

CHATTER NEWS:

IMPORTANT MESSAGE CONCERNING YOUR INSURANCE COVERAGE(S): Earlier notices to owners have highlighted the issue of baseboard heating water pipes being at risk of freezing and causing significant property damage. For this reason, you as a Crossbow Point owner must review your condominium insurance policy regarding coverage for water damage to ensure adequate protection stemming from an incident occurring in your own unit or elsewhere on the property that impacts your unit. Common causes include negligence (e.g. windows left open in winter) or equipment malfunction (e.g. control valves, plumbing, dishwasher, clothes washer etc.). Although damage to other properties is usually covered by Crossbow Point and/or owner(s)' insurance, the monetary costs of repairs can be excessive in addition to the assessment of insurance deductibles. The latter includes that of the condominium corporation currently in the amount of \$10,000 commonly assessed to the responsible owner. It must also be realized that upgrades from original construction specifications (e.g. hardwood floors) are not normally covered unless specifically secured by the owner(s) with their insurance carrier. Claims can be very complex involving the insurance held by the corporation, the primary unit's owner(s) and the owner(s) of units subsequently affected. Should you be operating a 'desk and telephone' type business from your property, you may also wish to consider coverage for related losses. It is strongly advised that you contact your insurance provider as soon as possible to ensure that your insurance coverage is comprehensive and appropriate.

SAUNA: The Sauna is currently out of service pending the purchase and installation of a new heater. We expect the sauna to be back in operation within a few weeks.

FLOWERS GALORE - VOLUNTEER(S) NEEDED - For this Summer we are looking for a new volunteer(s) who would like to assist in the continued beautification of Crossbow Point. Specifically this involves purchasing (refunded expense) suitable flowers for 6 planters, transferring to the planters, and then maintaining daily the necessary watering, weeding and other requirements of same. Two planters are placed at each of the main entrances to our three buildings. This job may be suitable for a couple or maybe two couples. If you are interested, please contact us at crossbow.chatter@gmail.com. We extend a big **THANK YOU** to Peggy and Jim Weibe for their contribution and dedication over the past few years in looking after the flowers.

IMPORTANT DATES:

Happy Hour with Crossbow Landing: April 18, 4pm to 6pm, Great Room at Owners' Fireside Lodge. Please bring an appetizer to share. People from Crossbow Landing will be our guests, so please bring sufficient. Everybody will bring their own beverage of choice.

Spring Cleaning Bee May 23: This annual event brings our community together to clean and dust places that aren't cleaned on a regular basis throughout the year. Meet at 10:00 a.m. prepared to put in up to 2 hours of work. Lunch will be served in the Great Room for all participants at noon.

Fire Drill And Buildings Evacuation: There will be a surprise fire drill that takes place during the month of June. We always need to be prepared.



Almost fifty people, mostly Crossbow Point residents and owners, shared a fantastic, fun-filled night of Good Time Rock 'n Roll on February 7. The band, 'The Critters', had everyone on their feet and on the dance floor for most of the night. Each member of The Critters resides in Three Sisters Mountain Village. Their lead singer, Henri Ferguson, (see photo above) is an owner here at Crossbow Point. The group's love of music and their talent in performing made it easy for the audience to move from toe-tapping to hopp'n and bopp'n all night long. It is because of our refund volunteers and everyone who donates their refundable cans, bottles and cartons, that it was possible to rent a dance floor for the evening. Thanks to everyone who contributed to the success of the evening by making posters, preparing food, helping set up, decorate and clean up, and especially to everyone who came and enjoyed themselves.

CROSSBOW CHATTER - SPRING 2015

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 knock down to gain access.

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.

BARBEQUES - 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.

SUMMER HEATING - If you find that your unit is too warm, you may want to turn off the pilot light on the fireplace for the Summer. Please follow the instructions located at the base of your fireplace for turning off and re-lighting the pilot light.

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. 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. Open flames are not permitted, including propane or gas heaters. Flower pots must be placed on protective trays to avoid damage to the balcony surface. Permitted: patio furniture & related small storage containers (up to 24" in height)

PROPANE - 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.

SCREEN DOORS - Crossbow Point is a 'luxury' condo and the consistency of visual appeal is an important factor where common property and exterior views come into play. In support of this goal, only "Phantom" brand screen doors, which retract sideways into a case inside the suite, are approved for installation. Frame must be beige, brown, woodgrain, or white; screen in beige or brown.

FIRE SAFETY - Smoking is prohibited in all common areas of our building. Please, ensure that cigarette butts are disposed in a safe matter (By-Laws 68-a-xi, 3-e,f). Fires have occurred when cigarettes were placed in flower pots. Also, please ensure that candles on balconies be kept in fully enclosed containers and are secure from being blown over by wind gusts (By-Laws 68-a-xi, 3-f).

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. This by-law applies to all weekend use and full time use of condos. All dogs must be on a hand leash at all times.

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. In the future we're considering not mailing out newsletters and only sending newsletters by email. Please sign up now.

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).

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.

CROSSBOW CHATTER - SPRING 2015

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 at this time. The VIDEO system was recently upgraded. However, the AUDIO system is undergoing review for repair or upgrade. We expect the theatre to be operational with a few weeks.

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.

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: 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

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

David Minifie - President

Lawrence Nyman - Secretary

Don Lawrence - Vice-President

Murray Lambert - Director

Anne Forbes - Treasurer