



## Thank Yous and Updates

It seems just yesterday that we were saying goodbye to the last remnants of snow on the mountains. Now, as I sit down at my computer to prepare the next newsletter, I look outside to see that we have skipped past summer and moved right into fall! Once again our landscaping committee did an outstanding job creating and maintaining beautiful planters throughout the property. Please extend a special thank you to Jenn and Kevin as well as everyone who assisted them.

The past few months have been eventful on several fronts, but none have impacted the operation of our facilities as much as the escalating cost of energy. We have all seen the results reflected in recent increases to our condo fees. While variable rate utility contracts served us well in the past; the more prudent approach in the current market appears to be a conversion to fixed rate contracts. To that end, the board recently entered into medium term fixed rate

contracts for both electricity and natural gas to mitigate future cost increases and provide more predictability.

On that note, owners and residents are reminded that with the upcoming fall and winter seasons, it is even more important that we conserve energy by ensuring that windows and doors are closed during cold weather.

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## Controlling Noise in Wooden Structure Buildings

Some residents have voiced concern with the level of noise that can travel from one unit to another. While our building has strict guidelines respecting flooring material and installation (see details on the Crossbow Point website), the fact remains that we live in a wooden structure building. Although noise transmission can be mitigated, some degree

of noise transmission is inevitable.

A simple internet search will uncover several suggestions to help reduce the impact of sound travelling between floors. For example, wearing slippers or soft shoes will significantly reduce the sound of footsteps and lifting rather

than dragging chairs will also reduce noise. Recognizing that even though all units are compliant with our construction requirements, elimination of all noise is impossible. Kindness and consideration by both parties in a noise issue can go a long way in maintaining good relations between neighbours.

Receive Chatter updates by email

To receive emails with notices and updates, go to [CrossbowPoint.com](http://CrossbowPoint.com). On the Contact Us Page submit a request to be added to the email list.

## Social Activities

As life gradually starts returning to “normal”, social activities at Crossbow Point are picking up. We had a number of successful outdoor events beginning with the Summer Solstice which due to inclement weather was moved indoors. Guests from the landing attended and entertainment was provided by Charlie Butler. It was an enjoyable evening for all.



Dancing at the Summer Solstice Party

The July sausage roast at the red chairs and August barbeque in the parking lot were both well attended. Come September we headed to the beach for an afternoon of Prosecco and Pétanque where we crowned the new Pétanque champions. The weather cooperated beautifully and the partying continued until dark.

With the spectacular fall weather we are experiencing this year, the Tuesday coffee relocated to the red chairs and a Thursday happy hour was added. (The coffee hour and happy hour

will be held outdoors when the weather is suitable, Otherwise, we will meet in the Great Room.) These weekly events give everyone a chance to connect with fellow Crossbow residents. We should note that red chair gatherings can happen at any time. So if you see someone sitting there, feel free to join.

There are a number of events planned for this fall. The sausage roast at Cascade Ponds has been a popular annual event. We will roast sausages over a fire and play games in a beautiful natural

setting. The Light up the Night, this year is being coordinated by the Landing. That’s when we meet outdoors to switch on the Christmas lights and enjoy some warm drinks. At the end of November we will hold the tree decorating and Christmas Market. Vendors from both the Landing and the Point will be selling their homemade crafts and goodies. (anyone wanting to set up a table should contact Harry Neilson at [harry.nielsen@outlook.com](mailto:harry.nielsen@outlook.com))

The annual Christmas dinner will be on Dec. 17th and preparations are being made for a fabulous News Years Eve party.

Details of each event will be sent out via Crossbow Chatter and posted on the Crossbow Point website as the event draws near.

Each of these events help to bring our Crossbow community together. We especially invite all the newcomers to come and get acquainted.



Prosecco and Pétanque Beach Party

## IMPORTANT: PAINTING and OTHER RENOVATIONS IN YOUR UNIT - FIRE ALARM

**THE PROBLEM:** Recently, we have had some Fire Alarm error messages generated as the result of renovations being done. This has caused unneeded expense for us as Banff Fire and Safety was required to attend and reset our alarm system. So far, we have not had a Canmore Fire Department response.

Our alarm system is intuitive to the point that it knows when there is a change or alteration to the Horns/strobes and pull stations. These units are in constant

communication with the central control unit and sends information to that unit several times per second.

**Generally, each suite unit in Crossbow Point has a STROBE/HORN unit located in each bedroom. Even a slight loosening of the attachment screws of strobe/horn units may trigger and register as a tamper alarm.**

**WHAT YOU SHOULD DO:** If you are planning a painting project or anything that may involve touching a horn/strobe unit in your suite,

please contact the system monitoring company, API at 1-800-268-7680 to have them place our system in a test mode to avoid triggering an alarm. Following completion of any work, API should be re-contacted to place our system back in active mode.

If this process is not followed, any costs incurred by Banff Fire and Safety or the Canmore Fire Department to attend our facility may be charged back to the specific unit owner.

### 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).

## 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:** 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](mailto:mtn.springs106@gmail.com)

#### BOOKING A GUEST ROOM:

Four are available, a user agreement is required. The cost is \$75 for the first night and \$35 for each additional night. Refer to the Crossbow Point website for details. To book a guest room, text or phone Jenn at 204-573-8386 or email [cbguestsuites@gmail.com](mailto: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](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, fat or coffee grounds 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. This applies to guest pets as well. All dogs must be on a hand leash at all times. Pick up after your pet. NO pets whatsoever are permitted in guest rooms.

**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. Non-compliance may result in the removal of the bicycle

**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.

**AirBnB** arrangements are not allowed at Crossbow Point.

Additional information can always be found on our website at [www.crossbowpoint.com](http://www.crossbowpoint.com).