

# CROSSBOW POINT CONDOMINIUM

July 2012

Memorandum to Owners

Crossbow Point Condominium

## **CROSSBOW POINT LOG MAINTENANCE PROJECT 2012**

The purpose of this memorandum to owners is to provide details about the Log Maintenance Project: reasons for the work, the nature of the work, related benefits and funding. During the month of June 2012, we began maintenance on the logs that form part of the external structure of our buildings.

### **Why we are doing this work**

Late in 2011, we observed that a lower log railing was rotting. As a result, a review of the logs (railings, posts, structural supports) was undertaken to identify the extent of the problem and possible solutions. Corrective work began in June 2012 and it is expected to continue through late fall. Additional related maintenance work may occur in 2013 and subsequently on a scheduled basis.

### **What the issues are**

No structural concerns have been identified. The main issues identified concern lower railings where water has infiltrated the sockets below the posts. In addition, wider diameter upright posts have experienced some water infiltration from the top through the cracks that have formed at the surface. Most occurrences of rot have been associated with south facing railings and posts. Some additional minor damage to logs has incurred by bees, wasps and ants.

### **What work is being done**

Log maintenance is divided into three categories: preventative, restorative and replacement.

**Preventative** maintenance is being performed on all exposed logs. The focus is the prevention of fungus that leads to rot; this is accomplished by adding preservative to the interior of the logs. Further, cracks will be sealed to prevent water infiltration. Where logs come into contact with ground surfaces, the contact points are being separated to provide for proper water drainage. Where logs come into contact with other logs or concrete surfaces, water drainage holes are being bored to prevent water accumulation at the bottom of the logs. This preventative maintenance also supports the continued structural integrity of our buildings.

**Restorative** work is being done on logs where rot is established. The rot is being removed and the fungus is being killed. Holes and gaps are being filled with replacement wood, preservative is being applied and the areas are being sealed. This work includes many of the lower railings, and also large posts with exposed ends. Similarly, the cosmetic surface of large vertical structural posts is being restored.

**Replacement** of a limited number of railings and posts is required where the damage is too extensive for restoration.

As the preservatives and epoxy sealants are toxic, signage has been posted on the property to remind residents to exercise appropriate caution, especially as concerns children and pets.

**Who is doing the work**

11<sup>th</sup> Hour Fine Services is the contractor performing the work. This professional contractor has a strong and credible working history with our condominium. He has worked with Medican Development during various stages of construction, is highly familiar with Crossbow Point's construction, has performed various corrective work relating to builder deficiencies, and has been involved with ongoing maintenance and owner renovations over the past 8 years. 11<sup>th</sup> Hour has fully researched log maintenance and restoration, and is very knowledgeable in the work that needs to be done, the materials requirements and how to perform such work. Balconies will be accessed during the course of this work. As is the practice of the Board and PEKA, contractor work is inspected at regular intervals.

**Funding of this project**

Funds have been allocated from surpluses accumulated in our operating account over the past few years. In future years, we will ensure that appropriate ongoing funding for regular log maintenance is maintained in our operating account or reserve fund as appropriate.

**The benefits of this work**

The log work of Crossbow Point is a key and unique architectural feature; one that enhances visual appeal, asset value and marketability. The current project is essential to maintaining these features and safeguards the structural soundness of our buildings.

If you have any questions or concerns regarding this project, kindly contact PEKA, Gibson Rencz (403-678-6162, extension 223; [gibson\\_rencz@pekamanagement.ca](mailto:gibson_rencz@pekamanagement.ca)).

We hope that you find this memorandum informative, and thank you for your understanding of any inconvenience created during the course of the log work.

Your Board of Directors, Crossbow Point Condominium

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