

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:

SHAW GO WiFi has been installed, free of cost to the Condo, in the Owner's Fireside Lodge. 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:

- Click on 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/>



LOG PROJECT: The next phase of our structural log work is progressing well. To date the wooden shims or spacers on 4 of 13 logs have been replaced with steel plates. This provides stability to our structural logs and forms a water barrier to inhibit rot from occurring. The cost for this work is on budget.

REFUNDABLES: We are looking for volunteers to assist with the collection and returning of our refundables (bottles, cans, etc). Sometimes we need someone to fill in for a week or two. Many hands make for smaller work! Please email robert.reed@rdpsd.ab.ca if you are willing to have your name placed on a list of possible helpers. Please rinse all cans, bottles and other containers. Where possible, please flatten cans, plastic containers, etc. Monies received through our Refundables program supports our Social Activities.

IMPORTANT DATES:

Crossbow BBQ Dinner: Saturday August 16. Social Hour 5-6pm. Dinner at 6 pm. Social Committee will provide beef and veggie burgers and dessert. Please bring a salad to share and your drink of choice. Chefs will be on hand to cook the burgers. Posters will be put up in our buildings.

Happy Hours: Future dates - Friday, August 1

Saturday, August 23

Friday, September 5

Saturday, September 20

Friday, October 3

Saturday, October 18

Event takes place on the grass area of SW corner of 175.

If the weather isn't good we will move into the Great Room.

Posters will go up on the Monday prior to the each Happy Hour.



FEEDING OF WILDLIFE: No feeding of birds or wildlife is allowed. Bird feeders are prohibited on balconies and common condo property.

SPRING CLEAN-UP: 22 volunteers helped out. Thanks to Cliff, the social committee and all the volunteers.

WEBSITE: Our new and extensive website, www.crossbowpoint.com, is progressing and will launch shortly. Email subscribers will be advised when the site is 'live'. If you are not already on our email distribution list, just write to us at crossbow.chatter@gmail.com and we will add your email to our confidential listing. We also invite community pictures to be submitted for inclusion on the site.



FIRE DRILL: On June 21 a full fire and evacuation drill was conducted as part of our Fire Safety Plan. While only 11 residents participated, along with 6 volunteers, the evacuation testing was successful, and we thank all participants, volunteers and Cliff. Due to the critical importance of fire safety and security, a similar drill is planned for 2015, however while general time frames may be advised, a specific date/time may not be announced.

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CHATTER TO REMEMBER:

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. Run cold water for approx. 30 seconds following garburator use. 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. A copy of the Condo Insurance Certificate is issued to all owners during June each year.

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 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 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 and no stopping or parking is permitted.

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.

BARBEQUES: Kindly note that since all units are fitted with natural gas outlets, the use of propane BBQs is not permitted. For safety purposes, the storage of propane cylinders is NOT permitted on any part of Crossbow Point property, including titled and common property. Please ensure that your natural gas valve is always turned off when you are not cooking. Turning off the gas with the barbeque alone may result in gas leakage. As well, we remind residents that smoke carries and may rise to higher level balconies causing discomfort to others. Please bear this in mind by keeping your barbeque clean and minimizing the amount of smoke generated. Your co-operation is gratefully acknowledged.

BALCONY STANDARDS:

Each resident is asked to maintain their patio or balcony area in a reasonable manner, keeping it free of debris, as per the condominium By-Laws. Refer to the Guide for more information. Not permitted: items such as laundry or clothes lines, artificial plants, bikes, recreational equipment, signs, flags, advertising (including for sale signs), large items. Planters may not be hung on balconies nor attached to the railings. No open flames, including propane or gas heaters. Permitted: patio furniture & related small storage containers (up to 24" in height)

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 an excellent document. A reference copy may be found on our bulletin boards or downloaded from the PEKA web page. When our new website is launched, the Guide will be replaced through website content, and at that time the Guide will no longer be published.

BICYCLES: Please be reminded 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.

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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

Use the reservation book outside of the theatre to indicate the time and title of your movie. 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 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)

User Agreement is required. Contact Cliff Block at 403-609-2024 or crblock1@telus.net

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

BOOKING A GUEST SUITE

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

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

ONLINE: Newsletters and other condo documents are available online through the PEKA website - www.peka.ab.ca
Click on the tab 'Condominium Management', then scroll down the page and either click on 'Download Condominium Owner Forms', or click 'Condo Documents' for other materials under the 'Crossbow Point' heading to see the listing of all documents available to you. To download this last group of documents you will need to register (top right hand portion of page). Also, you may sign up to receive notification as new documents become available.



YOUR 2014 BOARD OF DIRECTORS

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