

## MMMMM, SUMMER!

It's finally here! Rainy weather has made our mountain valley green and beautiful. Now the sun is shining and summer is fully underway. Be sure to take part in this season's events:

### ANNUAL BARBECUE

**Saturday, August 17**

**Social Hour at 5:00 PM**

**Dinner at 6:00 PM**

This annual event includes a barbecue supper and social time with friends. **The Social Committee provides beef and veggie burgers cooked by our volunteer chefs.** Please bring a salad to share and a beverage of your choice. We look forward to seeing you!

### CROSSBOW ACTIVITIES

Thanks to our great neighbors and an amazing community, Crossbow offers a variety of group activities to get you out and enjoying the company of friends:



### Coffee Time

Tuesdays at 10:00 AM; meet in the Amenities Great Room

### Walking Group

Daily at 2:00 PM; meet at the

west end of the parking lot.

### Red Chair Happy Hours

Held when the weather is fine and the spirit moves us! Please watch for signs in buildings and elevators.

### Disc Golf

Ad hoc games are open to all.

Contact Cliff at

[crblock1@telus.net](mailto:crblock1@telus.net) for more information.

### Pètanque on the Crossbow

"beach." Ad hoc games are open to all; alternatively, you may borrow equipment for a game of your own. For game times or equipment lending, contact Cliff at [crblock1@telus.net](mailto:crblock1@telus.net).

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## NEW CONDO LEGISLATION

The Government of Alberta has extended the period of review for the Condominium Act, effectively placing any changes on hold until January 1, 2020. Expected changes include revisions or clarifications to AGM notices, Reserve Fund studies, insurance, and a variety of rules and regulations.

Crossbow Point and Crossbow Landing Boards, in consultation with legal counsel, have been working to develop and refine our by-laws to reflect the anticipated changes. Both boards will continue to work together in preparation for the new Condo Act's eventual implementation.

Have questions or concerns? Contact us through our website at [www.crossbowpoint.com](http://www.crossbowpoint.com) and click on the Contact Us tab. We are always happy to speak with you and provide any needed information.

# OPERATIONAL UPDATES

## ELECTRICAL WORK

Maintenance work on the main electrical panel and breaker for Crossbow Point will be undertaken early this fall. PEKA engaged manufacturer's representatives to inspect existing equipment and to identify any needed maintenance and repairs. Work will commence once parts and personnel become available. Please be advised that a power outage of several hours will be required to complete the maintenance, and owners will be notified in advance.

## TREES & BERMS

As many residents are aware, exterior painting to prevent wood deterioration is an ongoing project. Painting is conducted on a rotational

basis to minimize cost and maximize protection of the building. Trees that were planted around Crossbow Point by the original developer have grown and are now preventing access to some areas. Where necessary, single trees may need to be removed to allow for safe access of lift and contracting equipment. In addition, a few modifications will be made to berms to ensure lift equipment can be used and safely operated by maintenance workers around our building.

## LANDSCAPING IMPROVEMENTS

Lawn care activities, featuring Fire Smart protocols, are being initiated to enhance our lawn and wooded areas.

Watch for further updates on this project in the Fall 2019 newsletter.

## WATER DAMAGE REMEDIATION

Construction work in the 175 building will be ongoing to repair damage as the result of a water leak in the building envelope that went undetected beneath a concrete roofing tile for some time. The leak caused structural and other damages that will be subject to an engineering assessment, inspection, and recommendations for remediation. Further inspections are actively being conducted to confirm this leak was an isolated incident. Updates will be provided as work progresses.



### Anonymous Comments

The Crossbow Point Board has received a few anonymous email comments recently. Please be advised that the Board will not take anonymous comments under consideration as they cannot be verified as having been submitted by a member of the Crossbow community. Please ensure your email comments include your name and contact information so they can be appropriately addressed.

# SAFETY REMINDERS

## FIRE DRILL

A fire drill will be conducted sometime in September, and we kindly request everyone's willing cooperation. Remember, fire drills save lives! In an emergency, one is better prepared having had at least one trial run. As a reward for your keen participation, Brent & Kim Robertson will host a post-drill thank you with special beverages and snacks in the Amenities Great Room.

## FIRE SPRINKLERS

A friendly reminder to ensure that fire sprinkler heads in your unit are not blocked or impeded in any way. Please report any issues with sprinkler heads or smoke alarms immediately to PEKA.

## WILDLIFE SAFETY

Canmore has experienced particularly active bear and wildlife seasons in the past few years. Wildlife has been sighted on Crossbow property

in the past, including a black bear this month, so be aware of your surroundings and the potential for contact with wild animals at all times. It is advised to take appropriate prevention and safety measures, and carry bear spray on walks, hikes, and when bear or wildlife activity has been identified in neighborhoods and leisure areas. Owners, please ensure tenants and guests are also notified.



# CARD OF THANKS

## SOCIAL COMMITTEE

Crossbow Point's Social Committee will be welcoming a few new and returning faces in the coming weeks. Details will be posted on our website at [www.crossbowpoint.com](http://www.crossbowpoint.com)

Our sincere thanks to departing committee members whose time and talent have brought us many wonderful and fun-filled events over the past several years:

Bev Block                      Jeanne Pickard  
Zena Crabtree              Mary Wright  
Helene Diotte

## OUTDOOR PLANTS

Huge thanks goes to those who have prepared, planted and cared for the flower pots and plants around Crossbow Point:

Doug and Mary Wright  
Kevin and Jenn Houston

Your efforts have made our con-

do community beautiful and inviting throughout the spring and summer months.



# 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.

### 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.

## COMMENTS

Your thoughts on any condo matter are welcomed. Contact us through our website at [www.crossbowpoint.com](http://www.crossbowpoint.com) and click on the Contact Us tab.

# CONTACT INFORMATION

**PEKA ASSISTANCE:** Contact PEKA at any time by calling 403-678-6162. Email [info@peka.ca](mailto: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](http://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.

**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](http://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](http://www.crossbowpoint.com).