



The Pelican Brief

Serving [The Pelican Pointe Community](#)

November 2021

Pelican Pointe Home Owners Association 2021 Annual Meeting

Monday, Nov. 8, 6 p.m. via Zoom

Attendance is requested to adopt the 2022 budget and elect new Board members. As we get closer to Nov. 8, expect more information from our Weststar Property Manager Mike Workman. You should already have received the official Annual Meeting package, including the recommended 2022 Budget. You can review additional financial information, including the most recent Balance Sheet (9/30/21) by going to the Pelican Pointe website (www.pelicanpointe.net) and opening the password protected Financial section, or in the Weststar online portal, in the Financials in the Shared Documents. ###

Message from Pelican Pointe HOA President Deborah Weed

I first would like to express my sincere gratitude for serving on the 2021 Pelican Pointe HOA Board for the last year. It has been an honor and a privilege to serve as President. This "part time" job has brought me much joy and pride, as well as a deeper understanding of the challenges to running a business --so to speak-- for our community. As a result of serving on the Board, I have met many residents I may not have ever known and have worked the last year with a team of good people, who like myself care about our community.

Please thank Board members Mary Gehris for her hard work and commitment over the last three years, Chuck Kreiman who stepped up as Treasurer in time of need, and Sheila Powell for her Board service as well as her warm and welcoming work as the Social Committee chair for many years. I have learned a lot

for from you all, and it was an honor to work together with you this past year. You will be missed. Board member Mike Heisler, I greatly appreciate your hard work this year and know we have lots more ahead of us to accomplish. Thank you to all of our 2021 Board members for your dedication to help our community with your sacrifice of hours, stressful meetings at times and your mindful decisions to help our community flourish. On behalf of the community, your service on the Board is much appreciated.

I know this time of year is when more eyes than normal start to pay attention to the Board, our decisions and the next year's budget. We have heard from many homeowners about the 2022 budget, dues increase, some positive and some critical. I would like to address the Big categories/expenses first.

Snow Removal: We have retained BrightView for one more year, and they have not raised their prices. We luckily still have nearly \$25,000 in our 2021 budget with two months to go. We increased the street snow plowing trigger to four inches to help eliminate unnecessary snow removal. Sidewalks will remain at two-inches. BrightView will use a rubber blade plow truck to minimize damage to curbs and alleys. You may have noticed new orange sticks which will serve as markers to help their drivers see our curbs and end of alleys to avoid damage to bushes and gravel areas. (*continued next page*)

2021 Board of Directors
Deborah Weed, President
Mike Heisler, Vice President
Chuck Kreiman, Treasurer
Sheila Powell, Secretary
Mary Gehris, At Large

We increased the budget by \$10,000. This is one of the hardest things to budget for as a blizzard such we had this year cost \$24,000 for snow removal. None of us can predict the weather.

Tree/shrubs: With an aging community, many trees are in need of extra care, pruning, elimination and treatments. We may need to replace many shrubs that did not survive last year's winter or this year's summer heat due to failing irrigation.

Landscaping: This is our 'crown jewel' and most challenging maintenance concern. We proposed \$50,000 out of capital expenses for Irrigation. Frankly, this probably is NOT enough. We've had to replace two controllers and have had wiring issues that caused a lot of damage to grass to the west side of our property. We have suspended approved plantings until we can get the irrigation working properly. Some buildings have NO working drip lines. 2022 will be a year to focus on landscaping and irrigation and, with this world of global warning, we have to preserve the shrubs/bushes/trees we have by getting irrigation on track.

Safety and Security: This is the #2 priority from in our resident survey. We had five mailbox break-ins this year, and our fences have many openings into the community. We are going to install motion lighting on units that do not have them already on the canal side and on the Windsor Garden side (with homeowner approval). We are researching cameras and other safety measures to keep our community safe. This is a new line item for 2022.

Day Porter Services: We chose not to renew our contract with handyman Jim Cuellar, we'll redirect the nearly \$32,000 salary to other items like Safety and Security, a slight increase for Social activities, increased snow removal expenses, etc. This was not an easy decision. We are working on a 'Plan B' for handyman duties in 2022.

I could go on further with other increases but wanted to address our biggest ones. Our community is more than 23-years-old and many things need repairs or replacement. I'm an original owner since 2000 and facing several repairs such as replacing carpeting and the kitchen floor. None of us on the Board wanted to raise dues, however we live in a new world with supply chain issues, shortage of workers and prices for everything increasing. I too, understand dues increases are not easy to digest. I am a single woman, paying a mortgage myself, so a \$40 monthly increase in dues affects me, too. After many Board meetings, we came to the conclusion: Our HOA Reserves need to be built up, and irrigation needs to be a focus for 2022.

