

FALL / WINTER 2014

CROSSBOW CHATTER

ONGOING CHATTER:

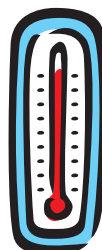
FIRE ALARMS: Testing of fire alarms occurs on the second Tuesday of each month at 11:00am.

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.

CHATTER NEWS:

WINTER HEATING: Set your thermostat to the desired temperature, and there is generally no need to make any further changes. It is recommended that you keep the thermostat set at no less than 17 degrees Celsius, even when absent. Do not leave your windows open during the winter months as cold air could result in the freezing of some portion of the hot water radiant heating system.



CHRISTMAS TREES: We remind you that only artificial Christmas trees may be utilized at Crossbow Point. Natural trees present a fire risk and increase our common area cleaning costs.

NEW CHRISTMAS TREE - Owners' Fireside Lodge: Our thanks to the Social Committee who have purchased a new Christmas Tree for the Lodge. The old tree has been donated to the Anglican Church where it will be in seasonal use.

SHAW GO WiFi has been installed in the Owner's Fireside Lodge (amenities building). Users must have or obtain a Shaw internet account to use this WiFi facility and you may register more than one device.

How to get Set-up to Connect:

- Go to this link: <https://community.shaw.ca/docs/DOC-1057> and follow the instructions.

- To connect to our WiFi, select the available network "ShawOpen" on your wireless device.

For more information: <http://www.shaw.ca/wifi/>



IMPORTANT DATES:

Seasonal Decorating Get Together:

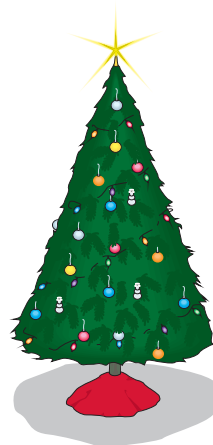
Friday, November 28, 2014
6 to 10 pm, Fireside Lodge in Amenities Building
Bring an hors d'oeuvre to share and your beverage of choice

Christmas Dinner & Social:

Saturday December 13, 2014
Social Hour at 5 PM
Dinner at 6 PM
Social Committee will provide the turkey. On Nov. 28 a sign up sheet will be posted on the window of the main entrance to the pool area. Please indicate which food dish you will bring. If you are not able to sign up, you may email susan.minifie@gmail.com who will facilitate your sign up.

Annual General Meeting:

Saturday, January 3, 2015
A detailed AGM package will be mailed out closer to the meeting date. Please plan to attend the AGM or return your proxy to PEKA as we need to secure a quorum for the meeting.



FIRE SPRINKLERS: Please do not hang items from your fire sprinklers. They could be activated, releasing substantial water into both your unit and those adjacent.

COMMUNITY WATCH: Canmore is a very safe community, but incidents do arise that can be mitigated through community engagement. The Town of Canmore recently launched a Community Watch program which clearly extends to our Crossbow Point community. This information can be found at <http://canmore.ca/Municipal-Services/Bylaw-Services-and-RCMP/Community-Watch.html> Please feel free to pass on this information to other individuals within Canmore that you feel might be interested in maintaining a safe community.



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CHATTER TO REMEMBER:

FIRE EXTINGUISHERS (within your unit): The Board recommends that all residents have on hand, and stored well away from any potential sources of flame or fire, 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 within a unit and must always be easy to reach. Remember to check your fire extinguishers at least once a year. Replace a fire extinguisher that is 10 years or older.

MAILBOX FLYERS: If you would prefer less flyers in your mailbox, please consider taping a note inside your Crossbow mailbox (a suggestion would be "Please no unaddressed mail"). This would eliminate the distribution of flyers and other advertising. Help reduce waste and conserve trees.

GARBURATOR USE: Clogged drains are a major inconvenience and garbage disposal repair can be a costly proposition. Don't pour grease, oil or fat into your garbage disposal or drain. Grease will slowly accumulate and impede your garbage disposal's grinding ability as well as clog drains. More information is available on the internet by searching "proper garburator use".

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

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, measured at the withers. All dogs must be on a hand leash at all times.

GUESTS: The maximum stay for any specific guest is thirty consecutive days, and not exceeding 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. See By-Law 1-cc.

