



# The Pelican Brief

Serving [The Pelican Pointe Community](#)

August 2019

## **Fines increase for parking violations at Pelican Pointe**

Some aspect of managing vehicle parking in common areas throughout Pelican Pointe has been discussed at length during nearly every monthly meeting of the Homeowners Association Board of Directors for at least the past several years. In an effort to raise awareness, the Board agreed last year to post notices on vehicles persistently parked in guest parking for numerous days/nights. Several reminders also have been included in this newsletter.

Despite reminders, violations continue. So now, fines are being levied against homeowners for parking violations whether the vehicle(s) belong to the owner, their renter or long term guests of a homeowner. The owner is responsible when any vehicle (or extra vehicles) in guest parking violates the rules, thus resulting in notices placed on the vehicle. Ignoring the notices will result in fines starting at \$50 per violation then doubling per additional violations up to \$500.

All residents must park in their unit's garage or on the city street outside of the property. Homeowners can contact [Property Manager Jean Ronald](#) 720-941-9200 to request a temporary permit to park in designated areas for temporary circumstances. Overnight guest parking is allowed in designated spots for up to 72 hours unless you have obtained a parking permit to display in the guest vehicle. Vehicles with no parking permit may be towed after the 72 hour limit. Parking along curbs is not permitted.

The official online [Pelican Pointe Rules](#) regarding parking will be updated shortly to reflect these revisions. In the meantime if you have questions, contact [Property Manager Jean Ronald](#) via email or 720-941-9200. ###

## **Update on effort to replace, repair damaged street and driveways**

Over the last several weeks, there has been a lot of progress in the project to replace or resurface the street and alleys along the east-southeast area of Pelican Pointe. Asphalt and crack seal work has blocked access to garages for some residents.

On Friday, Aug. 2, Tuesday, Aug. 6 and Saturday, Aug. 17, material to seal cracks will be applied. On a positive note, this material allows vehicles to drive on it almost immediately. While barricades will not be used, workers will be in the area applying the material. ###

## **Did you just flick your cigarette butt on the grass or street?**

No one is chiding you for smoking cigarettes or anything else, but did you really just flick your butt onto the grass/plants or street? Some residents are using the grounds as their personal ashtray – and they aren't always even stopping to stomp it out. It's a fire hazard. Smoke to your heart's content, just extinguish the fire and take your butts home. ###

(more)

## Looking ahead to maintenance matters

The Pelican Pointe Homeowners Association Board of Directors extensively discusses property maintenance matters at every monthly Board meeting – to which all homeowners always are welcome. As noted above, recent conversations have been about the street and driveways project. There is regular discussion of grounds keeping and, in the winter, snow removal. The current board members already are assessing timing and possible contracts for exterior painting planned for next summer.

### 2019 Board of Directors

Charlotte Robinson, President  
Sheila Powell, Vice President  
Jim Bernuth, Treasurer  
Kathy Benhke, Secretary  
Mary Gehris, At-large  
Marcia Helfant, At-large

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### ***The following is an editorial submitted by homeowner Steve Susman***

*Michelangelo painted the ceiling of the Sistine Chapel at the Vatican. However, if that legendary artist/sculptor were alive today, we wouldn't need him at Pelican Pointe. Historically, the exteriors of our 46 residential buildings and our three tiny structures have been painted every 5 or 6 years. Half of our buildings were painted in a summer; the other half, the following summer; and the cycle began anew. Painting our exteriors is essential to the maintenance of our buildings, because most of the surface areas are comprised of a pressed fiberboard that suffers constant punishment from the weather.*

*Any person with a ladder and a paint brush can call him/herself a "painter." Many HOAs operate under the false premise that all or most exterior painters will do an "adequate job." Unfortunately, that's not the case. "Painting" our exteriors should include: (a) either credible references for the painting contractor or his prior experience here; (b) high quality, undiluted paint; (c) a neat, segregated area on our property, in which he can keep his tools, ladders and paint; and (d) daily clean-up of the ground areas where his painters worked. The work itself should include (i) removing heavily-damaged siding, and replacing it with made-to-measure replacements; (ii) caulking of window frames and overlap-areas between siding slats where water has entered or is likely to enter; and (iii) consecutive days of work here on our project. Mr. Jay Duran, dba High Country Painting, Inc., has been our chosen painting contractor for many years here. His work has always met all these criteria [as long-term homeowners here would attest]. As expected, his price was higher than bids from his competitors, but was certainly worth every penny. Our manager and Board should inquire of Mr. Duran when we next are considering this project. "Penny-wise and pound foolish" in our painting projects is a decision we'd all regret.*

