



# The Pelican Brief

Serving [The Pelican Pointe Community](http://www.pelicanpointe.net)

September 2017

## Sidewalk repairs scheduled throughout Pelican Pointe

You may have seen strange paint marks in white, black or yellow on the sidewalks of our community. These identify areas of the sidewalk that are seriously cracked or present safety dangers. The Pelican Pointe Board of Directors approved a proposal by Rocky Mountain Pavement for extensive concrete repairs to sidewalk or walkway slabs during September and October. Once the dates are finalized by the contractor, signs will be posted notifying residents. Please respect the signs and do not walk on the cement until it is dry.

## Considerable consideration for managing maturing landscape

While the Pelican Pointe Board of Directors and the Landscaping Committee have recommended replacing many bushes with desert grasses, primarily to be water efficient and because of our climate, we do appreciate that in some cases that may not be appropriate or desired by a resident.

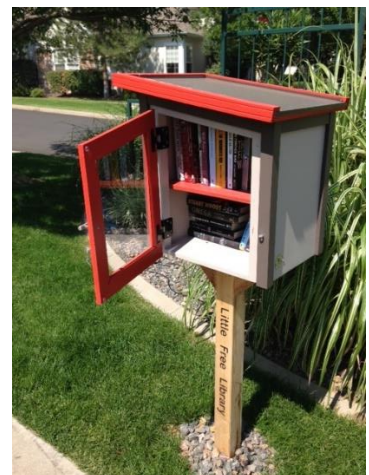
In order to ensure that all residents are treated fairly, the Board has developed a **Policy for Replacement of Plants (Trees and Shrubs)**. That policy can be viewed under the Rules section of the Pelican Pointe Website, [www.pelicanpointe.net](http://www.pelicanpointe.net). The password is 8300Fairmount! If you do not have email, Jean Ronald, our manager at Westar Management Co., can mail you a copy of the policy. To make a request, call her at 720-941-9200.

## Pelican Pointe Little Free Library now open

The Pelican Pointe Board of Directors recently approved the purchase and installation of the small cabinet for the "Little Free Library." You may have noticed it located behind the central planter and community map (*see photo*). Neighbors already have been dropping off books that any resident can take home.



Please note: any neighbor can take a book or leave a book – if there's space in the case. If you have books to share but the case is too full, PLEASE do not set books on the ground or anywhere except inside on the shelves. You can check back later to see if space is available to accommodate your offering(s). ###



**More inside:** Letter from our HOA President, War on wasps, RSVP for end of summer event, Mark your calendar for more events

## Letter from Pelican Pointe HOA Board President Marcia Helfant

Dear Pelican Pointe Residents,

The Rules and Regulations for our community, adopted by the Board of Directors and recently updated in February of 2017, are based on the Declaration of Covenants, Conditions and Restrictions of Pelican Pointe, which is the founding document for the Community, as registered with the Denver County Clerk in 1998.

The rules, listed on the Pelican Pointe website, simply follow and operationalize the Covenants. Both the Covenants and the Rules have been designed to maintain the attractiveness and marketability of our community.

Your Board of Directors has been noticing, however, that there seem to be a number of instances when residents are not referring to these documents prior to making changes that affect the outside of their units. For example, Section 6.2, Article VI of the covenants states that, "No owner shall make any alterations, additions, improvements or color changes to the exterior of a Unit." The operational rule for this section is that any changes affecting the exterior façade must be submitted to the Design Review Committee of the board. It has been pointed out by some residents, however, that a couple of units have installed second floor air conditioners that extend past the exterior window into the garage side of the units, without having submitted a request to the Design Review Committee.

In addition, some units have strung wires willy-nilly over their roofs, though the rules clearly state that cables must be installed "along the eaves of the roof or parallel with and on the edge of the roof, or in the roof channels. If the cable must run along the painted part of the building, it must be painted, at the homeowner's expense, to match the building." An inspection has revealed two violations of the rule. We will be contacting those residents to make corrections at their own expense.

Another area where residents continue to disregard the rules, is parking. Article VII of The Declaration of Covenants, Conditions and Restrictions of Pelican Pointe, Section 7.16 on page 20, dedicate four paragraphs to Vehicle Parking, Storage and Maintenance. The Pelican Pointe Rules and Regulations further clarify the parking rules on the website. Violations of the parking restrictions will result in violation letters, fines and possible tows. Your board hates to be in the position of a punitive overseer of Pelican Pointe homeowners.

Please check the Rules Handbook on [www.PelicanPointe.net](http://www.PelicanPointe.net) before making any outside changes to your unit or leaving your own or a visitor's car parked overnight in a visitor parking space.

