



# The Pelican Brief

Serving [The Pelican Pointe Community](#)

March 2021

## Board amends plan to manage snow accumulation in Pelican Pointe

Significant amounts of snow fell Feb. 24-25, which prompted our snow removal contractor to clear driveways and sidewalks. Since the beginning of the calendar year, we've had several smaller accumulations which also were handled by the contractor.

Pelican Pointe Property Manager Mike Workman provided the following update::

*"After some discussion regarding the snow removal services as it relates to the Annual Budget, The board has approved a change in the trigger depths for services. Effective Feb. 23, 2021, the new depths are two-inches for the sidewalks and pathways (same as it has been in the past) and three-inches for the roadways and driveways. The service provider will monitor the north-facing and shaded areas for ice and remediate as needed. During this last year, we have had several small storms that only produced around two-inches of accumulation. The average cost for removal of the entire community is \$10,000. So, in order to keep the costs under control, some adjustments were needed. If you have any questions regarding this change, please call our Property Manager Mike Workman 720-880-2915 or [mworkman@weststarmanagement.com](mailto:mworkman@weststarmanagement.com)."*

### 2021 Board of Directors

Deborah Weed, President  
Mike Heisler, Vice President  
Chuck Kreiman, Treasurer  
Sheila Powell, Secretary  
Mary Gehris, At Large

**Shout out:** Special thanks to residents Brian Evans, Dave Schwertz, Dennis Lively and other residents throughout our community who bundled up and got to work shoveling to help clear paths through piles of powder. ###

## Fireplace safety includes regular cleaning

**Question from a homeowner:** *"The past cold days I used my fireplace daily. Over the years I had the inside of the glass cover cleaned several times from the soot. Does our gas burning fireplace chimney need to be cleaned?"*

**Answer from Property Manager Mike Workman:** *"Gas fireplaces still need to be cleaned periodically. Dust runs into the air intake and up the flu. A buildup could lead to a fire. Depending on the manufacturer recommendations, it is considered common to have your gas fireplaces cleaned by a professional every year."*

*According to the Chimney Safety Institute of America (CSIA), fireplaces need to be cleaned once there is 1/8" of creosote and/or soot buildup inside the chimney liner. According to the National Fire Protection Association (NFPA), all chimneys should be cleaned at least once every year, regardless.*

*It wouldn't hurt to ask for a Tier II inspection of your fireplace and chimney to ensure safe operation."* ###

(more)

## **Roofing update from Property Manager and Board**

*"The Board has filed a claim with GAF Shingles regarding some of their product issues. To help with this process, the Board has engaged the services of Premier Roofing who will be doing the majority of the work and follow up with this claim. This claim is still under review. When there is more information to report, a notice will be sent out to the community. As of right now, the roofing company and the shingle manufacturer are reviewing the claim. No decisions have been made, and there are no resolutions to report on at this time."*

*Gutter cleaning bids are being reviewed for scheduling in late spring and late fall - pending an approved contract by the Board."*

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## **About HOA finances and personal taxes**

*"The January financial data reviewed during our February meeting are not very exciting, which is probably a good thing. Snow was minimal in January so our expenses were only \$850. We did have to spend more than \$800 for repairs to our gatehouse. Other expenses were routine monthly contractual expenses."*

*In the hope that spring will be here before we realize it, we're looking to schedule our planned 2021 capital projects for the second phase of painting and the final phase of concrete work."*

*Personal Thoughts to Share*

*One bit of wisdom I recall hearing several years ago: 'The most important things you learn are the things you learn after you know it all.'*

*With many of us pulling together the documents and forms needed to complete our income tax return, here's wishing you smooth sailing in completing your 2020 tax returns. It can be frustrating when everything is complete except for one item and the document you need seems to have fallen through the cracks of your supposedly fool proof file system."*

-- Chuck Kreiman, Pelican Pointe HOA Board Treasurer

## **Check the hoses on your clothes washer**

When was the last time you changed the hoses on your clothes washer? It's a good idea to periodically look over the hoses for signs of wear or weakness. If you see any cracks or blistering, replace the hose. If the hoses burst you'll likely be faced with some nasty, expensive flood damage. Most manufacturers recommend replacing the hoses every five years and suggest using the higher quality stainless steel type.

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## **If you spot potential exterior property concerns**

When you are out and about driving or walking through Pelican Pointe and see something of possible concern on our buildings or grounds, alert our Property Manager. Mike Workman will check out the matter. He'll make any needed arrangements such as work assignment to our community handyman Jim Cuellar. Be sure to include details to describe the matter, and provide your name, unit number and the best way you can be contacted. Homeowners who do not have email should contact Mike at 720-941-9200 or [mworkman@weststarmanagement.com](mailto:mworkman@weststarmanagement.com).

