



The Pelican Brief

Serving [The Pelican Pointe Community](#)

June 2021

President's Message-

The Pelican Pointe Board and Weststar, our property management company, are working hard to help prevent future break ins to our mailboxes and kiosk doors. We understand the frustration & inconvenience this has caused our residents and neighbors. We are in communication with the Post Master and have to follow their direction. They are dealing with many communities having similar issues and we are doing our best to eliminate any confusion. We have had a couple of different mail carriers since our long time carrier Jim retired and they are working hard to continue our mail delivery.

We are putting in many hours to explore more security measures and have approved new doors for all three kiosks. We are on top of this situation, rest assured. During June, we will have a couple of Denver Police officers visit us here at Pelican Pointe for a safety talk with our community. Date and time tbd, open to everyone at Pelican Pointe.

I now ask you, our residents to help do your part too. We need more eyes and ears in our community. Our Neighborhood Watch Group needs volunteers and if you would like to participate email your interest and information to: pelicanpointenwg@gmail.com.

I ask all of our residents to participate in a virtual video conference presented by the Denver Police on Action & Awareness Training. The date is June 9, 6 p.m. It takes one hour of your time. RSVP to participate D3Neighborhoodwatch@denvergov.org.

We need everyone to help our community by doing simple things such as keeping your garage door shut, keep your doors locked and pick up your mail every day. This may sound trivial but these small things you do can help prevent crimes of opportunity. Install a ring doorbell camera, put a wooden dowel in your patio door, a lock on your patio gate. Our HOA installed "dusk to dawn" front porch lighting to keep our community better lit. If yours is not working, please email Mike Workman to have it turned on. We all need to participate to protect our community and "It does take a village."

Thank You, Deborah Weed, Pelican Pointe HOA President

NOTE: Letters on yellow paper with mailbox info were taped to front doors of all units

Coyotes spotted around Pelican Pointe

Residents are again reporting seeing coyotes at variouys hours. Don't mistake a coyote for a stray dog. If you happen to encounter a coyote, wave your arms, make yourself as big as possible, and yell loudly to spook them into running away. During this season of increased aggression, be on alert. Always keep your dog on a leash and do not let them outdoors unsupervised. More information is avaiable online from [Colorado Parks and Wildlife](#). ###

(more)

Pelican Pointe gutter cleaning, roofing inspections, weather permitting

Property Manager Mike Workman alerted residents recently via two emails to expect to see people working on ladders along rooflines throughout the community, weather permitting, in the coming days. These are two separate projects, two separate work crews: 1) annual spring cleaning of gutters on all roofs; and 2) inspections of roofing on buildings with suspected leaks and shingles that appear to have lost the material that is supposed to protect the underlying materials.

The gutter cleaning, may be a little noisy as air blowers are used to remove debris from our gutters, roofs and grounds. This twice-a-year work helps keep our gutters free of debris clogs that could cause damage from over flows of rain or melting snow.

There is nothing that you will need to do, and workers do not need access to the inside of your unit. They will not be in or will go into your patio areas. ###

Update regarding our community financials

We can finally be pretty confident that our spring snow season is behind us, so the Board was able to review where we are at with snow removal, one of the largest-line items in our operating budget. The final tally, including expenses for the near record March blizzard:

Snow Annual Budget: \$100,000

Expenses to date: \$74,796

Remaining: \$25,204

Looking at the last three years of our fall season snow removal expenses, it's varied greatly, from a 2018 low of \$11,750, to \$57,540 in 2019, and \$38,690 in 2020. Hard to plan with such large variations. It's fair to conclude that we'll most likely end the 2021 budget year with a modest line item deficit of something over \$10,000. That's manageable. We'll need to make our best estimate of an appropriate 2022 snow removal budget later this year, even though we won't have actual numbers for the fall.

On the capital budget funded by our Reserve funds, your Board approved concrete and blacktop work of just \$48,148.90. Taking into account that work, the upcoming painting, kiosk doors, and a few additional items, our current projection calls for about \$220,000 in Reserve expenses compared to just over \$153,000 in Reserve contributions. That's a difference of around \$67,000, just about what was anticipated for the 2021 Budget.

Looking ahead to 2022, with the completion of the current cycle of painting and concrete work we anticipate undertaking a reasonable program of Reserve funded capital improvements while beginning a cycle of increases to our Reserve fund.