When visiting [www.PelicanPointe.net](http://www.PelicanPointe.net) website, the password is 8300Fairmount!. We all want residents to maintain the attractiveness and livability of our community. Thank you for your cooperation in making that possible.

Sincerely,  
*Marcia Helfant,*  
*President, Pelican Point Board of Directors*

### **Critter Gitterz hired in war against wasps**

They'll be spraying for wasps at all buildings throughout Pelican Pointe. This service has been scheduled for Wednesday and Thursday, September 6-7, weather permitting. Also, our handyman Jim Cuellar has made a tremendous effort removing nests and spraying where needed. However, the wasps are a constant pest and we hope to eliminate the majority of them making your patio a pleasant place to be as we wind down the summer.

### **Please, please pick up after your pup!**

Your dog loves you unconditionally. Your walks together may be the best part of your day. Your dog takes care of 'business,' on those walks. But some dog owners in our community just aren't taking care of their dog's piles. How much work is it to carry a bag or piece of paper, to bend over, pick it up and throw it in your trash? **Homeowners dues even pay for baggies at the community waste station!** Please be considerate.

### **Visitors/vendors cars and trucks causing clogs**

If you have a friend or vendor coming into the community and they are not familiar with the community, remind them to **park in visitor parking close to your unit but not along the main road or in an alleyway behind the garages.**

### **Report broken sprinklers or large dry patches of grass**

Call 720-941-9200 or email [jean@weststarmanagement.com](mailto:jean@weststarmanagement.com) to report a broken sprinkler head or other concerns and a work order will be initiated.

### **Important ingredient for grilling: Safety**

During these summer months when firing up your grill for barbecuing is so pleasurable, our insurance company has asked us to remind all residents that a barbecue on the patio should never be next to an interior wall.

###

**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.***

#### **Pelican Pointe Board of Directors**

Marcia Helfant, President  
Elly Valas, Vice President  
Frank Parker, Treasurer  
Caryl Shipley, Secretary  
Charlotte Robinson, At Large

### **Questions or stories to share?**

If you have thoughts or news about the Pelican Pointe community that you'd like to share, residents can send items to be considered for *The Pelican Brief*. Just write it up and send an email to [daniellezieg@gmail.com](mailto:daniellezieg@gmail.com).

## Mark your calendar

**BYOB Happy Hour** (*bring your own beverages and snacks to share*)

Friday, September 1, 8, 15, 22, 29 -- every Friday starting at 5 p.m.

Picnic area in Pelican Pointe Park. All residents invited.

Regular weekly trash pickup is Wednesday but due to the **Labor Day on Sept. 4**, pickup is delayed to Thursday, Sept. 7. Dates for the rest of September are: 13, 20, 27.

Recycle: Sept. 7, 20. **Extra trash**: Sept. 7 (Set out extra trash every four weeks).

[Sign up to get trash-pickup email reminders](#). Note: 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, Sept. 11, 2017 at 6 p.m.

Windsor Gardens Community Center

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

## **\*\*\* Pelican Pointe End-of-Summer Social Event \*\*\***

Sunday, Sept. 17

Held at the Lighthouse, community just south of Pelican Pointe, enter off Valentia/Fairmount.

**Check for reminder notices posted in the mail kiosks.**

**Please RSVP to [pphoacaryl@gmail.com](mailto:pphoacaryl@gmail.com)** (preferred) or **[303-322-0471](tel:303-322-0471)**.

## **Lunch Bunch**

Wednesday, Sept. 20, 11:30 a.m.

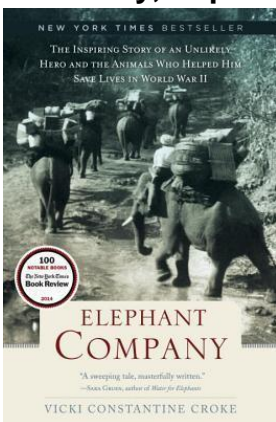
**North County Restaurant; 94 Ramparts Way, located nearby in Lowry**

All residents in the Pelican Pointe community are welcome, and everyone pays their own bill.

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

## **Pelican Pointe Book Group**

Thursday, Sept. 28, 6:30 p.m.



Home of Joyce Berman, Unit MM105

This month's book is [Elephant Company](#), by Vicki Constantine Croke. It is an amazing and fascinating war story of an unlikely hero and the animals who helped him save lives during WW II. The hero of the book is Lt. Col. James Howard Williams. Known as Elephant Bill, Williams is a dashing British officer with an uncanny ability to communicate with his company of elephants. We learn that elephants are amazingly intelligent animals, who helped Williams build roads and bridges to both allow the evacuation of natives and the arrival of British troops during the Japanese occupation of Myanmar, which was known then as Burma.

All are welcome. Call Marcia Helfant at [303-722-0053](tel:303-722-0053) with any questions.