On a positive note, I'd like to reflect on some good things we accomplished in 2021 for Pelican Pointe. We have a new donated bench for all to enjoy in the common area. We have a new Landscaping Committee that worked hard this year and planned our first Community Clean Up Day, Oct 30. We had our first Community Pot Luck Picnic and Alley Cats Happy Hour gatherings. Our Neighborhood Watch Group has held community meetings with the Denver Police and will continue to grow and communicate with our community. We formed an Irrigation Committee to help trouble shoot problems and communicate with the Board on what needs attention. We have a new Facebook Page -- Pelican Pointe Neighbors. We have a new Finance committee (*see the details on these new efforts in the October newsletter*) to oversee our finances and help crunch numbers so we keep on track of things.

(continued next page)

President message continued

We are trying to communicate more and are open to many new ideas. We need YOU to participate... come to our Board Meetings currently on Zoom in the comfort of your home, join a committee or offer to start a new committee. It is easy to be an “arm-chair quarterback.” But until homeowners get involved or join a board you cannot truly understand the challenges we are facing. We do have the best interest of OUR community, Pelican Pointe, and I’ll say it again, “It Takes A Village.” Thank YOU for letting me serve this village.

*Warmly,
Deborah Weed. Pelican Pointe HOA President*

Message from departing HOA Board Member Chuck Kreiman

Thanks for the memories!

As I complete my term on the Board, I can honestly say I’m glad I did it. Like most things in life, it’s been a mixed bag of satisfying accomplishments along with some regrets and disappointments. But on the whole, I’m convinced that the Board has functioned well and accomplished a lot these past two years.

I began my term focused on several concerns: the long-term threat of the emerald-ash borer; the need for proper tracking and response to resident issues and day to day work orders; and enhanced communication with residents. I’m satisfied that these issues have been successfully addressed. Our tree contract includes regular emerald-ash borer treatment; Weststar now has a system that documents and tracks all resident requests and work orders; the **Pelican Brief** has regularly included extensive information about community issues and your Board’s plans and decisions.

Taking up the work of Treasurer when Jim Bernuth passed, I initially felt unsure and inadequate. In time, my interest in numbers crunching and attention to detail kicked in. My fellow Board members joined me in approaching our finances by focusing separately on our Operating Budget and our capital projects funded from Reserves.

One major Operating Budget challenge was getting a realistic handle on snow removal costs as we transitioned from the unreasonably low fixed-price contract of several years ago to the current reality of time and materials charges offered by all currently available vendors. Along with regular increases in other major line items, especially insurance, there was a lot of pressure to keep other costs to a minimum. The 2021 budget was very tight. The 2022 Operating Budget now seems on target with the expectation that future adjustments will be based largely on general inflationary cost increases.

We have invested a considerable amount of our Reserve funds over the past several years completing a cycle of building repairs, painting, and concrete work. Looking ahead, we need to turn our attention to a range of other capital project needs. My fellow Board members and I believe that our 2022 capital projects plan correctly focuses on our irrigation system, security, other needed projects, and also provides a reasonable initial investment toward rebuilding our Reserve balance to meet future needs.

I began my term when the Board appointed me to a vacant position. My last official act as Board member and Treasurer will be to present the 2022 Budget in more detail at the upcoming Annual Meeting. So to sum it up, I want to say to the Board members of the past two years, thank you for the opportunity to serve and for your generous (*more*)

encouragement and support. And to my fellow residents, thank you for your involvement and interest in our community. And thank you also for both the expressions of support and for the critiques of the decisions that I and my fellow Board members have made. Please know we have been, and will continue to be, sincerely committed to act with care and prudence to meet the needs and challenges of our community. ###

Neighborhood Watch reminders

It's getting darker earlier, and with the time change, it is a good time to keep some things in mind:

- Park in well lit areas
- Use the automobile 'club' security device for your vehicle steering wheel
- Keep your vehicle in your garage and locked at all times
- Avoid using an ATM in the evening
- Sign up for a road/vehicle emergency service such as AAA
- Pay attention to your surroundings
- Keep your garage door shut

