



# The Pelican Brief

Serving [The Pelican Pointe Community](#)

August 2020

## Homeowners Association Board addresses multiple matters

*First, following up on the incident in June, the Denver Police Department reports that two suspects have been caught and “processed.” The charges are aggravated robbery/car jacking. The suspects are juveniles, so no further information can be disclosed. The third suspect is “outstanding.”*

### 2020 Board of Directors

Mary Gehris, Vice President  
Jim Bernuth, Treasurer  
Sheila Powell, Secretary  
Marcia Helfant, At-large  
Chuck Kreiman, At-large

*Although our Covenants specifically state that the HOA is not responsible for security (you can check out Section 7.17 of the Covenants on our website for the legalese), we did reach out for information and advice from the Police Department’s Community Resource Officer in District 3 (that’s the District on S University, north of I-25 that covers Pelican Pointe and southeast Denver).*

*The discussion included the Neighborhood Watch program. By the time you read this, the latest Neighborhood Watch training video will have occurred on July 30. We posted a notice in the mail kiosks that provided information on how to sign up for this video training. The Board will be looking into formally participating in the Neighborhood Watch program in the coming months.*

*Another possibility mentioned by the officer we spoke with is the installation of security cameras. This is a topic that the Board will look into. First steps will be making contact with reputable firms that provide security cameras and seeking their evaluation of our physical layout. If this seems to be a promising approach to enhancing security, we could entertain proposals for consideration.*

*Finally, the officer mentioned several other prevention tips we should keep in mind, such as lighting improvements, remaining vigilant, getting to know our neighbors (which we are already pretty good at), and reporting suspicious behavior. The officer emphasized specific types of behavior that would cause concern, such as checking the doors of parked vehicles or approaching windows to observe home interiors.*

*Look for follow up on these items in future editions of the Pelican Brief.*

## Owner Occupancy and Rentals at Pelican Pointe

*We’ve been hearing some expressions of interest, and even concern, about the extent of owner occupancy among the 190 homes in Pelican Pointe. So we dug into the Denver property records to get at the facts.*

*(continued on page 2)*

*There were some complications in getting precise information. Just looking at owner addresses that were not “8300 Fairmount Drive” missed units where the owner address was a resident that owns a second unit. Also, we couldn’t be absolutely sure about units titled in the name of a trust or where the owner address was a PO Box.*

*While we can’t be certain of absolute accuracy, the best number we could come up with is 162 owner units, just over 85%, and 28 rental units, just under 15%.*

*So it seems like we’re in pretty good shape. Generally, a high percentage of owner occupancy is desirable, while we also welcome good neighbors residing in Pelican Pointe as renters.*

*If you have any thoughts or comments on this issue, feel free to contact one of your Board members.*

### **Coupon Books for Pelican Pointe Monthly Assessment Payments**

*Late last year, we all received a coupon book to submit with our monthly payment to the bank that handles our Pelican Pointe account. Some residents noted that the cost of printing and mailing coupon books was an unnecessary expense for those who pay directly on line.*

*Although it’s not a big budget item, there would be a small savings if we knew which owners did not need to have a coupon book printed and mailed to them (first class postage is \$.50 so 100 fewer books mailed would save \$50 in postage). While we check to find out if the HOA has a legal or regulatory obligation to send each owner a coupon book, it would be interesting to know how many owners would be willing to waive receipt of a coupon book.*

*Board member Chuck Kreiman has volunteered to tally the results. Send him an email if you would be ok NOT receiving a coupon book for 2021. Send your email with “NO COUPON BOOK” in the Subject line to: [chuck.k.pphoa@gmail.com](mailto:chuck.k.pphoa@gmail.com). We’ll let you know the results. ###*

### **Updates regarding landscaping from HOA Board member Jim Bernuth**

*You may have noticed the landscapers have been busy this past month trimming our bushes and shrubs – something that was long overdue. Your Landscape Committee has also been busy inventorying the dead bushes all around the property. The Board has just approved a work order to have BrightView begin removing this dead material. The Landscape Committee is also working on mapping all the irrigation zones on the property, something which was only partially done when the system was installed. Being able to pinpoint and troubleshoot irrigation problems quickly will make repairs more efficient and less costly going forward. A big thank you to Ben Wagner, who is leading our committee in this effort. The committee has reviewed a number of requests from residents for planting new shrubs and trees, which the Board will be reviewing at their August meeting.*

### **New Landscaping Request Form**

*At the July meeting, the Board approved a revision of the HOA’s Policy on Replacement of Trees and Shrubs, which details the steps owners should follow going forward in requesting tree and/or shrub replacements. The new Landscape Request form can be found under the Governing Documents tab on the HOA website ([www.pelicanpointe.net](http://www.pelicanpointe.net)). The new policy specifies that residents whose requests are approved by the Board will be able to select their new replacement shrubs from a list included in the PPHOA Master Landscape Plan. ###*

## Updates on painting and concrete projects

Property Manager Mike Workman reports the repairs and paint work at Pelican Pointe “is moving along smoothly and should be complete, weather permitting, soon. The wood repairs at times are slower than the paint progress but all-and-all the teams are working well together and the finished product looks good. Wood repairs and paint for the first phase total approximately \$250,000.”

The concrete repairs and resurfacing for this year’s phase III are at \$65,000. We have not yet received the bid to remove dead shrubs and trees but it is verbally quoted at \$2,400.

Questions regarding the painting, concrete or landscaping projects can be directed through Property Manager Mike Workman at [mworkman@weststarmanagement.com](mailto:mworkman@weststarmanagement.com) or call 720-941-9200. That’s the same phone number for after-hours emergencies, press option one to reach an on-call manager who will return your call promptly. ###

## Mark your calendar

**Trash pickup Wednesday, August 5, 12, 19, 26, September 2.**

**Recycle: August 5, 19, September 2. [Review the recycling rules online.](#)**

**[Extra trash: August 26](#)** (Service reduced from every four weeks to every eight weeks).

**[Sign up to get trash-pickup email trash reminders.](#)** For the fastest response to service related issues, call 311 (720-913-1311) and provide your name, address including unit number.

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

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

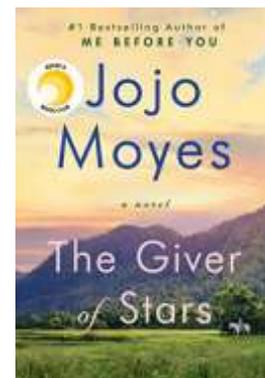
Homeowners can join by calling in to the phone conference. Contact [mworkman@weststarmanagement.com](mailto:mworkman@weststarmanagement.com) for the instructions.

## **Pelican Pointe Book Group**

**Thursday, August 20, 6:30 p.m.**

For August, [The Giver of Stars](#) by Jojo Moyes, will be discussed meeting via Zoom, unless good weather allows participants to meet in the Pelican Pointe picnic area.

Though fiction, **The Giver of Stars** is based on the true story of the packhorse librarians of Kentucky, all women, who delivered books on horseback throughout a 10,000 square-mile portion of rural Eastern Kentucky. Initiated by Eleanor Roosevelt, the program was implemented by the Works Progress Administration (WPA). The women encountered illiteracy, censorship, class struggle and what we today would call sexism. It’s a terrific story.



All are welcome to join. Email Marcia Helfant, [mhelfant@comcast.net](mailto:mhelfant@comcast.net) for information. ###

## **Labor Day, national holiday**

Monday, September 7