

# CROSSBOW CHATTER – Spring, 2013

**April 13 Spring Clean Up** (10:00 am – Noon) - Meet inside the Fireside Lodge. Light lunch provided.

**June 19 Fire Drill** – Details will be posted.

**FIRE ALARMS:** Testing of fire alarms occurs on the first Tuesday of each month at 11:00am.

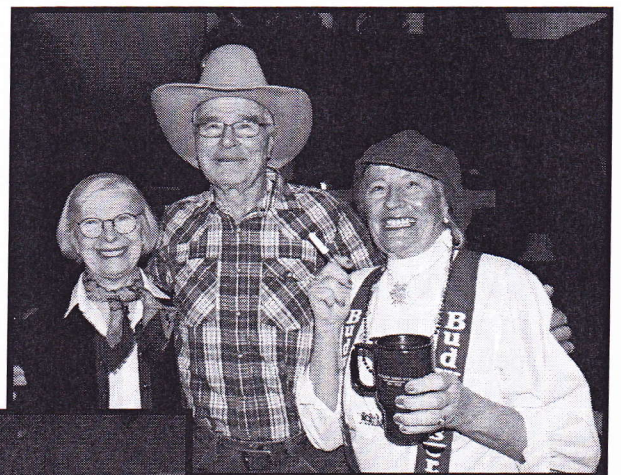
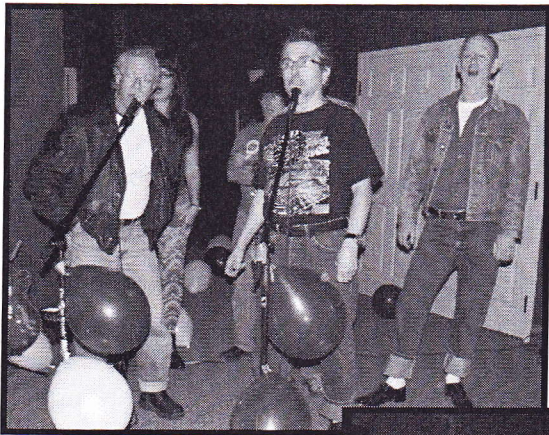
**TUESDAY COFFEE:** Bring your own coffee to the Owners' Fireside Lodge Great Room (10:00 -11:00am).

**DAILY WALKS:** Meet beside #175 garage driveway at 2:00 pm for a one hour walk with other residents.

**MOVIE NIGHTS:** - On selected Wednesday nights at 7:00pm.

**CHRISTMAS ACTIVITIES:** Over 20 residents participated in the annual Amenities Building Christmas decorating activity. The Christmas dinner, with forty in attendance, was another special evening enjoyed by all.

**RETRO NIGHT:** - About 40 Crossbow residents attended a fabulous night of Karaoke and fellowship. Special thanks to Cliff, Bev, Mark, Georgina, Val, Georg, Bernard, Lynne, Robert, Susan, Virginia, Yolande, Micheline and Shirley. Michel and Debra Leblanc generously donated Rocky Mountain Flatbread gift certificates as prizes.





## **THIS 'N THAT**

**GUIDE:** The Crossbow Point Owners and Resident Guide is an excellent document. Additional copies may be found on our bulletin boards or downloaded from the Peka web page.

**SECURITY:** We have had a few incidences where people who are not a part of our community have been accessing our hot tub area. Please do not allow access to our amenities building to anyone who you do not know. Please phone the RCMP (403-678-5516) or High Mountain Protection Service (403-493-4661) if you observe anyone climbing over the hot tub enclosure fence or if someone is in the hot tub after hours.

**MONITORING:** All members of the Crossbow Community share in the care of our buildings and our community. This includes monitoring activities, premises and facilities. Please report issues which could compromise our community or our property to Peka, High Mountain Security, the RCMP or to the Board as circumstances warrant. Your input is welcomed and encouraged. In all cases, the Board works with PEKA and other parties to ensure that any issues are properly managed.

**RENTING:** For owners renting their units, The Board strongly recommends the utilization of a professional property management company. Careful selection and monitoring of renters ensures that the owner's investment is protected and that 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.

**PETS:** If you have a pet, or are considering acquiring one, please be certain to consult the condominium By-Laws (68-a-iii). Dogs must not exceed 18 inches (46cm) in height. All dogs must be on a hand leash at all times.

**GUESTS:** The maximum overnight occupancy for any unit is six people (adults and/or children). The maximum stay for any specific guest is thirty consecutive days or sixty cumulative days within a 365 day period. If a guest exceeds either of the above maximum stay conditions, they are deemed to be an occupant and are subject to various occupant requirements such as the Age 40 minimum and parking requirements.