EMAIL: We have an email list of over 60 of our Crossbow residents. Newsletters and occasional memos will be sent out to this list. Email is the most timely way to receive materials, and the only way to receive certain announcements and materials. Please contact Lawrence Nyman at crossbow.chatter@gmail.com if you are interested in joining our email list. For the time being, newsletters will continue to be mailed (Canada Post) to all owners and residents.

PARKING: We advise that parking or stopping on our access road, Crossbow Place, is not permitted as it presents a danger due to ongoing traffic. In addition, this road is an emergency access route.

OIL LEAKS and SPILLS: It is the responsibility of owners/tenants to prevent oil leaks in our parking areas. Should a leak occur, it must be cleaned up immediately by the responsible owner/tenant.

COMMON PROPERTY: No attachments may be made to common area and exclusive use common area (walls, ceilings, railings, posts, etc).

RESIDENT GUIDE: The Crossbow Point Owners and Resident Guide is no longer a current document and should be discarded. The content of the document has been fully replaced and updated by the content of our website - <http://www.crossbowpoint.com>

BICYCLES: We remind you that bicycles stored on common property in the garage must not interfere with any tenant parking, and must have a tag with the owner's name and unit/building number.

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. If a unit is rented, the owner must register the tenant with PEKA (Unit Leasing Form). This ensures that the tenant, in addition to the owner, receives correspondence regarding the condominium such as newsletters and notices.



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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

The theatre is currently unavailable for booking pending completion of technical repairs.

COMMENT BOX

Your thoughts on any condo matters are welcomed. The comment box is located in the entrance way of the Owners' Fireside Lodge and is checked regularly. Alternatively, comments may be emailed to crossbow.chatter@gmail.com

BOOKING THE GREAT ROOM

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 8 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



BOOKING A GUEST SUITE

Four are available. A user agreement is required. Cost is \$35 per night plus a one-time cleaning charge of \$25.
Contact Marsha at 403-678-3678.

CONTACT INFORMATION

PEKA ASSISTANCE: Contact PEKA at 403-678-6162 during regular business hours (Mon - Fri, 8:30 am - 5:00 pm).
Email to info@peka.ca

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).

SECURITY: High Mountain Protection Service Ltd. provides patrol and security services to Crossbow Point and its residents. This includes dealing with noise and other disturbance complaints, trespassing infractions and assisting with condominium by-law enforcement issues. Contact at 403-493-4661. For Police, Fire and Ambulance call 911

NEWSLETTER: Your feedback is welcomed. Contact us at crossbow.chatter@gmail.com

ONLINE: Newsletters and other condo documents are available online through both the PEKA website (click on the tab 'Condominium Management') and our own website www.crossbowpoint.com.



YOUR 2014 BOARD OF DIRECTORS

David Minifie - President

Lawrence Nyman - Secretary

Don Lawrence - Vice-President

Murray Lambert - Director

Anne Forbes - Treasurer

CROSSBOW POINT

WEBSITE ANNOUNCEMENT TO OWNERS AND TENANTS

<http://www.crossbowpoint.com>

Further to our Summer 2014 edition of Crossbow Chatter, the Board is pleased to announce that our new website, is fully operational and available for your use and reference.

Within the site you will find an extensive array of information by category. Included are various forms and reports, approved Minutes of Board meetings, Manager's Reports, Reserve Fund Study and plan, Insurance Certificate, Guest Suite Agreement, Great Room Agreement and much more.

We invite you to browse the site at your leisure and become familiar with the content. [Crossbowpoint.com](http://www.crossbowpoint.com) is intended to be your 'go to' resource for information and will be of particular interest to owners, tenants, realtors and potential purchasers.

We recognize that a website is of little value if it is not updated regularly. Therefore we plan to conduct regular maintenance of the site as new documents become available, information changes and as new events are planned.

Our website was made possible through the development efforts of Rick Thrale, the formatting and writing of website content by David Minifie and the extensive editing and maintenance work of Gottfried Haase, our volunteer Website Manager. All three of these individuals have contributed significantly to bring the site into production and we would like to thank them for their efforts.

We welcome your feedback, comments, ideas and suggestions for the website through the Contact Us page. We hope you enjoy the website,
<http://www.crossbowpoint.com>

The Board
Crossbow Point Condominium



Please note that if there is any discrepancy between website content and official documents, the official documents prevail. Errors and omissions excepted.