

FALLING TOWARD WINTER

Well, it's been fall, then winter, then fall, then winter ... such are the seasons of Canmore. We hope you've all had a great summer and look forward to getting together during the upcoming months.

CARD OF THANKS

We'd like to take a moment to thank all of the invaluable volunteers who have helped us during the summer months and in the past year. While the list of names is long, we deeply appreciate those who:

- Organize social events
- Lead activities
- Oversee our refundables
- Look after flowerpots and gardening

- Take part in cleanup events and work bees
 - Contribute to making our community a great place!
- Thank you for the enrichment you provide to all owners and residents every single day.

Please mark your calendars and plan to attend our upcoming holiday events:

TREE DECORATING EVENING

Saturday, November 16

6:00 PM

Owner's Fireside Lodge

Join us for a fun and festive gathering when we put up the Christmas tree and decorate the Great Room! Your help is appreciated. Please

bring a beverage of choice.

CROSSBOW POINT ANNUAL CHRISTMAS PARTY

Saturday, December 14

Social Hour at 5:00 PM

Dinner at 6:00 PM

Owner's Fireside Lodge

Join us for our popular annual Christmas party!

The Social Committee will provide roast turkey, stuffing, cranberries, potatoes, and dessert. Please bring a hot veggie or salad to share and beverage of your choice.

Christmas cheer will follow dinner, including music, carols, and social time with friends.

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NEW YEAR'S GALA

Residents Cliff and Bev Block, with support from the Crossbow Social Committee, will once again be organizing a New Year's Eve party!

NEW YEAR'S EVE GALA

Tuesday, December 31

7:30 PM - 1:00 AM

Owner's Fireside Lodge

Musical entertainment will be

provided by Charlie Butler, formerly of Bandoleers in Dead Man's Flats. Make sure you bring your dancing shoes!

Again this year, Zena will be demonstrating her gourmet talents at the grazing table. Guests will receive a complimentary welcome cocktail and midnight toast to ring in 2020.

Guests are also welcome to bring additional beverages of their choice.

Tickets are **\$40 for residents**, and **\$50 for guests**, and will be available starting November 16. Tickets may be purchased from the Blocks, so reserve yours today by emailing them at crblock1@telus.net.





CROSSBOW

FACEBOOK PAGE

Some residents may be aware of, or have joined, a Crossbow Point Facebook page. Please be advised that this social media outlet was established by a resident and the opinions and content therein are solely those of the participants.

While the Crossbow Point Board of Directors is not involved in the Facebook page, we are always available to answer questions and provide the most up to date information. Any and all questions will be answered promptly by contacting us through our website at crossbowpoint.com and clicking on the Contact Us tab.

OPERATIONAL UPDATES

WATER REMEDIATION

As has been communicated to residents in the past few months, water infiltration and structural rot was found in two columns on the north side of the 175 building and remediation is underway.

We are pleased to report that progress is excellent, and the engineering and construction teams have performed very well.

An isolation wall was installed in affected suites and shoring installed to support the roof (completed just before the snow flew!). The exterior walls were then removed so the full extent of the damage could be identified. Engineers are inspecting the work as it progresses, identifying areas requiring

additional remediation and ensuring that construction work meets their specifications. The contractor has been diligent in removing the rotted areas, rebuilding, and ensuring that work progresses quickly and efficiently.

The board has inspected the work on several occasions and everything appears to be going well. Despite a few change orders as a result of the rot being spread further than initially thought, we still expect project completion before December.

Regular project updates and information is posted to www.crossbowpoint.com/projects.

LANDSCAPING

New landscaper, Mineside Maintenance, has provided

excellent service over the summer. In addition to regular maintenance work, they overhauled the irrigation system, felled trees, and designed a berm for the south side of 155. Next year's landscaping plan includes components to align with Canmore's FireSmart program. Volunteers will be recruited for some of this work next spring/summer.

FIRE DRILL

The fire drill planned for September was postponed to a later date due to the water remediation work going on in the 175 building. Remember, fire drills save lives! Thank you in advance for your understanding and cooperation.



AGM REMINDER

Mark your calendars! It's time once again for our condo's AGM.