-- Steve Susman

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

Pelican Pointe residents are invited to submit letters to the editor to be included in this monthly newsletter. Submissions will be reviewed for accuracy and responded to when appropriate. The editor may edit as needed for space, libelous statements or personal unwarranted attacks. All submissions must be signed. Opinions are those of the individual writer and not those of the editor or HOA Board. Send along your observations or questions for *The Pelican Brief*, by mid- month, via email to [daniellezieg@gmail.com](mailto:daniellezieg@gmail.com). ###

## Debris from roofs prompts questions and inspection

In light of recent hail storms, the roofs at Pelican Point were inspected in early July for damages and general conditions by ECO Roof and Solar (*original installer*). The area did experience hail stones up to one-inch in diameter. Although there were some indications of hail strikes to some roofs and vent caps, the roofs appear to be in generally good condition. The roofing contractor emphasizes that aside from hail, rain flow and wind can expose additional damages and due to that evidence, a follow-up inspection will be performed within the next month to review the roof again for damages.

Over time, all roofs will experience a certain amount of granule loss as we have been seeing since new roofs were installed. This is particularly the case with newer roof installations such as at Pelican Pointe, substantial rain, wind, and even very light hail can cause asphalt shingles to shed granules which will wind up in the gutter (*see photo*), downspouts and on driveways.



If you experience issues with your roof in the meantime, please contact HOA Manager Jean Ronald.

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## Alert: Homeowners who rent their Pelican Pointe unit to others

When a homeowner rents out their unit, the homeowner may want to consider a carefully worded lease agreement that clearly states required adherence to all Pelican Pointe HOA Rules. If a renter violates any Pelican Pointe Rules, the owner is still responsible and if a violation is found, the owner –not the renter– can be fined.

Homeowners also should consider including specific lease clauses pertaining to pets or growing marijuana to ensure their tenant(s) adheres to the Rules and local law. In the lease, the owner can even prohibit such activity in their unit. Homeowners may want to consult an attorney to discuss appropriate wording for their lease. [Pelican Pointe Rules can be found online under Governing Documents](#), owners should provide or review with their renter(s). ###

## On a hot summer day, take a dip in the Tava Waters pool

Pelican Pointe residents can purchase a membership to the facilities next door at Tava Waters. The membership includes the gym and big pool. Just living nearby doesn't guarantee access, you have to pay for a membership. You may have had a membership when the facility was under previous management as The Breakers. Make sure your membership is current and show proper ID if you plan to go to use the gym and/or pool. For specific information contact Tava Waters at 720-443-4140; 9099 E Mississippi Ave., Denver. ###

## Pelican Pointe property emergency after normal business hours

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

## **Mark your calendar**

### **Colorado Day**

#### **Thursday, August 1**

The State of Colorado celebrates its 143<sup>rd</sup> birthday with [numerous festivities](#).

### **Trash pickup days**

Wednesday, August 7, 14, 21, 26

--[Recycle items in purple carts](#): August 7, 21.

25% of what Denver residents send to the landfill is recyclable. Help keep these valuable materials out of the landfill.

--[Extra trash](#): August 21. Too much to fit in your trash bin? Excess, extra trash is picked up every four weeks. Do not leave excess trash sitting out until the scheduled pick up.

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

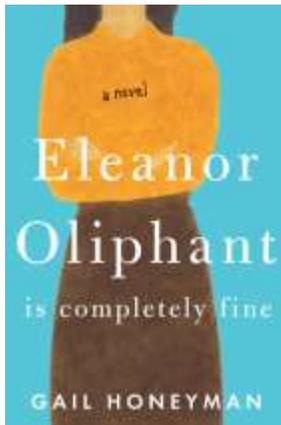
Monday, August 12, 6:30 p.m.

Windsor Gardens Community Center, all homeowners and residents always welcome.

### **Pelican Pointe Book Group**

**Thursday, August 15, 6:30 p.m.**

**Home of Judy Donaldson in Unit B104**



The book selection is [Eleanor Oliphant is Completely Fine](#) by Gail Honeyman. The heroine of this quirky novel, Eleanor, is a socially awkward, terrifically blunt heroine. She is a loner, spending her weekends alone with vodka and frozen pizzas. The reasons for Eleanor's isolation gradually unfold, and the story becomes both hilarious and painful (if those words can be used together). But, fear not, there is a happy ending. The book is a delightful journey.

All are welcome.

### **Pelican Pointe Lunch Bunch**

**Wednesday, August 21, noon**

[Zaidy's Deli](#), 121 Adams St., Denver. Contact Sheila Powell [spowellmsn@comcast.net](mailto:spowellmsn@comcast.net) if you plan to attend. All residents in the Pelican Pointe community are welcome, and everyone pays their own bill.

### **Labor Day**

**Monday, September 2**

All government offices closed