

# **CROSSBOW CHATTER** – Summer, 2012

**FALL CLEAN-UP DAY:** September 15 (morning)

**CROSSBOW BBQ SOCIAL:** August 11: Social hour - 5pm to 6pm. Dinner at 6. Bring your own meat to barbeque and your own beverages. There will be chefs on hand to do the cooking of your meat if you wish. Everything else will be provided by the Social Committee.

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

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

**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. Thanks to David for sponsoring these events.

## **THIS 'N THAT**

**PEKA KEYHOLDER SERVICE:** Please ensure that PEKA has a copy of your unit's entry key. 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.

**BALCONIES** are categorized as common property for the exclusive use of the unit owner. Storage on balconies is restricted to lawn furniture, flower pots and a barbeque. Flower pots must be placed on protective trays to avoid damage to the balcony surface.

**PETS:** If you have a pet, or are considering acquiring one, please be certain to consult the condominium By-Laws (68-a-iii). All dogs must be on a hand leash at all times.

**BICYCLES:** Please be reminded that bicycles stored on common property must have a tag with the owner's name and unit number.

**DOORS and LOCKS:** Please check with PEKA prior to installing screen doors or locks. Approval must be obtained to ensure that uniform standards are maintained.

**HALLWAYS:** Please help us keep our hallways attractive. Personal items such as shoes should not be stored outside of units. Tattered or worn welcome mats should be replaced.

**FIRE SPRINKLER EMERGENCY SHUT-OFF** training will be offered to residents. Details will be posted.

**DRYER VENTS:** The external vents were power vacuumed to remove lint and dirt. Benefits will be a reduction in the possibility of fire and increased dryer efficiency.

**FIRE SPRINKLER HEAD GUARDS** are being installed on selected sprinklers (in third floor units and in some hallway areas) to prevent accidental activation.

**BEARS:** Please be aware that bears do frequent the Canmore area. Where possible, travel in groups, make noise, carry bear spray and keep pets on a leash. A Google search of the words 'bears and people' will lead you to an excellent Parks Canada site.

**TICKS** may hitch a ride on unsuspecting walkers and hikers. Consider conducting a post-trip body inspection, starting with a quick once-over examination of clothing surfaces, followed up by a more detailed inspection once out of the public eye. Ticks are repelled effectively by aggressive bug repellents with a high DEET content.

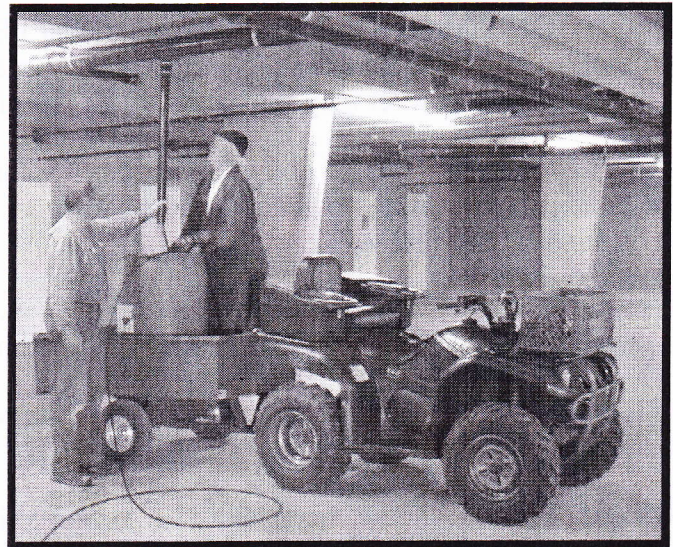


## MANY THANKS

Thanks to all who participated in our Spring Clean-Up of the Owners' Fireside Lodge. Your enthusiasm and volunteerism are greatly appreciated!

Our first fire drill was held on June 19, with participation by 17 units, 23 people and 2 dogs. Our learning from this exercise will be used to support our next fire drill, which will occur on a Saturday (date to be determined within the next year) in order to maximize participation. A big thank you to our volunteers (Georg, Yolanda and David) and residents who assisted in making this a successful exercise. Feedback from participants is being used to support an improved evacuation plan and enhance the safety of Crossbow's physical assets.

In response to two incidents of water backing up in Crossbow kitchen plumbing stacks, drain clean-out maintenance was recently successfully completed. It is hoped that this action will prevent future problems. Thanks to Glen, our resident plumber, who managed the technical procedures. Also, a great big thank you to our wonderful Crossbow volunteers who assisted with security, access and some technical aspects of this project: Jan, Cliff, Bernard, Rick, Shirley, Lynne, Robert, Heidi, Phyl, Ken, Peggy, Jim, Bob, Yolanda, Georg, Susan, Barb and David. Combined, they contributed approximately 85 hours, which substantially reduced our costs.



Living in a condominium building is a more co-operative venture than being in an apartment. Each of us shares the ownership of all of the common areas (entryways, hallways, stairways, grounds, garages, amenities building, balconies, patios). Thank you to our community members who continually strive to enjoy their Canmore experience while, at the same time, take care to be considerate of the rights of their neighbors. Our common areas are tremendous assets which are greatly enhanced by collective cooperation.



## 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

### 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 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

A user agreement will be required. Cost is \$100 for 6 hours. Contact Cliff Block at 403-609-2024 or [crblock1@telus.net](mailto:crblock1@telus.net).

### BOOKING A GUEST SUITE

Four are available. The required user agreement is to be signed by the owner/tenant. 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.ab.ca](http://www.peka.ab.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.

### Your 2012 Board of Directors

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