

FALL / WINTER 2015

CROSSBOW CHATTER

ONGOING CHATTER:

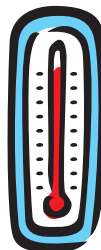
FIRE ALARMS: Testing of fire alarms occurs on the second Tuesday of each month at 11:00am. NEW: This testing will now only take place for a very brief time period each month.

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:

BASEBOARD HEATING SYSTEM: The installation of a glycol mixture into the baseboard heating system is now complete. Thank you for your patience during the installation process.



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 20 degrees Celsius, even when absent. We suggest that you do not leave your windows open during the winter months while your unit is unattended. If you are to be absent during freezing temperatures, have someone check your unit daily. If you have any concerns that your baseboard heating is not working correctly, you should contact a local plumbing and heating firm as soon as possible to inspect your system including control/zone valves (located within your unit). PEKA can put you in touch with quality contractors.

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.

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.



IMPORTANT DATES:

Seasonal Decorating Get Together:

Friday, November 20, 2015
6 to 10 pm, Fireside Lodge in
Amenities Building
Bring an appetizer to share and
your beverage of choice.

Christmas Dinner & Social:

Saturday December 12, 2015
Social Hour at 5 PM
Dinner to follow
Social Committee will provide the
turkey. Before the end of
November 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. Food dishes
need to be in the Great Room no
later than 5:45. 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 9, 2016
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.



MOVIE THEATRE: The movie theatre has a new projector and sound system. Instructions are posted on the wall of the theatre and all controls are by the touch-pad mounted on the front wall. No cost for theatre use, however a clean-up charge of \$25 or more will be assessed in the event that extra cleaning is required. To book the theatre and obtain a key, refer to the last page of this newsletter.

WHAT LEVEL OF INSURANCE COVERAGE SHOULD I HAVE?

This is a very important matter that every owner should fully assess. The Condominium insurance deductible for water damage was increased from \$10,000 to \$25,000. In the event of an insurance claim, you or the Condominium may be responsible for fully or partially paying this deductible. Therefore we recommend that you talk with your insurer or agent to ensure that you have no less than \$25,000 in coverage for water damage claims.

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CHATTER TO REMEMBER:

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 or if the door needs to be knocked down to gain access.

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".

RECYCLING REMINDERS - Our recycling bins are being filled up faster than ever. This means that these materials are not ending up in a landfill. In order to promote efficiency... 1. Please ensure that all items are empty and clean so that no food or liquids remain in containers being placed in the bins. 2. Do not bring items from a business or place of employment. Crossbow Point household materials only please. 3. Always flatten all cardboard boxes including small ones such as tea or Kleenex boxes.

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.

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. See page 1 of this newsletter for additional insurance information.

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. Pick up after your pet. NO pets whatsoever are permitted in Guest Suites.

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. Overnight resident parking is not permitted in our outside parking lot.

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.

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, if not, the bicycle will be removed.

EMAIL: We have an email list of over 80 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. In the future we're considering not mailing out newsletters and only sending newsletters by email. Please sign up now.

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

To book the theatre, write your reservation (your name, unit # and bldg. #, in the appointment book located near the theatre.) Theatre key can be obtained from Dorothy at 403-678-6795 (in Dorothy's absence, Susan at 403-679-1091).

COMMENT BOX

Your thoughts on any condo matters are welcomed
and may be emailed to crossbow.chatter@gmail.com

BOOKING THE GREAT ROOM

Refer to our website for details and pricing.

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.

For more information on the above items, see our website as shown below.

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: Spillett Security Group 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

WEBSITE: Newsletters, other condo documents and much more information are available online through our website www.crossbowpoint.com. The PEKA website also carries a number of documents (click on the tab 'Condominium Management').



YOUR 2015 BOARD OF DIRECTORS

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