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### **LAST CALL for a chair and volunteers for the Landscaping Committee**

The Landscaping Committee chair will be the liaison to the HOA Board and Mike Workman at Weststar. If you are interested in volunteering for either please contact Mike Workman at [mworkman@weststarmanagement.com](mailto:mworkman@weststarmanagement.com) or 720-941-9200. ###

### **Note from Denver Police District 3 Community Resource Officer Mike Borquez**

*Just a quick note outlining the important role our community members play in keeping our neighborhoods safe. Simply, be aware of your surroundings and promptly report behavior and objects that seems potentially suspicious or out-of-the-ordinary. What is potentially suspicious behavior? You know best what is normal or what may be out of the ordinary as you go about your daily routine. You also know your surroundings, and no one can spot something odd or out of place better than you. I encourage you to trust your instincts and report questionable objects or behavior that could be indicative of crime.*

*What potentially suspicious behavior in a neighborhood might look like:*

- *Someone looking into multiple vehicles windows/checking door handles*
- *Unfamiliar vehicles driving slowly up and down the street*
- *Broken windows in homes or vehicles*
- *Anyone forcibly entering a car or home*
- *Frequent short-term visitors to a home or apartment*
- *Door to door solicitors without a peddler's license*

*We are told folks often talk about suspicious behavior in their neighborhood, however, many times it's never reported to the police. Also, citizens may see suspicious behavior but are sometimes of the opinion, "The Police have better things to do," or "It's not my property, so it's not my responsibility." Remember, safety is everyone's responsibility! Please take action and report all suspicious activity to the police immediately. Do Not Hesitate! Let police dispatch know that you would like the officers to follow up with you by phone or in person. This way you can know the outcome of your call, sign a complaint when applicable, and offer additional assistance to the responding officer if needed. Officers can only issue a ticket if they have a signed complaint by a citizen for crimes that involve Disturbing the Peace or Trespassing. In calling the Police, there exists the potential to stop a crime from happening or apprehending those responsible should a crime occur. If the situation does not need immediate attention by Patrol Officer, please follow up with me. As always, thank you for looking out for each other and our community.*

*-- Mike Borquez, 99037, [mike.borquez@denvergov.org](mailto:mike.borquez@denvergov.org)*

### **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.**

### **Rules, regulations reminder**

Did you know that you can download Pelican Pointe HOA Documents from the Weststar Management website website? Go to

[www.weststarmanagement.com/residential/hoas/](http://www.weststarmanagement.com/residential/hoas/) and select Pelican Pointe. ###

## **Mark your calendar**

**Trash pickup:** Wednesdays, March 3, 10, 17, 24 and Thursday, April 1 (*one day delay due to holiday\**)

**Recycle:** March 3, 17 and Thursday, April 1

**No large item pick up in March**, next date is April 21

**Get trash-pickup email reminders.** *The system recognizes our address as 8300 E. Fairmount Drive, that's E. even though we don't use E. in our address.*

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

**Monday, March 8, 2021 at 6 p.m.**

Pelican Pointe HOA Board meetings will be held via Zoom and conference call, through April 2021. Here's the link to join via Zoom:

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

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

## **St. Patrick's Day**

**Wednesday, March 17**

Learn more about [The History of the Shamrock](#)

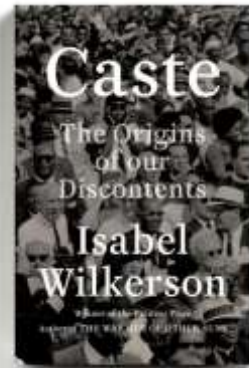


## **Pelican Pointe Book Group**

**Thursday, March 18, 6 p.m.**

**Meeting via Zoom**

The book we'll be discussing is ***Caste: The Origins of Our Discontents*** by Isabel Wilkerson. A reviewer from the [New York Times](#) calls it an American classic. The book is about "...how brutal misperceptions about race have disfigured the American experiment." Instead of race, Wilkerson uses the word caste, arguing they are both artificial constructs. Using this concept, she compares race in America with India's treatment of its untouchables and Nazi Germany's treatment of Jews. It's a fascinating book and should result in an interesting discussion. Newcomers are always welcome. If you have not met with us before and would like to join, please contact June Mullins at [junemullins@comcast.net](mailto:junemullins@comcast.net)



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## **Spring begins**

**Saturday, March 20**

## **\*Cesar Chavez Day**

**Wednesday, March 31.** City, State and Federal government offices closed.

## **Submissions for newsletter invited**

Have a question or story to share about our community? Pelican Pointe residents welcome to submit articles and photos to be considered for *The Pelican Brief*. Contact [daniellezieg@gmail.com](mailto:daniellezieg@gmail.com).