



**INSIDE
THIS ISSUE:**

Be Respectful	1
Operational Updates	1
Social Committee Report	2
CONTACT INFORMATION	3
Chatter to Remember	4

Be Respectful

Good day owners and tenants,

- The board reminds smokers to be mindful of their smoking habits and littering with butts, as we had an incident where a resident's dog swallowed a marijuana butt and caused significant vet bills.
- Short Term Rentals as per definition by Town of Canmore bylaws are not permitted.
- Please do not put Coffee grounds or grease down the drains as this creates havoc with the waste water systems and causes flooding.
- We have had some noise and alcohol complaints concerning the use of the hot tub area again. We ask that you be mindful of others and respect both our and Alberta Health Services requirements for our

operations. We have the summer season (May 20th long weekend) coming up. Please inform your guests and visitors as appropriate.

- Warm days will soon be upon us and we are reminded of the town of Canmore bylaws. Bird feeders are not permitted as they will attract wildlife.

Operational Updates

- The board will be looking at water conservation or usage this year because of a possible drought. Please keep this in mind going forward.
- The new bylaw's are coming to completion shortly for the current owner's to vote on. Thank you to all the owners that attended town halls and sent in your comments. All comments will be responded to, and some minor changes to the proposed bylaws will be completed in the next few months.
- The HVAC system for the exercise room needed to be replaced and that system is functional now.
- The exterior logs continue to be subject to regular inspection so that appropriate maintenance and restoration is undertaken. As a result of this prioritized work, some deck and caulking work will be completed throughout this year.
- Replacement of the remaining rooftop HVAC units will be completed this summer.

Receive Chatter updates by email

To receive emails with notices and updates, go to CrossbowPoint.com. On the Contact Us Page submit a request to be added to the email list.

- The Board approved the installation of innovative air flow technology that will reduce the amount of electricity and natural gas used by the residential HVAC system. The Board anticipates that operational savings will fully offset the installation expenses within approximately two and one-half years.
- If you would like to adjust your max hot water on your Delta Faucet shower tap, we've attached a site where you could get some help (it's quite easy to do). If after watching the video you don't feel 100% confident, please call a plumber. <https://www.bing.com/search?q=How+to+adjust+your+hot+water+on+a+tap+cartridge&pc=GD04&form=GDAGVP&ptag=7505>

- Stay one step ahead of water damage: Did you know that water damage is 6x more likely than fire and 8x more likely than theft? Catch leaks quickly with Smart Leak Detectors. The detectors can sense moisture to help prevent water damage. One of the options available that some condo owners have installed is the Flo by Moen Smart Leak Detectors. For more information, check out the link: <https://www.moen.ca/smart-home/leak-detector> One option for purchase is Amazon Canada. Search "flo by Moen smart water detector" on Amazon.
- The board has approved 3 AED's one for each buildings. The price of these has come down considerably and the board

feels that they merit being installed. The units will be looked after by the Social Committee; a big thank you to them! Stay tuned for more information on demonstrations and training opportunities.

We thank you for your understanding and cooperation in working through these changes in support of our Crossbow Point community. Any comments may be submitted to the Board at CrossbowPoint@gmail.com

Reminder:

Client Portal at Peka with access to key forms is - <https://Peka.ab.ca/client-portal-condo>

Your volunteer Board of Directors, David, Ron D., Lawrence, Christine and Ron S.

Social Committee Report

We kicked off this year with another highly successful New Year's Eve party. With record attendance and great music, it was an enjoyable night for all.

The St. Patrick's day party in March was a big hit as well. Madeline and Pam entertained us with some Irish dancing, Irish coffees

were served and there was lots to eat thanks to those who voluntarily brought food.

Our next upcoming event is the Karaoke party in April. Don't worry if you can't sing. There will be music and dancing and it's sure to be lots of fun. It's surprising how one's singing improves

after a few refreshments.

Now that spring is here and temperatures are rising, our weekly Tuesday coffee and Thursday happy hour will be moving outside to the red chairs. Whenever the conditions are not suitable, they will be held indoors in the Great Room.

The social committee organizes at least one social event each month. These events are open to all owners, residents and their guests (with the exception of the Christmas Dinner). Watch for email notices, posters or info on the CrossbowPoint.com website.

The committee sends a big thank you to those non-committee helpers who help with set-up, clean-up and any other tasks that need doing. The tremendous support from our Crossbow community makes our events successful and contributes to the enjoyment of condo living. Thank you too to everyone who donates their refundables to help fund our events.



You can contact the Social Committee at: CrossbowSocial@gmail.com

ONLINE CONDO FEE PAYMENTS

Condo fees can now be paid online using a credit card or direct withdrawal from your bank through the PayQuad system. PayQuad is a third-party payment system recently adopted by PEKA for this purpose. A transaction fee applies

Sign up by visiting www.payquad.com.

Questions can be directed to PEKA by telephone at 403.678.6162 or by email at info@peka.ca.

CONTACT INFORMATION

PEKA ASSISTANCE: Contact PEKA at any time by calling 403-678- 6162. Email info@peka.ca. PEKA can be reached 24 hours a day, 7 days a week, 365 days a year for immediate assistance to mitigate property damage (including but not limited to fire, flood, water leaks, loss of heat), calling 403-678-6162 Ext 8.