**INSURANCE:** Each owner is responsible to insure contents and valuables as well as placing liability insurance for the inside of their unit. We suggest checking with your insurance agent to ensure that you have appropriate coverage through your condominium insurance policy.





## MANY THANKS TO OUR VOLUNTEERS

We are fortunate to have a friendly, active and involved community. Many individuals generously donate their time and expertise to various Crossbow projects. Thank you!

**Cliff Bock** is a trusted, reliable and caring contractor. He is also a willing volunteer who is always available to help out and make a difference. Thank you, Cliff, for your many positive contributions to Crossbow.

**Glen and Val Kildaw** manage our refundable items through our recycling program. Monies from this program are placed into our Social Fund and support various activities and purchases throughout the year.

**Glen Kildaw's** professional plumbing skills have served to mitigate a number of related condominium expenses over the past year, including identifying various prevention measures.

**Val Kildaw and Georgina Hus** organized and supported various events this past year including fall and spring clean-ups, Christmas dinner, Valentines event, summer barbeque, and more!

**Bob Smerek's** volunteer efforts helped us to reduce the condominium's annual phone line charges by approximately \$1750 per annum.

**Dorothy Staniforth and Susan Minifie** manage the key access to the Theatre.

**Jim and Peggy Weibe** planted and maintained the flowers at the entrances to each of our three buildings. They looked beautiful and made our complex more welcoming to all.

**Barb Mendaglio** assisted in reviewing and developing a landscaping proposal.

**Nick Grigore** utilized his professional structural engineering skills to assist with the Board's due diligence concerning a critical aspect of the log project.

Bernard Ouellet, Georg McKay, Rick Thrall and Yolanda Machan volunteered on numerous occasions.

Thanks to all those that assisted in the Spring and Fall clean-up days. There are so many residents and owners involved in helping our community to run smoothly. We apologize for those not mentioned. If anyone of you is interested in working on any Committee or initiative, please contact a board member.



### YOUR 2013 BOARD OF DIRECTORS

David Minifie (President)	Don Lawrence (Vice-President)
Bev Block (Treasurer)	Robert Reed (Secretary)
Murray Lambert (Director)	

## **OWNERS' FIRESIDE LODGE**

### **HOURS**

Lodge (building) - 6am to 11:00 pm (alarmed for security after hours)  
Swimming pool and hot tub - close at 10:30 pm

### **ACCESS**

No one under the age of 18 is permitted in the Lodge unless accompanied by a parent or owner.

### **BOOKING THE MOVIE THEATRE**

Indicate the time and title of your movie in the reservation book outside of the theatre. Contact Dorothy at 403-678-6795 for the theatre key (or, if unavailable, Susan at 403-679-1091). Movie showings are to be open to all residents.

### **COMMENT BOX**

Your thoughts on any condo matters are welcomed. The comment box is located in the entrance way of the Owners' Fireside Lodge. It is checked regularly.

### **BOOKING THE GREAT ROOM**

We have recently completed a new policy for Great Room Usage, which will take effect on March 15, 2013.

Non-exclusive use (up to 3 hours) with no kitchen access (maximum 25 people) – no charge

Exclusive booking including kitchen and barbecue access (up to 6 hours)

Maximum 25 people - \$75 (with a refundable \$75 damage deposit)

Maximum 50 people - \$125 (with a refundable \$75 damage deposit)

A user agreement is required. Contact Cliff Block at 403-609-2024 or [crblock1@telus.net](mailto:crblock1@telus.net).

### **BOOKING A GUEST SUITE**

Four are available. A user agreement is required. Cost is \$30 per night plus a one-time cleaning charge of \$25. Contact Marsha at 403-678-3678.

## **CONTACT INFORMATION**

**PEKA ASSISTANCE:** Crossbow Point property:

Contact PEKA at 403-678-6162 during regular business hours (Mon - Fri, 8:30 am - 5:00 pm).

### **EMERGENCY (PEKA) ASSISTANCE**

For immediate assistance, in order to mitigate property damage (including but not limited to fire, flood, water leaks, loss of heat), contact PEKA at 403-678-6162 during regular business hours.  
(after hours: 403-678- 7936).

**NEWSLETTER:** Your feedback is welcomed. Contact us at [crossbow.chatter@gmail.com](mailto:crossbow.chatter@gmail.com).

**ONLINE:** Newsletters and other condo documents are available online through the PEKA website - [www.peka.ca](http://www.peka.ca). Click on the tab 'Condominium Management', then scroll down the page and click on 'Condo Forms & Documents'. Click on 'Crossbow Point' to see the page listing all of the documents available to you. You will need to register (top right hand portion of page) to download any documents. Also, you may sign up to receive notification as new documents become available.