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Ping Pong at Crossbow Point



We have a new addition to our facilities in the amenities building. Some residents have

generously donated a ping pong table to the social committee. The table has been a big hit with those that have tried it out. Whether you're a pro or a newbie, ping pong can be lots of fun. Researchers have found table tennis to be beneficial to mental and physical wellbeing, particularly for seniors.

The table is now where the shuffle board was and the

shuffle board table has been moved closer to the pool tables.

You may want to bring your own paddles and balls but if there are some in the room, you are welcome to use them.

We're looking forward to seeing some expert skill development.

Be Respectful

The majority of our residents are mindful of the condo rules and show respect for others in the building. We ask that you remind your visitors and guests to be aware of the rules and noise restrictions.

Please be mindful of your smoking habits and littering with your butts, as we have had an incident where a resident's dog swallowed a marijuana butt and caused significant vet bills.

We have had some noise and alcohol complaints concerning the use of the Hot Tub area. We ask that you respect both our and Alberta Health Services requirements for our operations.

Receive Chatter updates by email

To receive emails with notices and updates, go to CrossbowPoint.com. On the Contact Us Page submit a request to be added to the email list.

Operational Updates

The Board hopes everyone had a great Summer.

The board has organized and removed two Fruit Trees as that has been requested by the Town of Canmore to keep the bears from being attracted to the fruit. This cost was at the Town of Canmore's expense as it was part of a program initiated this year.

The New Bylaw's are coming to completion shortly for the current existing Owners to peruse and later to vote on.

Cliff is cutting back on his duties and is stepping back from looking after the pool/hot tub at the end of



September. We will miss him. Thanks Cliff for doing an excellent job looking after these facilities for many years. The board is presently looking for a company to take over these duties and the board will keep everyone informed as we make changes going forward.

Log restorative work is continuing adjacent to some

units in 175, and will be completed within the next few weeks. The logs continue to be subject to regular inspection so that appropriate maintenance and restoration is undertaken. As a result of this prioritized work, some deck and caulking work has been deferred to next year.

HVAC - the first phase of work (3 units) was completed. The 175 central stairs unit will become operational upon completion of restorative work on the related parapet later this year. Remaining AC unit's replacement are planned over the next 3 to 5 years as advised at the ACM.

Social Committee Report

We are glad to say that this year we have been able to host a full line up of social activities. The year began with the New Years Eve party which was well attended. The band, Rock and Roots (featuring our own Mark Satniforth) kept us all moving while there was lots to eat at the buffet put on by the social committee. Judging by the feedback, the event was

a huge success. Plans are under way for the next New Year's party. We have booked the Bar Flys, a duo from Calgary with a big sound. Tickets go on sale in December.

The social committee has been pleased with the level of participation for our monthly events. The attendance at the

summer Barbeque exceeded our expectations. We are adding a new event to our calendar in October. We will be holding a Monte Carlo night. So save your money and get out your evening attire. This should be a lot of fun.

Our annual Christmas dinner, one of our most popular events is being held this year

on Dec. 2nd. Watch for notices of upcoming events. Posters will be put up 2 weeks in advance and an email notice will be sent out via Crossbow Chatter. If you are not on the Crossbow Chatter email list, you can sign up on the contact page on the website.

A reminder to new and old residents of our weekly socials - Tuesday coffee at 10:00 am and Thursday happy hour at 4:00 pm.

Funding for our social activities comes from collecting refundable drink containers which are donated by our residents. Refundables can be dropped in the containers in the recycling area in each garage.

The social committee wishes to thank everyone for their donations and for their



New Year's Eve 2022

participation. These events add to the enjoyment of our condo experience.

You can contact the social committee by email at CrossbowSocial@gmail.com.

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: 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

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

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, 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 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.