



The Pelican Brief

Serving [The Pelican Pointe Community](#)

July 2020

SAFETY ALERT: Crimes reported in and around our community

A recent daytime ‘carjacking’ in our community prompted an email alert to residents who have email addresses on file with our property manager. Here’s that basic reminder:

Be aware of your surroundings. Please make sure you lock your car, remove all valuables from view and be aware of suspicious activity in and out of the community. If you feel that you are being threatened or feel unsafe, call 911 or the Denver Police non-emergency number 720-913-2000. If you are out and returning to the community and feel that you are being followed, DO NOT open or drive into your garage. Drive to a heavily populated area such as the fire station on Alameda or a police station, though the nearest Denver stations are at 1625 S. University and 3921 N. Holly. Once there, stay in your vehicle, honk your horn and flash your lights until help arrives.

We’re glad no physical harm came to the resident who had his car taken. The HOA Board has received a lot of reaction from residents. Some insist that we need to have the front gate closed 24/7 while others advised that previous studies concluded that fulltime gate closure was not feasible. Your Board is open to revisiting the issue, reviewing all resident input and consulting the Denver Police Department for their expert advice. Another note, there is news that police arrested a juvenile suspect in the Pelican Pointe incident as well as two other incidents that occurred the same day. ###

Concrete repairs, replacement scheduled July 9-23

Access to some garages will be blocked for one to two days

The Pelican Pointe Board of Directors has approved the next phase of street and driveway work by [A-1 Chipseal & Rocky Mountain Pavement](#). This is the same company that has repaired and replaced surfaces in the community over the past several years. On July 9, infrared patching of asphalt cracks begins. Concrete work should begin July 20, weather permitting. You’ll want to review the schedule below to avoid access issues. If your driveway is being worked on and you need to use your vehicle, you’ll have to park outside of your garage.

Several HOA Board members joined Weststar staff and the contractor to walk the entire community to make sure all problem surfaces were noted and removal sections designated to ensure the work would be completed in the most efficient and economical way.

Here’s the **street/driveway** work schedule – subject to change in case of disruptive weather:

Monday-Tuesday, July 20-21

Alley between BB and CC

Alley between DD and EE

Alley between FF and GG

Sidewalk edges K, ll(ii) and JJ

Wednesday-Thursday, July 22-23

Alleys behind HH

Alley between buildings ll(ii) and JJ

###

More inside: Painting A-Y; Landscape updates; Leadership, management changes

Painting preps on A through Y start June 29, painting begins July 16 ***Work may block some access to doors, garages for short times***

The Pelican Pointe Board has hired [Prep-Rite Contracting](#) for the latest phase of exterior painting. Patching and other repairs on buildings A through Y will start June 29. Then, weather permitting, painting is expected to begin the week of July 16. More specific details with dates, locations and instructions may be posted on affected buildings and at Pelican Pointe mail kiosks. Residents must clear access to all patio walls by removing plants, furniture and hanging items. Windows and exterior doors should be closed. This work is not expected to overlap areas where concrete work is being done.

Your Board devoted a lot of time evaluating a number of painting bids, looking carefully at the quality of paint specified and the bidders' evaluation of the carpentry that will be required prior to painting. ###

HOA Board President Charlotte Robinson resigns

Charlotte has submitted her resignation from the Pelican Pointe Board of Directors, effective immediately. An 'original' homeowner, Charlotte previously served on the Board of Directors in the early years and then volunteered again for duty in 2016. During her most recent time on the Board, Charlotte has spent countless hours and energy addressing maintenance projects involving budgets, various vendors, contracts, and responding to volumes of homeowner questions, requests and plenty of complaints. In the past year, Charlotte successfully negotiated a complex financial settlement, benefitting Pelican Pointe, with the City of Denver Water Department over an easement to allow connection for the Tava Waters development.

