

# Crossbow Chatter

FALL 2018

## SEASON'S GATHERINGS

Mark your calendars and be sure to join us for a bit of festive fellowship with your Crossbow neighbors and friends!

Stop by for a fun and casual evening when we put up the Christmas tree and decorate the Great Room for the upcoming holiday season.

**Tree Trimming Party**  
**Saturday, November 24**  
**6:00 PM**

**Owners' Fireside Lodge**

Your help is appreciated. Please bring an appetizer to share and a beverage of your choice.

Residents of Crossbow Point are also invited to our ever-popular holiday gathering!

**Annual Christmas Dinner**

**Saturday, December 8**

**Social Hour at 5:00 PM**

**Dinner at 6:00 PM**

**Owners' Fireside Lodge**

Please bring a hot vegetable or salad to share and your beverage of choice. Our



Social Committee will provide roast turkey, stuffing, gravy, cranberries, potatoes, and dessert.

Christmas cheer will follow dinner including music and social time. No guests, please, as space is limited for this event.

New this year! Ring in the New Year with your Crossbow community.

**New Year's Gala**  
**Monday, December 31**  
**Owners' Fireside Lodge**

Gourmet hors oeuvres, desserts, special cocktails, live Celtic music. Event details and tickets will be available in early December. For more info, visit [crossbowpoint.com](http://crossbowpoint.com).

### INSIDE THIS ISSUE:

Season's Gatherings	1
Updates	1
Dogs, Lawns & Leashes	2
Cannabis Policy	2
Contact Info	3
Amenities	3
Seasonal Reminders	3
Chatter to Remember	4

## OPERATIONAL UPDATES

### ROOF REPAIR

Roof repairs were conducted throughout the summer. Any further repairs needed will be completed in spring.

### POOL DRAIN COVERS

In accordance with new Alberta Health legislation, raised drain covers have been installed in the pool.

### FIRE SAFETY PLAN

A new fire safety plan has been issued and is available at [www.crossbowpoint.com](http://www.crossbowpoint.com). Please keep a copy in your unit for both you and guests.

### CO DETECTORS

New carbon monoxide detectors have been installed in the parking garages.

### INTERIOR DESIGN

The Board will be meeting with an interior designer to get recommendations for needed updates to Common areas.

### PLANNED POWER OUTAGE

Electrical work has been completed with no issues. Thank you for your cooperation!

## DOGS, LAWNS & LEASHES

This article serves as another reminder about dogs and where to take them for relief breaks. Each summer we see the telltale signs of owners or guests who aren't quite sure where their dog should "go." Our condo association spends hundreds of dollars in landscaping fees to repair areas damaged by pet waste.

Dogs may not relieve themselves on any landscaped area around our condo, including the west lawn area beside the garages. The area designated for dogs is on the west end at the top of the stairs, the

north side at the entrance road, or anywhere outside condo property boundaries. In consideration of residents, dog owners should use property area that is out of sight of residential living space, and be sure to pick up after their pets.

Condo bylaws also require dogs to be on a hand leash at all times. This rule allows owners to have a pet while protecting the rights and investment of other owners. Dogs must be on-leash in hallways, elevators, in the underground garage, and on outside grounds, even if your dog is behaved

and obeys commands. Pets are strictly prohibited in the Amenities Building and guest suites.

Ensure your guests are also aware of Crossbow Point rules pertaining to pets.

If you are considering a new pet, please consult the condominium By-Laws (68-a-iii) for the guidelines.



## SPEAKING OF GRASS ...

With recent legalization of cannabis on October 17, condo associations have been reviewing matters related to cannabis use in shared accommodations. After thoughtful discussion and consultation, the Board has drafted a new policy.

**Cannabis smoking/vaping** is permitted on Common property outside buildings, five meters or more away from any building opening. Butts and residue must be disposed of safely and not discarded on Common property, including planters due to the risk of fire.

Due to the pervasiveness of cannabis smoke and vapor,

it is prohibited in Common areas including parking garages, hallways, lobbies and the amenities building. Use is prohibited within five meters of a doorway or window, and it may not be used in individual units or on balconies. Cannabis smoking/vaping limitations are covered under by-laws that prohibit activities that may cause a nuisance to other owners/renters.

**Growing cannabis** will not be permitted within any area of Crossbow Point, including inside buildings, individual units, or outside on Common property. Growing cannabis can

cause nuisance odors and mildew, and may require additional electrical and water supply funded by owners. There are also insurance concerns where cannabis is grown.

**Medical cannabis** use will be considered by the Board upon request. Documentation is required and subject to condo by-laws.