It's not too early for residents to start looking around and begin providing input to your Board on the capital improvement work that should be carried out in 2022. Make a note of items that need attention during your walks around our community. Take a look at the items listed in the Reserve Study (it's on our [website](#)). As we undertake our 2022 budget planning in late summer and early fall, good information will help in making good decisions.

--Chuck Kreiman, Pelican Pointe HOA Treasurer

Landscape progress report

Many homeowners who submit a landscape request want and expect resolution to their issues in a timely manner. The Landscape Committee and the HOA Board would like to fulfill requests quickly, unfortunately we cannot move forward until Pelican Pointe's irrigation issues are addressed. In recent years, irrigation problems have plagued Pelican Pointe. Our landscape contractor BrightView is in the process of identifying the problems, determining needed repairs and costs to remedy the problems. Still the process is much slower than anyone would like. We hope homeowners will be understanding and patient.

Meanwhile, one big landscape problem area is Zone 4 which provides water to roughly the southeast quadrant of the community. The Zone 4 main controller for the sprinklers/drip lines is not operational. It is probably original equipment installed more than 20 years ago and has served its useful life. The landscape committee working with the Board, management and one of our experienced homeowner volunteers is looking into options for repairing or replacing this device. Without getting too technical, it is a fairly expensive circuit board which can run thousands of dollars. There isn't any way to avoid aging equipment but together we'll do our best to use our funds wisely.



On a brighter note, homeowners may have noticed the bright new flowers in the planters at the entrance.



Landscape Committee members chose this year's arrangement/color scheme and had fun getting their hands in the dirt planting the annuals. It is a ritual of spring/summer that brightens the community and spirits.

-- Jann Tracey, Landscape Committee

Accessing the Tava Waters path

For a close by place to walk or jog and see wildlife with a view of a lake and the Rocky Mountains, you don't have to go far! Our neighbors at Tava Waters have granted admittance to their lake path, even if you are not a TAVA dues paying member. All you need is your driver's license as proof you are a resident of Pelican Pointe. To access the lake path: Pelican Pointe HOA residents enter the TAVA Waters community via the main gate off Mississippi and Alton. You will need to check in with the Gate Attendant who will be keeping a list of Pelican Pointe residents coming to TAVA to use the lake path. For the TAVA dues paying members, you can continue using any of the three gate entrances and swiping your TAVA badge to gain access to the community. ###

Mark your calendar

Trash pickup: Thursday, June 3; Wednesdays June 9, 16, 23 and 30

Recycle: Wednesdays. June 9, 23.

Large item, extra trash, June 16 (every eight weeks)

Pelican Pointe is in Zone 7

Pelican Pointe Homeowners Association Board Meeting

Monday, June 14, 2021, 6 p.m.

Pelican Pointe HOA Board meetings will be held via Zoom and conference call, until further notice. Here's the link to join via Zoom:

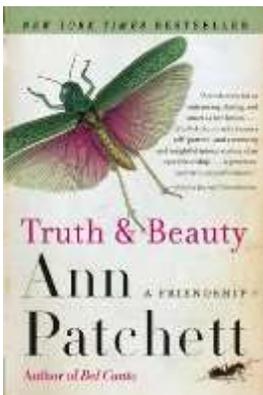
<https://us02web.zoom.us/j/85364164965?pwd=bWlrcnUwczMzUUU0TDYyUjJsZmtmdz09>

Meeting ID: 853 6416 4965 **Passcode:** 140697

Pelican Pointe Book Group

Thursday, June 17, 6 p.m.

We'll be at the Pelican Pointe Picnic Area if the weather is good; otherwise we will meet on zoom. If you wish to join us, email June Mullins at Junemullins@comcast.net.



The book we are reading is **Truth and Beauty** by Ann Patchett. Written in 2004, it is the story of Patchett's long friendship with Irish-America memoirist Lucy Grealy, who died of a heroin overdose in 2002. Lucy was disfigured; part of her lower jaw was missing from a childhood bout of cancer. Though not a story of each of their lives, the book is about the parts of their lives they shared together, from the Iowa's Writer's Workshop, to long winters in the Midwest to surgical wards and book parties in New York; through love, drugs and despair. It is a tender book about caring about a person you cannot save. ###

Summer begins and Father's Day

Sunday, June 20

Independence Day

Sunday, July 4

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 for newsletter invited

Pelican Pointe residents welcome to submit articles and photos to be considered for *The Pelican Brief*. Contact daniellezieg@gmail.com.