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## Amenities Phased-in Reopening

As many of you know, our amenities building has been unavailable to full access since March 2020. Alberta Health Services (AHS) has now eased its requirements.

As a part of its phasing in plan for amenity operations, the Board reopened the Pool/Hot Tub area on Monday, October 26th.

Access to the Pool/Hot Tub area is subject to users booking through the online booking tool, which is available on our website homepage at [www.CrossbowPoint.com](http://www.CrossbowPoint.com). The Pool/Hot Tub area is available for booking on the hour. **Please check our website for booking time slots.**

The time slots are for 45 minutes of use. This leaves 15 minutes between users. The mid-afternoon closure allows time for cleaning and sanitization.

Each time slot is limited to one cohort group/unit address of up to 6 persons. There is no monitoring/supervision of the area other than the recording by the existing video cameras and the FOB access system. Online booking and FOB access is for Contact Tracing purposes.

Signage re: Covid-19 symptoms and protocols (e.g., masks and hand sanitization) will be displayed. Persons showing any signs or symptoms of illness are not to enter the Pool/Hot Tub area.

**The Gym, Dry Sauna, Steam room, and washroom/showers will remain closed at this time.**

Washrooms/change rooms are only to be used for emergencies. Users are to change in their unit prior to proceeding to the Pool/Hot Tub area. The 'cleansing shower' located within the Pool/Hot Tub area is available for use prior to and after using the pool and/or hot tub.

**The outlined restrictions may be removed at a later date depending on how users comply with them and the progress of Covid-19.**

## Landscaping at the Point

It has been a busy and successful landscaping season. With the guidance of our Landscaping Committee in conjunction with Mineside Maintenance we completed a landscaped perimeter on the north side of 175 with rundle crush. We also retrofitted the southwest corner of 175 which consisted of tree and stump removals, soil addition in low spots and rundle crush to finish. The laneway between 165 and 155 was given a fresh look after painting was

completed on the north side of 155.

Next spring, our Landscapers will be establishing new grass and installing new plantings as a result of the berm project that took place in June of 2020.

The Committee consisting of Anne Forbes, Lynne Kemshead and Jenn Houston will meet with the newly appointed Firesmart Coordinator, Lloyd Hokosono and will use the winter season to develop a

plan in order to proceed with Firesmart activities in the spring.

A note of thanks goes to Barb Mendaglio who has recently left the Landscaping Committee in support of other priorities. She has contributed many hours over the years; planning, offering design options as well as using her "green thumb" skills in actual trimming of shrubs.



• **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](http://crossbowpoint.com) and clicking on the Contact Us tab.*

## Crossbow's Michelle Fuller Raises Funds for the Terry Fox Foundation

Michelle Fuller and her husband, Henri logged over 1900km while participating in the Terry Fox Virtual Run to raise funds for the Terry Fox Foundation. Go to our website to read [their story](#).



## Maintenance Updates

**PAINTING** – This fall, with the completion of the berm work on the south side of 155 to provide enhanced access by mechanical equipment, the scraping and painting of the logs throughout the complex was completed. Log condition is monitored regularly as repainting is required about every five years. Also, the south and east facing siding was repainted; the remaining north and west facing sections, which weather reasonably well, will be assessed next year to determine the need for repainting and the timing of the work.

**STRUCTURAL REMEDIATION PROJECT** – This work, which began last fall on two areas of the 175 building, is effectively complete with some minor cosmetic work remaining. Costing approximately \$665,000, this project came in below the total budget of \$821,000, and in line with the owner-paid Special Assessment of \$660,000. Further work was carried out that remediated areas of major water flow such as dormer areas, flashing and eavestrough. As part of the Board's continued due diligence a 'building envelope'

study remains underway to identify any potential risks. Initial indications are that certain areas will require relatively minor repairs or additional preventative maintenance such as increasing the frequency of eavestrough cleaning. Engineering analysis is underway and we are cautiously optimistic that the building envelope study will not identify any further major work.

## Operations Updates

**ANNUAL GENERAL MEETING (AGM)** - As advised to owners by email on October 30, 2020, our AGM, originally planned for January 9, 2020, has been deferred due to Covid-19 related physical meeting restrictions. A new date for the meeting has not been established and further information

to owners will be forthcoming in the new year.

**BYLAWS**- The Bylaw review and rewrite project continues to proceed under the leadership of Doug Macdonald (Landing). Both Boards continue to be extensively involved, along with members of

the owner committee. The AGM remains an ideal time to obtain owner approval (75% approval by all owners is required). The committee and the Boards are working towards that goal. More information will be provided to owners in advance of the formal approval process.

## “Who Does What?”

On Thursday, October 22, the Crossbow Point Board hosted an hour-long presentation titled, “Who Does What”? The purpose of the presentation was to provide an overview on the roles and responsibilities of the Board members, PEKA Professional Management Company and our Facilities Operator.

Existing owners and new owners attended the presentation.

Roughly 34 owners signed up for the presentation by email prior to the presentation date.

Approximately 25 owners plus partners attended. After the presentation, some questions were answered within the allotted time and others were followed up the next day by various Board members.

For owners who were not able to attend the presentation, it is now

posted on our website:

[www.CrossbowPoint.com](http://www.CrossbowPoint.com), under the heading, Our Current Activities.

If you have any additional questions, after reviewing the presentation, please contact the Board through the website using the Contact Us tab. We are always happy to talk with you.



### 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. A transaction fee applies*

*Sign up by visiting [www.payquad.com](http://www.payquad.com).*

*Questions can be directed to PEKA by telephone at 403.678.6162 or by email at [info@peka.ca](mailto:info@peka.ca).*

## AMENITIES

### OWNERS' FIRESIDE LODGE

#### HOURS:

Building: 6:00 am - 11:00 pm (alarmed for security after hours). See front page article

#### Amenities Phased-in

**Reopening** regarding the Swimming pool and hot tub area.

### ACCESS:

Due to Covid-19 there is only limited access to the Lodge. The sauna/steam room and gym remain closed at this time.

### BOOKING THE MOVIE

#### THEATRE

**Current limited capacity: up to 8 persons only**

To book the theatre, log your reservation in the appointment book located near the theatre.

## 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.

**MAINTENANCE:** In the event of a common property area spill, non-working electrical or mechanical item, contact Cliff at [mtn.springs106@gmail.com](mailto:mtn.springs106@gmail.com)

**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 additional 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).

**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.

# 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.
4. Moving boxes and large appliance boxes are not permitted in our recycling bins.

**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. You should note that while the maximum insurance deductible under the new Regulations is \$50,000, our policy currently has a maximum of \$25,000. This may increase to the \$50,000 limit with our insurance renewal Nov 1, 2020. 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:** 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).