**Questions?** View the full Cannabis Use Policy or feel free to contact us through our website at [www.crossbowpoint.com](http://www.crossbowpoint.com) by clicking on the Contact Us tab.

# 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](mailto:info@peka.ca).

**EMERGENCY ASSISTANCE (PEKA):** For immediate assistance 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 or 403-678-7936 after hours.

**SECURITY:** Spillet Security Group provides patrol and security services to Crossbow Point and its residents. For noise and disturbance complaints, trespassing infractions and assisting

with condominium by-law enforcement issues, contact 403-493-4661. For Police, Ambulance or Fire call 911

**BOOKING THE GREAT ROOM:** Refer to our website for details and pricing.

**BOOKING A GUEST SUITE:** Four are available, and a user agreement is required. The cost is \$35 per night plus a one-time cleaning charge of \$25. To book a guest suite, contact Marsha at 403-678-8584.

**NEWSLETTER:** Feedback is welcomed. Contact us via our website [www.crossbowpoint.com](http://www.crossbowpoint.com) and click on the Contact Us tab.

**WEBSITE:** Newsletters, condo documents and more valuable information is available at [www.crossbowpoint.com](http://www.crossbowpoint.com). PEKA's website also carries a number of documents (click on the tab 'Condominium Management').

## BOARD OF DIRECTORS 2018:

President: David Minifie  
Vice President: Anne Forbes  
Treasurer: Ron Davies  
Secretary: Gottfried Haase  
Director: Brent Robertson

## AMENITIES

### OWNERS' FIRESIDE LODGE HOURS & ACCESS

Lodge (building) - 6:00 am to 11:00 am (alarmed for security after hours)  
Swimming pool and hot tub close at 10:30 PM  
Anyone under 18 years of age must be accompanied by an owner or parent to be permitted inside the Lodge.

### BOOKING THE MOVIE THEATRE

To book the theatre, log your reservation (name, unit # and bldg. #), in the appointment book located near the theatre. The theatre can be accessed with your key fob.

### COMMENT BOX

Your thoughts on any condo matters are welcomed. Contact

us through our website at [www.crossbowpoint.com](http://www.crossbowpoint.com) and click on the Contact Us tab.



## SEASONAL REMINDERS!

*To prevent freezing pipes in condo units, keep windows closed during cold spells and when away from your unit; keep the thermostat set at a minimum of 17C at all times.*

*To prevent rodents from making our condo their winter home, please do not prop exterior doors open for any amount of time.*

# CHATTER TO REMEMBER



**PEKA KEYHOLDER SERVICE:** Ensure that PEKA has a copy of your unit's entry key or code. 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 costly. Don't pour grease, oil or fat into your garbage disposal or drain. Grease will accumulate and impede the disposal's grinding ability as well as clog drains. Be sure to run the water for at least 30 seconds when using the disposal. More information is available on the internet by searching "proper garburator use".

**RECYCLING REMINDERS:** Our recycling bins are filling up fast! This means that these materials are not ending up in a landfill.

1. Ensure that all items are empty and clean.
2. Do not bring items from a place of employment or business. Crossbow Point household materials only.
3. Flatten 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, 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 and must always be easy to reach. Remember to check your fire extinguishers at least annually. Replace a fire extinguisher that is 10 years or older.

**INSURANCE:** Each owner/tenant is responsible for insuring personal contents and valuables inside their unit, as well as maintaining liability coverage. We suggest checking with your insurance agent to ensure that you have appropriate coverage through your insurance policy for water damage and other damages for which you may be held accountable. A copy of the Condo's most recent insurance certificate is available on our website and through PEKA's website (tab 'Condominium Management').

**PETS:** If you have a pet, or are considering acquiring one, 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 incoming and outgoing traffic. In addition, this road is an emergency access route. Overnight resident parking is not permitted in our outside parking lot other than in exceptional circumstances.

**OIL LEAKS and SPILLS:** Owners/tenants are responsible for preventing 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 Crossbow units. 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. If you are interested in joining our email list, send a note via our website at [www.crossbowpoint.com](http://www.crossbowpoint.com) and click on the Contact Us tab. For now, newsletters will also continue to be mailed via Canada Post to owners and residents. In the future, we are considering not mailing newsletters and only sending newsletters by email. Please sign up now.

**RENTING:** For owners renting their units, the Board strongly recommends utilizing a professional property management company. Careful selection and monitoring of renters ensures that the owner's investment is protected and 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 the tenant, in addition to the owner, receives correspondence regarding the condominium such as newsletters and notices.

Additional information can always be found on our website at [www.crossbowpoint.com](http://www.crossbowpoint.com).