Keep these numbers handy: For emergencies call 911, non-emergency call 720-913-2000. To reach our Community Resource Officers for non-urgent questions email:

matthew.grimsley@denvergov.org or mike.borquez@denvergov.org . ###

Online Weststar resource for Pelican Pointe homeowners

Residents can report property maintenance issues, pay monthly HOA dues online and find this newsletter at https://weststar.appfolio.com/connect/users/sign_in. Click "Request access to the portal" then complete and submit the short form. ###

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.*

Fall colors at Pelican Pointe captured by several homeowners



Autumn Afternoons

From my front porch in Pelican Pointe, I sit under the outer branches of a tall golden tree, which drops its leaves on me for my pleasure and education. I examine the beauty and symmetry of the leaves and keep a handful to admire. A neighbor squirrel watches me from my neighbor's peaked rooftop. Then it disappears, but in minutes I see it jump the gap between two units across the way where the newly-painted buildings gleam in the afternoon sun. The squirrel continues its journey across the rooftops and disappears into the trees across the fence. The sidewalk between the two buildings is often a pathway for these hunters. Some results successful and some failures.

I watched the following incidents that occurred this autumn. Two skinny coyotes walked past me one afternoon on their way to the iron fence, which posed no barrier to their visible ribs. I wished them luck. A hawk from a golden tree dove down toward a feeding rabbit one afternoon, but aborted its flight after noting the size of the rabbit. Another hawk was more successful, but had to drag its catch, which I couldn't identify from my side of the bushes along the sidewalk. Somehow, the hawk lifted its catch to the top of the bushes. The hawk then pushed its catch into a bush far enough to keep it from escaping, then began its meal. I motioned my wife to the door to watch also, but we stepped back into the house to give the hawk some privacy. One day, I picked up my little dog when we spotted two coyotes. I quickly hid behind a tree, then my dog and I began to stalk the coyotes, stealthily but visibly. They headed nervously toward the southern fence and disappeared. Unfortunately, we see fewer wild animals at Pelican Pointe each year, as we stubbornly encroach upon their former homes. Once winter arrives, they'll go somewhere.

I love autumn, the trees, the colors, the animals and birds. But what does autumn mean to me, personally? My eyesight allows me to fully enjoy autumn, even as I recognize that I am in my own autumn. The autumn leaves will return next spring, and so will I, again, year after year, as long as I retain my health. I like winter, spring and summer for particular reasons, but autumn is my favorite season for what it teaches me.

-- Francisco A. Rios, *Pelican Pointe Homeowner*



“And all the lives we ever lived and all the lives to be are full of trees and changing leaves.” --Virginia Woolfe, To the Lighthouse

Mark your calendar

Pelican Pointe Fall Cleanup Day

Saturday, Oct. 30 at 10 a.m.

Meet at Pelican Pointe Park by the picnic tables, To join in, email Landscaping and Grounds Committee Chair jantracey@yahoo.com.

Trash pickup: Wednesdays, Nov. 3, 10, 17, 24, Dec.1.

Recycle: Wednesdays, Nov. 10, 24.

Large item, extra trash, Wednesday, Dec. 1 (every eight weeks), Pelican Pointe is in Zone 7. Items must be set out by 7 a.m.

Friday Happy Hour in Pelican Pointe Park

Continues, weather permitting, 5-6 p.m.

All residents invited. Bring your own beverage and a snack to share.

Pelican Pointe Homeowners Association Annual Meeting

Monday, Nov. 8, 2021, 6 p.m.

Pelican Pointe HOA Annual Meeting will be held via Zoom and conference call, 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 Lunch Bunch

Wednesday, Nov. 17, 11:30 a.m.

Bull & Bush Eatery; 4700 Cherry Creek Drive South, Denver. All residents welcome, RSVP to Sheila Powell 303-280-6943 or spowellmsn@comcast.net.

Pelican Pointe Book Group

Thursday, Nov. 18, 6:30 p.m.

Meeting at home of Judy Donaldson, B104

The book we're reading is [The Vanishing Half](#) by Brit Bennett. It is a story of racial identity, the unanticipated consequences of life-changing decisions and the insidious tolls of racial bigotry and passing. The light skinned African American Mallory twins, Desiree and Stella, ran off to New Orleans to change their constricted lives in a small town. Their lives split in different directions as Stella passes for white and marries a white man and Desiree married the darkest man she could find. The author is interested in the unanticipated consequences of their decisions.

Please let Judy know if you'll be attending. Her email is jr78@comcast.net.

###



Thanksgiving – National Holiday

Thursday, Nov. 25