Remaining Board members are working together on next steps. Updates will be available in this newsletter as available. *Remember, Board members are our neighbors, they are volunteers. It is the editor's opinion that Pelican Pointe homeowners owe Charlotte Robinson a sincere debt of gratitude.* ###

2020 Board of Directors

Mary Gehris
Jim Bernuth
Sheila Powell
Marcia Helfant
Chuck Kreiman

Property Manager Jean Ronald announces plan to retire

Jean already is 'showing the ropes' to Weststar Management's newest team member Mike Workman who is assigned to manage the Pelican Pointe contract. Mike has 16 years of property management experience and strong community, property and communication skills. He has earned Certified Manager of Community Associations (CMCA) and Association Management Specialist (AMS) certifications. For now, Pelican Pointe homeowners who have concerns should continue to contact Jean jean@weststarmanagement.com or **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.

Pelican Pointe hired Weststar Management in Fall 2016 after several management changes that year. Jean became our property manager in November 2016. Many thanks to Jean for her efforts on behalf of our community. "I appreciate the opportunity to have served your community," Jean said. "I am looking forward to the future and will miss working with your community." We wish her all the best. ###

Homeowners reminder: How our HOA works for everyone

Every Pelican Pointe homeowner is a partner, every homeowner owns an interest in the overall management and maintenance of our collective property the Pelican Pointe Homeowners Association. Sure, many of us came into the community because we don't want to mow the lawn, trim the trees or shovel snow. In such a community sometimes a neighbor habitually leaves their garage door open or we don't agree that our dog should have to be on a leash. But when we signed on, we signed on to a [set of governing documents](#) (password: 8300Fairmount!).

If you haven't reviewed them recently, or ever, just do it. If you have renters in your unit, it is your responsibility to keep them on track. Anyone can complain, and anyone can show up! All owners always are welcome to join the conversations, and when regular Board meetings resume, owners should plan to attend. Clearly, patience may be required as we navigate effects of the pandemic and leadership changes. ###

Work continues to manage range of landscape projects

Overgrown bushes, weeds and miscellaneous plants recently were cleaned out from the areas on both sides of the main entrance. HOA Board member and head of the Pelican Pointe Landscape Committee Jim Bernuth says the next step is developing a longer term plan for those areas. "We are talking with our landscape vendor [BrightView](#) about the design and appropriate perennials to plant on each side of the entry. The plan along with a budget request for the work will be reviewed by the Board probably in August or September. It should be noted that due to other current year operating expenses, the Board may decide to defer this expense to next year."

Bernuth and fellow Board member Mary Gehris are working with Landscape Committee volunteers to address a variety of landscaping concerns, including pruning and removal of dead shrubs. Each member of the committee has taken responsibility for their area of the community and will inventory shrubs and trees most in need of attention.

On June 24, the BrightView manager joined Board and Landscape Committee members to take a closer look at what needs to be done once BrightView staff complete the shape pruning that we are already paying for under our contract. You may have seen trucks and workers from [SaveATree](#) (*formerly Swingle*). They're contracted to trim our trees and treat pests. Questions regarding either project can be directed through Property Manager Jean Ronald jean@weststarmanagement.com. ###

Submissions encouraged for this newsletter

Questions and articles from homeowners about our community will be considered and edited for clarity and space in a future publication. Photos to accompany an article are helpful. Send items via email to daniellezieg@gmail.com.

Pots are popping in purple



Volunteers Ruth Herre, left, and Sandy Lively sport masks and gloves as they dig in for spring planting.



Reeny McCoshen tidies up at Pelican Pointe entrance.
Thanks to these neighbors for their work!

###

Mark your calendar

Trash pickup Thursday, July 1, 8, 15, 22, 29

Recycle: July 8, 22 [Click to review the recycling rules.](#)

Extra trash: July 8 (Set out extra trash every four 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.

Independence Holiday, Saturday, July 4



NO in-person Pelican Pointe

Homeowners Association Board Meetings

Until further notice, Pelican Pointe Board members are meeting virtually.

Pelican Pointe Book Group

Thursday, July 16, 6:30 p.m.

We will meet via zoom unless the weather is particularly good, in which case we'll meet at the Pelican Pointe picnic area. An email will be sent earlier in the day with the choice.

*The book for July is [Bear Town](#), by Fredrik Bachman. Bachman is the author of the best-selling book, **A Man Named Ove**. In **Bear Town**, Bachman explores the hopes that bring a small community together, the secrets that tear it apart and the courage it takes for an individual to go against the grain.*

Newcomers are always welcome to join the conversation. ###

