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Spring Time at the Point

It appears that spring is finally here. The snow is mostly gone, the wildlife is getting active again and most importantly, we recently had to “spring ahead” and welcome daylight-saving time! With the arrival of spring, our Crossbow Point Community also begins to gear up for summer.

Please take the time to scan through the newsletter. It contains important information

about the upcoming Annual General Meeting of our condominium association and upcoming social events. As well, we have included important information and tips to assist us in enjoying the spring and summer in our beautiful Rocky Mountain home.



Red Chair Gathering, March 24th

Upcoming AGM

Following up on the success of our virtual Annual General Meeting (AGM) last year, and the removal of health restrictions on indoor gatherings, your board has decided to hold a hybrid meeting this year. The meeting will be open for any person who wishes to attend in person but will also be simultaneously available as a live feed Zoom meeting for those who wish to attend virtually. Thanks to Lawrence Nyman and his experience organizing hybrid meetings for the Canmore Rotary Club we are looking forward to an even more successful event this year.

The meeting will be held in

conjunction with the Crossbow Landing and will consist of three sessions. One will deal with only Crossbow Landing matters and another will deal solely with Crossbow Point matters. Occurring in between these two meetings is the formal AGM during which Board elections will be held for both condos, and other business matters common to both condominium phases will be presented

Although our two organizations operate on a day-to-day basis as two entities, both are incorporated as a single entity (Crossbow Condominium Corporation) and operate under

joint bylaws established by the original developers.

PEKA has forwarded the first set of meeting materials to all owners. A second set of materials will be sent shortly. Please read through the packages and determine the way you wish to participate.

The PEKA package also included the necessary forms required to stand for election. If you are interested in becoming a Board member, please pay particular attention to deadlines for submission of your completed documents.

New Interiors Committee

Over the years successive Boards have done a good job ensuring that the basic infrastructure in our buildings has been maintained in a professional and safe manner. Emphasis is often directed at ensuring the structural integrity of the building and mechanical systems. In some cases, equipment is upgraded to reflect new and more efficient technology.

The most visible parts of our building (hallway walls, carpets, guest suites and décor) are aging at the same rate as our building and mechanical systems. However,

addressing them is slightly different. Not only do we need to deal with obvious issues such as wear and tear; we also need to consider aesthetics and interior design.

To that end the Board has agreed to establish a new committee. The Interiors Committee will review the state of our existing finishes and décor. Using the results as a guide, they will develop a 3-to-5-year plan for replacement or refreshing the finishes in all common areas and guest suites.

It is expected that a number of

opportunities will be incorporated into the process to allow for feedback and comments from anyone interested.

We are pleased that Pauline Douglas has agreed to chair the committee with Rob Renner acting as Board liaison. Other committee members will be announced soon. Anyone interested in getting involved in the process is encouraged to contact Pauline (pdouglas@ucalgary.ca) or Rob (rob.w.renner@gmail.com).

Upcoming Social Activities

Now that we have fewer restrictions regarding social gatherings, our Crossbow Point Social Committee has planned a number of events that are sure to be fun for all. The activity calendar kicked off on March 19th with a St. Paddy's Day themed happy hour. The committee is pleased with the turnout and everyone seemed to enjoy connecting once again with their fellow residents.

Another happy hour is scheduled for April 9th at 4:30. New owners/residents are especially encouraged to come and meet your neighbours at the point.

The annual spring cleaning will be held on May 7th.

Participants meet in the amenities building at 10:00am. It usually takes about 90 minutes to complete the cleaning after which the social committee will provide pizza and drinks for all participants.

There are 3 outdoor events planned for this summer that are sure to be enjoyable. On June 18th at 7:00pm, we will celebrate the Summer Solstice along with our neighbours at the Crossbow Landing. This event will be held at the back of 175 between the Point and the Landing. It will feature live



St Paddy's Day happy hour

entertainment by the very popular Charlie Butler. An event not to be missed.

A beach party is scheduled for July 16th at 3:00pm. There will be music and games. Please bring your own beverage and lawn chairs.

The summer barbecue will be

held in the parking lot on August 20th at 6:00pm. Full details will be sent out prior to the date.

Note: All outdoor activities are subject to change depending on the weather.

Info on upcoming events will be posted on the website at CrossbowPoint.com

Please keep recycling, composting and DONATING YOUR REFUNDABLE CONTAINERS (that is any beverage container whether glass, plastic or cardboard, a bottle, jug or carton.) Your donations make these social events possible. Thanks for your support.

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.

Summer is Coming (will it be too hot for you?)

During the warmer months it is highly recommended that you turn off the pilot light of the **fireplace** as the pilot light does noticeably add to the heat load and lack of comfort during our warmest days. Both the pilot light control valve (black) and

line shut-off valve (yellow handle) should be turned off. These are located inside and at the front of the fireplace box.



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. 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.