SECURITY: Spillett Security Group provides patrol/security services to Crossbow Point residents. For noise/disturbance complaints, trespassing and assistance with condo by-law enforcement issues from 10:00 pm to 6:00 am, 7 days a week, call

403-493-4661. For emergencies that require Police, Fire, or Ambulance, call 911.

MAINTENANCE: In the event of a common property area spill, non-working electrical or mechanical item, contact Cliff at mtn.springs106@gmail.com

BOOKING A GUEST ROOM: Four are available, a user agreement is required. The cost is \$75 for the first night and \$35 for each additional night. Refer to the Crossbow Point website for details. To book a guest room, text or phone Jenn at 204-573-8386 or email cbguestsuites@gmail.com

BOOKING THE GREAT ROOM:

See our website for details and pricing.

SOCIAL COMMITTEE:

Questions or comments can be directed to the Social Committee at: CrossbowSocial@gmail.com

WEBSITE: Condo documents, newsletters and additional information is always available at www.crossbowpoint.com.

PEKA's website also carries a number of documents (click on the 'Condominium Management' tab).

COMMENTS: *Your thoughts on any condo matter are welcomed. Contact us through our website at www.crossbowpoint.com and click on the Contact Us tab.*

CHATTER TO REMEMBER



PEKA KEYHOLDER SERVICE: Ensure that PEKA has a copy of your unit's entry key or code. Quick access to your unit may be required in an emergency or maintenance situation. Depending on the incident and circumstances, the unit owner may be charged if a locksmith is required or if the door needs to be knocked down to gain access.

GARBURATOR USE: Clogged drains are an inconvenience and garbage disposal repair can be costly. Don't pour grease, oil, fat or coffee grounds into your garbage disposal or drain. Grease will accumulate and impede the disposal's grinding ability as well as clog drains. Be sure to run the water for at least 30 seconds after using the disposal. More information is available on the internet by searching "proper garburator use". Alternatively, simply do not use your garburator and consider permanent removal of the unit.

RECYCLING REMINDERS: Our recycling bins are filling up fast! This means that these materials are not ending up in the landfill.

1. Ensure that all items are empty and clean.
2. Do not bring items from a place of employment or business. Crossbow Point household materials only.
3. Flatten cardboard boxes including small ones such as tea or Kleenex boxes.
4. Moving boxes and large appliance boxes are not permitted in our recycling bins.

FIRE EXTINGUISHERS (within your unit):

The Board recommends that all residents have on hand, and stored well away from any potential sources of flame, a fire extinguisher certified for multi-class fires such as a Classes A, B & C; the extinguisher should be of 5 pounds minimum. A fire extinguisher is a contingency in the event of a small fire and must always be easy to reach. Remember to check your fire extinguishers at least annually. Replace a fire extinguisher that is 10 years or older.

INSURANCE: Each owner/tenant is responsible for insuring personal contents and valuables inside their unit, as well as maintaining liability coverage. We suggest checking with your insurance agent to ensure that you have appropriate coverage through your insurance policy for water damage and other damages for which you may be held accountable. You should note that the maximum insurance deductible under the new Regulations is \$50,000. A copy of the Condo's most recent insurance certificate is available on our website and through PEKA's website (tab 'Condominium Management').

PETS: If you have a pet, or are considering acquiring one, be certain to consult the condominium By-Laws (68-a-iii). Dogs must not exceed 18 inches (46cm) in height, measured at the shoulders. This applies to guest pets as well. All dogs must be on a hand leash at all times. Pick up after your pet. NO pets whatsoever are permitted in guest rooms and the amenities building.

PARKING: We advise that parking or stopping on our access road, Crossbow Place, is not permitted as it presents a danger due to incoming and outgoing traffic. In addition, this road is an emergency access route. Overnight resident parking is not permitted in our outside parking lot other than in exceptional circumstances.

OIL LEAKS and SPILLS: Owners/tenants are responsible for preventing oil leaks in our parking areas. Should a leak occur, it must be cleaned up immediately by the responsible owner/tenant.

BICYCLES: Bicycles stored on common property in the garage must not interfere with any owner/tenant parking, and must have a tag with the owner's name and unit/building number. Non-compliance may result in the removal of the bicycle

TIRE STORAGE: Storage of tires is not permitted within titled parking stalls. All tires and rims must be stored inside storage lockers.

EMAIL: Email is most timely, and the only way to receive certain announcements and materials. If you are interested in joining our email list, send a note to our website at www.crossbowpoint.com and click on the Contact Us tab. Please sign up now.

RENTING: For owners renting their units, the Board strongly recommends using a professional property management company. Careful selection and monitoring of renters ensures that the owner's investment is protected and the Crossbow community is not negatively impacted by negligent or non-complying renters. Professional management companies such as PEKA have expertise and experience in managing rental units, and extensive knowledge about current provincial and municipal regulations. If a unit is rented, the owner must register the tenant with PEKA (Unit Leasing Form). This ensures the tenant, in addition to the owner, receives correspondence regarding the condominium such as newsletters and notices.

AirBnB arrangements are not allowed at Crossbow Point.

Additional information can always be found on our website at www.crossbowpoint.com.