CROSSBOW POINT ANNUAL GENERAL MEETING

Saturday, January 4, 2020

12:00 Noon

Coast Hotel, 511 Bow Valley Trail

The board of directors will report on items undertaken this past year, provide annual financial statements, and you can vote for those who will

represent you. This is your chance to ask questions and offer your input, too.

If you are unable to attend the meeting in person, your vote is still critical to achieve quorum! Complete your proxy at

www.crossbowpoint.com

and submit by one of the following:

Email: info@peka.ca

Fax: [403.678.4990](tel:403.678.4990)

Mail: PEKA Professional

Property Management
105, 1002 8th Avenue
Canmore, AB T1W 0C4

After the AGM, Crossbow Point owners and residents are invited to join us for:

HAPPY HOUR
3:00 to 5:00 PM

Great Room

Owners' Fireside Lodge

Please bring your beverage of choice and help us toast a successful AGM!

DOGGIE DOO



It's time for a little test! Since some still seem to have trouble understanding how and when to clean up after their pets, we thought this quiz might be fun!

Q: You take your sweet pup outside for a relief break. You're not sure where to take him/her. Where do you go?

- A)** Anywhere the pup likes to go.
- B)** Just outside the door. It's cold, I don't feel like walking!

C) In the designated areas identified in newsletters and with signs.

Q: Oh, oh! You forgot your pick-up baggies. What do you do?

- A)** Leave the poo there on the ground. It's biodegradable, right?
- B)** Sneak away quickly so no one will think you left it.
- C)** Run to your condo, grab a bag, and pick up that doo-doo.

Q: You are in the car wash bay or elevator and your doggie

poops/pees on the floor. Do you:

- A)** Traumatize your neighbors by letting them unknowingly step in feces or urine.
- B)** Blame someone else.
- C)** Clean it up with a baggie, paper towel, shovel, whatever.

The answer, folks, is always "**C**". Let's be considerate. Fines will apply to those who aren't.



ONLINE CONDO FEE PAYMENTS

Condo fees can now be paid online using a credit card or direct withdrawal from your bank through the PayQuad system. PayQuad is a third-party payment system recently adopted by PEKA for this purpose.

Sign up by visiting www.payquad.com. Questions can be directed to PEKA by telephone at 403.678.6162 or by email at info@peka.ca.

AMENITIES

OWNERS' FIRESIDE LODGE HOURS:

Building: 6:00 am - 11:00 pm (alarmed for security after hours). Swimming pool and hot tub close at 10:30 pm.

COMMENTS Your thoughts on any condo matter are welcomed. Contact us through our website at www.crossbowpoint.com and click on the Contact Us tab.

ACCESS:

Anyone under 18 years 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.

CONTACT INFORMATION

PEKA ASSISTANCE: Contact PEKA at any time by calling 403-678-6162. Email info@peka.ca. PEKA can be reached 24 hours a day, 7 days a week, 365 days a year for immediate assistance to mitigate property damage (including but not limited to fire, flood, water leaks, loss of heat), calling 403-678-6162 Ext 8.

SECURITY: Spillet Security Group provides patrol/security services to Crossbow Point residents. For

noise/disturbance complaints, trespassing and assistance with condo by-law enforcement issues from 10:00 pm to 6:00 am, 7 days a week, call 403-493-4661. For emergencies that require Police, Fire, or Ambulance, call 911.

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

BOOKING THE GREAT ROOM: See our website for details and pricing.

WEBSITE: Condo documents, newsletters and more valuable information is always available at www.crossbowpoint.com. PEKA's website also carries a number of documents (click on the 'Condominium Management' tab).

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 an 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 after 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 the 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: 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.

TIRE STORAGE: Storage of tires is not permitted within titled parking stalls. All tires and rims must be stored inside storage lockers.

EMAIL: We have an email list of over 80 Crossbow units. Newsletters and occasional memos will be sent out to this list. Email is most timely, and the only way to receive certain announcements and materials. If you are interested in joining our email list, send a note to our website at www.crossbowpoint.com and click on the Contact Us tab. Please sign up now.

RENTING: For owners renting their units, the Board strongly recommends using 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.