



The Pelican Brief

Serving [The Pelican Pointe Community](#)

February 2020

HOA treasurer shares 2019 Financial Report

This past year was a challenging one for our Association. For the first time in years, we recorded a year-end operating deficit of \$34,500. The deficit is largely due to last year's intense winter storms and increasing snow removal costs.

Our costs of operations continue to go up every year and we are faced with unexpected and unbudgeted repairs around our aging property for things such as tree removal and front gate repairs. All of this will have to be considered more closely in future budgeting years.

Last year, we contributed \$120,000 of your annual dues into our Reserve Fund bringing the 2019 year-end Reserve Fund total to \$694,000.

During 2020, we are planning a third concrete repair project, and we will begin the first phase of our exterior building painting and siding repairs. Based on the bids we are reviewing now, we anticipate these capital expenditures costing us about \$325,000. We have budgeted \$126,000 in annual dues to reserves this year. This amount will not cover the anticipated 2020 capital costs and therefore the Board will be reviewing projected capital fund expenses for the next 2 to 3 years to determine if we should begin increasing our annual budget contributions to the Reserve Fund. Maintaining healthy reserves is critical to all current and prospective Pelican Pointe homeowners.

We want to keep residents better informed about these financial challenges so look for more news as we move through the new year.

The next Board meeting is Monday, Feb. 17, 6 p.m. at the Windsor Gardens Community Center. All homeowners are encouraged to attend.

Jim Bernuth, HOA Board Treasurer

All homeowners can review the HOA financial documents which are available in the password protected area of the Pelican Point HOA website at <http://www.pelicanpointe.net/financials/>. The password is 8300Fairmount! ###

More inside: Update on agreement with Tava Waters, Newest Board member gives overview, Coyote alert, Getting to know our neighbors, and Mark your calendar

Water tap for Tava Waters to connect at Pelican Pointe main

During the January Board meeting, HOA President Charlotte Robinson reviewed details regarding planned installation of a pipe under the Highline Canal that will attach a line to the hydrant behind Pelican Pointe building T. When the Board finds out more information about the timing of the construction, we will update the homeowners. ###

Newest Board member offers observations

I appreciate the supportive comments I've received from my neighbors on my appointment to your Board of Directors. I thought I'd share some first impressions and information with you via the newsletter. First, I want to thank my fellow Board members for their confidence in selecting me for the vacancy and for their help and patience as I get oriented and learn the ropes.

The aftermath of the big Thanksgiving week snow was front and center as I took my place on the Board in December. Heard you loud and clear that the snow piles at the end of the alleyways need to be pushed far enough to maintain access to our end unit garages. We are following up on this concern.

Fast moving cars is another concern that has come up once again. Walking on our sidewalks recently to pick up my mail, a red, compact SUV, I believe, came through at what was clearly an excess speed. I shouted "Slow down!" and made a hand motion as well. In this case at least, it seemed to work. I noticed the vehicle slow down significantly. Thank you, whoever you are. Sometimes, all it takes is a reminder. Our posted speed limit on the sign is 15 mph. I try to remember to go even slower. I hope all of you will, too.

We have noticed a lot of roof granules coming off our shingles; more than seem "normal." There was a recent inspection and shingle samples are being evaluated. Once the Board has the results we can provide an update in this newsletter.

I've spent some time digging into our finances, going through the Reserve Study and getting briefed by our Treasurer Jim Bernuth. I've contributed to Jim's article on finances as noted on page one.

I'll be doing newsletter articles periodically to share my perspective on managing our community. Please also join us at our monthly Board meetings, 2nd Monday of each month (one exception -- Feb. 17) with meetings now starting at 6 p.m.

Chuck Kreiman, At-large Board Member
chuck.k.pphoa@gmail.com ###

Reminder to residents to be on alert for coyotes

Three neighbors recently reported that coyotes have been prowling the community, in Pelican Pointe Park and elsewhere — even approaching front doors. One resident pointed out that its coyote mating season, so the critters are particularly aggressive and brazen.

Check the helpful safety tips from the Humane Society regarding coyotes:
<https://www.humanesociety.org/resources/what-do-about-coyotes>

###

Getting to know our neighbors

As a means of encouraging Pelican Pointe neighbors to know each other better, we'll be featuring photos and some background regarding our residents. You may see some of these neighbors at the mail kiosks, walking dogs or coming and going through their doors or garages. You might wave and say hello, but do you know their name or anything about them?

If you don't know the Shippys, here's a love story that'll make you smile.



Julie and Bill met in high school where she was the homecoming queen and he was the captain of the football team.

Maybe you've seen the Shippys out and about. They moved to Pelican Pointe in 2015. They're planning to celebrate their 50th wedding anniversary this summer.



Hey neighbor, we'd like to share a little about you, too

Submissions, including photos, are welcome for *The Pelican Brief*

Send your story, by mid-month, via email to daniellezieg@gmail.com.

###

Dog droppings and cigarette butts surface

Now that most of the early snow has melted, 'things' are surfacing.

Despite a supply of doggy poop bags, some owners just don't seem to be able to pick up after their pooch.

And then, there's the cigarette butts...

Other people should not have to clean up after you! And please dispose of this debris properly. Thank you!

###

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.*

Mark your calendar

Trash pickup days are Wed., Feb. 5, 12, Thurs., Feb. 20*, and Wed., Feb. 26.

--**Recycle items in purple carts**: Feb. 5, 20. *Review details on what you can recycle, and don't put items in trash bags.*

--**Extra trash**: Feb. 20. Extra trash is picked up every four weeks.

Valentine's Day ❤️
Friday, Feb. 14

***President's Day**

Monday, Feb. 17

Federal holiday – no U.S. Postal delivery, banks and government offices closed.

Pelican Pointe Homeowners Association Board Meeting

Monday, Feb. 17, 6 p.m. (*Note: 3rd Monday vs. 2nd Monday, and start time*)

Windsor Gardens Community Center

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

Pelican Pointe Lunch Bunch

Wednesday, Feb. 19, noon

[BJ's Restaurant and Brewhouse](#)

14442 E. Cedar Ave., Aurora

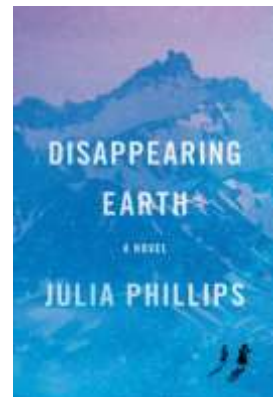
RSVP to Sheila Powell [303-280-6943](tel:303-280-6943) or spowellmsn@comcast.net, if you plan to attend.

Pelican Pointe Book Group

Thursday, Feb. 20, 6:30 p.m.

Meeting at the home of Anne Klenk, KK101.

The book we are reading is [Disappearing Earth](#) by Julia Phillips. Designated as one of the *New York Times* best books of 2019, The setting is the remote Kamchatka Peninsula in far eastern Russia and begins with the kidnapping of two young sisters by a man in a shiny black car. But the book is more than a 'who-dunnit.' The author introduces us to a cast of women who are emblematic of the ethnic and cultural conflicts of each of the local regions of this Peninsula and the tragedies, small and large, that unite them in this difficult land.



For more information call Marcia Helfant, 303-722-0053,. ###

LOOKING AHEAD: *details will be available closer to the dates.*

Champagne Brunch

Sunday, June 14

End of Summer BBQ

Sunday, Sept. 20