



INSIDE THIS ISSUE:

| | |
|---|---|
| Goodbyes and Welcome | 1 |
| COVID-19 Update | 1 |
| Landscaping and Fire Smart (Property Committee) Year End Review | 2 |
| Bylaws Update | 2 |
| Social Committee Report | 3 |
| New Guest Suite Coordinator | 3 |
| A Few reminders | 4 |
| AMENITIES | 4 |
| CONTACT INFORMATION | 4 |
| Chatter to Remember | 5 |

Goodbyes and Welcome

As the festive holiday season quickly approaches, it might be an appropriate time to think back over the past year and look forward to the next. One of the impacts of the Covid 19 pandemic appears to be a surprisingly strong and active real estate market. Over the past months we have seen the departure of many friends and neighbours from our community. We wish them all the best and hope that wherever they are now they have fond memories of Crossbow Point.

That being said: for every friend who departed, new friends arrived!

One of the most attractive features of living in Crossbow Point is the opportunity to form new friendships and participate in both organized and spontaneous social activities. Pandemic restrictions have drastically reduced organized events and made it difficult for new neighbours to meet. It is great to

see the social committee working on several upcoming events. If you are new to our community or maybe you're a longer-term resident feeling a little homebound; now you have a perfect opportunity to make new friends and renew older ones. We look forward to seeing you soon. (Even if we have to imagine what your face looks like behind your mask!)

COVID-19 Update

After a short period without restriction this summer, Alberta once again brought in new restrictive guidelines on Sep 20th. This has limited our ability to interact with our fellow residents but with the recommended precautions, we can partake in some activities. Our amenities have remained open with limitations and there are social activities planned (See the social committee report).

The new guidelines require that indoor gatherings be limited to 2 families and a maximum of 10 people. Masks are required in any common spaces outside your residential unit.

Guest suites: The guest suites are available for booking. Guests must adhere to the current COVID-19 guidelines

Amenities: All of the amenities are open with access limited based on the guidelines for gatherings. Masks are required when entering the amenities building but are not required while using the pool, hot tub, sauna and steam room.

Social events: Some activities have been planned for the next few months. For activities being held in the great room, we will follow the Alberta guidelines for private events being held in public spaces. Proof of

vaccination or medical exemption is required to participate. Masks are required except while eating or drinking.

If anyone has not yet downloaded their vaccination record with the QR code, you can do so at <https://covidrecords.alberta.ca/home>. You can print it or save it to your phone.

We very much appreciate the cooperation of all residents so far to keep our community safe. These are trying times but our number one priority is to get through this safely.



• **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.*

Landscaping and Fire Smart (Property Committee) Year End Review

2021 Season has been a busy one for volunteers on the Landscaping and Fire Smart Committees, combined to be called Property Committee.

Lloyd Hokazono led the Fire Smart Initiative in the past year to bring Crossbow Point property up to an acceptable level of mitigation for potential fires. Thank you to Lloyd and his volunteers for carrying out the work. It should be noted trees that fall naturally throughout the course of the year are usually processed by our arborist, Chad Lewis from Natural Tree Solutions. Chad also consults with the Property Committee on which trees should be removed for safety reasons as well as to minimize risk fire risk.

The Landscaping Committee made up of Anne Forbes, Lynn Kemshead and Jenn Houston had a productive year planning and executing new plantings in the southwest corner of #175 and the establishment of over 13 shrubs

on the south facing berm. All of these plantings took place in June and we expected to only water for a month while establishing the root structure. Alas, the watering team of Anne Forbes, Lynn Kemshead, Jenn and Kevin Houston watered the shrubs everyday throughout July and three times a week in August and finally once a week in September. Let's hope our diligent watering results in continued growth of our new shrubs on the berm. Thank you "watering team".

Old and tired shrubs were removed from parking lot gardens. Trees that have grown high and brushing the building were trimmed to prevent damage to the buildings. A very big thank you to Jenn and Kevin Houston who donate over and above the fixed amount of budget allocated by the Board for annual plantings. This year our Social Committee provided monies to augment the annual flower costs. Jenn and

Kevin also care for the pots daily and I think you can all agree our yard was brimming with beautiful flowers.

