



# Crossbow Chatter

## SPRING IS IN THE AIR

Warmer weather is soon upon us! You are invited to help us celebrate the season by taking part in some great events and projects:

### SPRING IS IN THE AIR HAPPY HOUR

**Saturday, April 16**  
**Great Room,**  
**Amenities Building**  
**5:00 PM - 7:00 PM**

Join the company of friends in your condo communities! A warm welcome is extended to both Crossbow Point and Crossbow Landing residents.

**Our Social Committee will provide appetizers.** Please bring your beverage of choice.

### SPRING CLEANING BEE

**Saturday, May 28**

This annual event brings our community together to spruce up places that aren't cleaned on a regular basis during the year. Meet at 10:00 AM prepared for up to 2 hours of work. Lunch will be served in the Great Room for all participants.



### FLOWER PLANTING

Like to garden? Or would like to give it a try? We are seeking volunteer(s) to help beautify Crossbow Point. This involves the purchase of suitable flowers for 6 planters (you will be refunded), transplanting to the planters, maintaining with necessary watering, weeding and care. Two planters are placed at each of the primary entrances to our three buildings. This job may be suitable for a couple or a combination of people. If you are interested, please email us at [crossbow.chatter@gmail.com](mailto:crossbow.chatter@gmail.com).

## QUICK NOTES

### AGM MINUTES

Please note that AGM and ACM minutes are now posted on [www.crossbowpoint.com](http://www.crossbowpoint.com)

Sincere thanks to those who attended the 2016 AGM or submitted their proxy. Your participation helped us reach quorum

and make key decisions about our condominium.

### POOL TABLES

The pool tables in the Amenities Building have received a recent facelift. Table bumpers were replaced, new felt covering installed, and tables have been leveled.

### PAINTING VOLUNTEERS

Volunteers are needed to help with interior touch-up painting. If you are able to assist, please email us at [crossbow.chatter@gmail.com](mailto:crossbow.chatter@gmail.com). No experience necessary!

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### Mark Your Calendars:

- April 16: Spring is in the Air Happy Hour
- May 28: Spring Cleaning Bee
- Tuesdays @ 10 AM: Coffee Time
- Daily @ 1:00 PM: Disc Golf
- Daily @ 2:00 PM: Walking Group

# MARDI GRAS MADNESS



Thank you to the Social Committee for planning and hosting a truly fun

Mardi Gras party in February. More than 40 attendees enjoyed terrific food and refreshments, great company, and the live music of Bradley Bischoff.

Everyone had a fantastic time. Congratulations to Heidi Wissner and Al Dubeta on winning prizes for best



costume.

Residents of Crossbow Point are encouraged to join in the terrific events planned by our Social Committee. Come out, enjoy social time with your neighbors!



## AMENITIES

### OWNERS' FIRESIDE LODGE HOURS

Lodge (building) - 6:00 AM to 11:00 PM (alarmed for security after hours)  
Swimming pool and hot tub close at 10:30 PM

### OWNERS' FIRESIDE LODGE ACCESS

Anyone under 18 years of age must be accompanied by a parent or owner 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. Theatre keys can be obtained from Dorothy at 403-678-6795. In Dorothy's absence, contact Susan at 403-679-1091.

### COMMENT BOX

Your thoughts on any condo matters are welcomed and may be emailed to [crossbow.chatter@gmail.com](mailto:crossbow.chatter@gmail.com).



## 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 (PEKA) ASSISTANCE:** 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:** 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

**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. Cost is \$35 per night plus a one-time cleaning charge of \$25. To book a guest suite, contact Marsha at 403-678-3678.

*Questions? Comments?  
We are happy to hear from you!*

Contact us at [crossbow.chatter@gmail.com](mailto:crossbow.chatter@gmail.com)

**NEWSLETTER:** Feedback is welcomed. Feel free to email us at: [crossbow.chatter@gmail.com](mailto:crossbow.chatter@gmail.com).

**WEBSITE:** Newsletters, other condo documents and much more valuable information is available on our website, [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 2016:

President:	David Minifie
Vice President:	Don Lawrence
Treasurer:	Anne Forbes
Secretary:	Gottfried Haase
Director:	Brent Robertson

# CHATTER TO REMEMBER

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**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 filling up fast! This means that these materials are not ending up in a landfill. For 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 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 for insuring personal contents and valuables inside their unit, as well as maintaining liability coverage. Condo insurance deductible for water damage is \$25,000. In the event of an insurance claim, you may be responsible for fully or partially paying this deductible, therefore should have no less than \$25,000 in coverage for water damage claims. Check with your insurance agent to ensure that you have appropriate coverage through your condo insurance policy.



Important  
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 or Amenities Building.

**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.

**OIL LEAKS and SPILLS:** Owners/tenants are responsible for preventing oil leaks in our parking areas. Should a leak occur, it must be cleaned 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 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 us at [crossbow.chatter@gmail.com](mailto:crossbow.chatter@gmail.com) if you are interested in joining our email list. For now, newsletters will 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, by-laws require the owner to register the tenant with PEKA (Unit Leasing Form). This ensures that both the tenant and the owner receive notices, newsletters and correspondence regarding the condominium.