple projects successfully from beginning to end," explained Mary. "An important aspect of my work is the responsibility of building and sustaining strong relationships both inside and outside company cultures."

This past year, Mary joined and has been working on the newly formed Pelican Pointe Grounds Committee. She also has been attending and contributing ideas during monthly HOA Board meetings.

"I socialize with and continue to get to know our neighbors who share their opinions, ideas and concerns with me," said Mary.

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### **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 welcome for *The Pelican Brief***

As a Pelican Pointe homeowner/resident what's on your mind? Send along your observations or questions for *The Pelican Brief*. Send a note via email to [daniellezieg@gmail.com](mailto:daniellezieg@gmail.com).

## **Mark your calendar**

**Trash pickup Wednesday, Dec. 5, 12, 19, Thursday, Dec. 27\***

**Recycle: Dec.12, 27\*. [Extra trash](#): Dec. 27\*. (Set out *extra trash* every four weeks).**

*\*Dec. 27 pickup is Thursday due to the Dec. 25 holiday that week.*

Strings of lights that no longer work should be placed in recycle bins.

**[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.*

## **Pelican Pointe Homeowners Association Board Meeting**

**Monday, Dec. 10, 6 p.m.**

**Windsor Gardens Community Center**

Board members will discuss new officer positions.

All homeowners and residents always welcome. [Meeting Minutes are posted online.](#)

## **Seeking participants for Pelican Pointe Holiday Home Tour**

**Sunday, Dec. 16, 2-5 p.m.**

***Look for additional information posted on bulletin boards in mail kiosks***

Celebrate the season and enjoy meeting your neighbors for an informal Holiday Home Tour.

Contact Sheila Powell [303-280-6943](tel:303-280-6943) or [spowellmsn@comcast.net](mailto:spowellmsn@comcast.net) ASAP to be included among the homes listed for the tour.

## **Pelican Pointe Lunch Bunch**

**Wednesday, Dec. 19, noon.**

**Hibachi Grill & buffet 1026 S. Sable Blvd., Aurora**

RSVP Sheila Powell @303-280-6943 or [spowellmsn@comcast.net](mailto:spowellmsn@comcast.net) if you would like to attend.

## **Pelican Pointe Book Group will not meet in December.**

Next meeting is Jan. 17. The book is [Red Notice: A True Story of High Finance, Murder, and One Man's Fight for Justice](#) by Bill Browder.

In an act of generational rebellion, Bill Browder, the grandson of a head of the American Communist Party, got an MBA degree from Stanford, and started an investment company in Russia just after the breakup of the Soviet Union.

Investing in Russia, he tells us, was 'like the wild west without sheriffs.' The book details how he earned a fortune investing in post-soviet Eastern Europe and the Soviet Union. After bumping up against the Soviet oligarchs, Browder's attorney, Sergei Magnitsky was arrested, tortured and beaten to death. With Browder's advocacy, the U.S. later passed the Magnitsky Act, to punish the Russians involved in his death. ###



**2019 New Year, Tuesday, Jan. 1**