Plans for 2022 growing season

The Landscape Sub Committee will meet during the winter with Andrew Cochran of Mineside Maintenance to review the irrigation system. Our budget for landscape improvements is very limited (2021-2022) for the next growing season due to overall budget constraints. We are planning on revamping the plantings at the Crossbow Place entrance sign. However, we would like to invite owners to submit their ideas for consideration for the years 2022-2026 as we work from a five year landscape improvement plan. Email your ideas to:

Crossbowpoint.111@gmail.com.

Bylaws Update

The volunteer committee working on your bylaws is continuing with their strong efforts, engaging with both the Point and Landing Boards at key checkpoints. While the work has been slow due to its detailed nature, it has also been very progressive and undertaken in the governance interests of owners. Once the Boards have accepted the final draft Bylaws, as prepared by McLeod Law,

they plan to issue a copy to owners for their advance review. The Boards recognize that it is critically important to ensure that owners reach a good understanding of the Bylaw changes and the reasons for those revisions. Such understanding may best be accomplished through a presentation, with discussion, at one or more Town Hall meetings. In order to effectively implement

a new set of Bylaws, the changes should be clearly understood and must be owner supported (75% approval is required). The approval process is intended to occur early in the new year, with approvals occurring at the upcoming Annual General Meeting which is likely to occur a few months into 2022

Social Committee Report



Social Events in recent months included:

The Pétanque and Prosecco Party held on September 11 at the Crossbow Beach saw 8 teams engaged in fun filled competition with the team of Lloyd and Allison coming out on top. Several participants and cheering spectators dressed in costume contributing to the fun!

Cascade Ponds provided the setting on a beautiful Saturday, October 11 for a Campfire Sausage Roast. Bocci Ball and Bean Bag Toss games added to the enjoyment.

We are truly excited about these upcoming events:

Christmas Market and Tree Decorating, Saturday, November 20

Light Up the Night, outside the Crossbow Point & Landing Amenities buildings, November 27

Christmas Dinner, Saturday, December 4

New Year's Eve Gala, December 31 with Charlie Butler entertaining. (Tickets available December 4)

Note: Proof of vaccination status (QR code or documentation) will be required for all events. Also masking except when eating or drinking)

A big thank you to the volunteers who attend to collecting and sorting the refundable beverage containers which are taken to the Bottle Depot.

Please bring all your beverage cans, bottles, cartons, and jugs to the recycling stations at the west end of the parking garages. The money collected allows your committee to fund social events and possibly, over time, some capital projects.

Suggestions we have received for the Great Room include a Ping Pong table, Large Screen tv, sound system.

Your Social Committee: Karen, Sean, Harry, Virginia, Anne Marie and Cliff



New Guest Suite Coordinator

After 18 years as guest suite coordinator, Marsha Willert is resigning the position and handing it off to Jenn Houston. The residents at Crossbow send a big thank you to Marsha for all her work over the years managing the bookings and maintaining the guest suites.

A thank you as well to Jenn and Kevin, who will assist her, in taking this on.

Details regarding booking the guest suites can be found on the Crossbow Point website under Policies and Procedures/Part 3

To book a guest suite contact Jenn at:

Phone: 204-573-8386 (text or phone)

Email: cbguestsuites@gmail.com

Condo Unit: 105-155 Crossbow Point

A Few Reminders

Tire storage is not allowed in the parking area. All tires must be stored in a storage locker or offsite. As outside temperatures begin to drop,

please remember to keep windows and doors closed and thermostats set above 16 degrees Celsius.

Finally, remember only artificial Christmas trees are permitted.

AMENITIES

OWNERS' FIRESIDE LODGE

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

The swimming pool, hot tub, sauna, steam room and fitness room are now open subject to COVID-19 guidelines.

The pool area closes at 10:30pm

ACCESS: Anyone under 18 years must be accompanied by an owner or parent to be permitted inside the Lodge.

BOOKING THE MOVIE THEATRE

Limited to 2 households.

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

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.

Questions can be directed to PEKA by telephone at 403.678.6162 or by email at info@peka.ca.

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: Spillett 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

BOOKING A GUEST SUITE:

Four are available, a user agreement is required. The cost is \$35/night plus a one-time cleaning charge of \$30. To book a guest suite, text or phone Jenn at 204-573-8386 or email cbguestsuites@gmail.com

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. 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 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 the maximum insurance deductible under the new Regulations is \$50,000. 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 shoulders. 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 owner/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 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.

AirBnB arrangements are not allowed at Crossbow Point.

Additional information can always be found on our website at www.crossbowpoint.com.