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Nature photos source:
Robert Reed

SPRING IS ARRIVING...

...after all, it was a slow entrance this year: exactly at the date of the vernal equinox winter gave signs that it did not want to leave. It changed eventually and in the meantime there have been many blue-sky days, brilliant and warm sunshine and we hope this will continue through the remaining days of April and on into May.

We don't need to ask you "how are you?" because we know that you all are adversely impacted by Covid-19. But more about that health crisis later.

CARD OF THANKS

While most social events were spearheaded by the Social

Committee - they did a superb job - we would like to include all the other valuable volunteers in our Thank You for helping to organize, stage and support the many events during the winter season, such as:

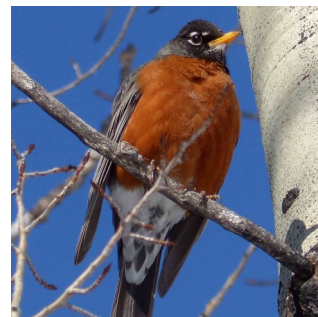
- Tree decorating party
- Christmas dinner
- New Years Gala
- AGM Happy Hour
- Hot chocolate work break
- Beat the Winter Blues
- Town Hall Meeting

All these events and the efforts that went into them contribute to making our Crossbow Point community a great place.

-- Due to Covid-19, no social events are planned for the spring season.

— However, the June Board meeting will go ahead as planned on June 23rd. It will be an on-line event.

— We had targeted May 9th for the annual Cleaning Bee, but that date is no longer possible.



ANNUAL GENERAL MEETING

Our thanks to those who attended the 2020 AGM or submitted their proxy. As a result, we met quorum and were able to conduct the necessary business regarding our condo governance. The draft AGM and ACM minutes were provided to all owners prior to the end of February, and are posted on our website. Your BOARD FOR 2020 consists of

four returning board members: Ron Davies, Anne Forbes, Gottfried Haase and David Minifie. A first time director, Marthe Boissonnault. (Mat), was elected to the Board due to the vacancy left by Brent Robertson. We welcome Mat to the Board, and thank Brent for his 4 years of service to the ownership. Subsequently, the Board elected four Board

members to fill the Officer positions: President-David, Vice-President-Anne, Secretary-Gottfried, Treasurer-Ron. Board members have been elected and appointed to represent all owners and their tenants. If you have any questions or concerns, you may contact the Board through our website and click on the Contact Us tab. We are always happy to speak with you.



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.

STRUCTURAL REMEDIATION PROJECT

The work for the structural remediation project has been successfully completed, inspected, and accepted. The patience and cooperation of residents has been sincerely appreciated.

The remediation project was a challenging undertaking and involved two separate unit stacks (north side). Given the potential for catastrophic failure, the initial part of the project focused on supporting potentially weakened areas and then identifying the extent of the damage. When the exterior was removed, the engineers assessed the damage and developed designs to remediate and prevent issue recurrence. The contractor worked diligently to install the repairs as they were designed. Oversight of engineering and construction activity was provided by 11th Hour Fine Services and included various site inspections by board members. The project wrapped up around February 17 and a final inspection was completed by

members of the 2019 Crossbow Board.

Despite extending the work schedule slightly, the project was completed within budget and without having to relocate residents while the work was underway. Many thanks for residents' patience as the work progressed. The board is grateful to the engineering and construction contractors for their help and cooperation throughout the entire project; they operated as a team

and were able to identify and address problems in a professional manner. A few very minor items remain outstanding and will be addressed when the weather warms up.

Overall a Success Story !

Reports and detailed information can be found on the website www.crossbowpoint.com/projects.



Hot chocolate for the construction team in mid-January

Sponsored by the Crossbow Point Social Committee



COVID-19 (CORONA VIRUS)

As COVID-19 continues to evolve, your Board is engaged in ongoing assessments relative to Canmore and specifically, Crossbow Point.

To support the health and safety of residents and guests, your Board made the difficult decision on March 19, 2020, to close some of the facilities at Crossbow Point, which include the Exercise Room, the Swimming Pool and Hot Tub, as well as the Sauna and Steam Room. In support of maintaining 'social distancing', the

maximum seating in the Theatre is limited to 8 people. While these closures are considered an interim measure, re-opening will clearly depend upon the course of COVID-19, the success of prevention measures, and guidance from health authorities such as Alberta Health Services. The Board has also instituted proactive measures such as stepping up the cleaning, to at least twice daily, of the most commonly used door handles and railings (e.g., lobbies access, tunnels,

stairwells, and common washrooms). Additional signage has been installed, promoting the washing of hands.

While as a condo board, we will take steps to mitigate risk, all individuals will need to continue to be primarily responsible for their own health and safety.

Please take care of yourselves and those near and dear to 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. Questions can be directed to PEKA by telephone at 403.678.6162 or by email at info@peka.ca.

AMENITIES

OWNERS' FIRESIDE LODGE

HOURS:

Building: 6:00 am - 11:00 pm (alarmed for security after hours). Swimming pool and hot tub close at 10:30 pm.

ACCESS:

Because of Covid-19 there is only limited access to the Lodge. Swimming pool, hot tub, sauna/steam room and gym are closed

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. .

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.

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.

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.

PEKA's website also carries a number of documents (click on the 'Condominium Management' tab).

OPERATIONAL UPDATES

Landscaping

Crossbow Point welcomes back Andrew Cochran and his team from Mineside Maintenance for all care and maintenance during the 2020 season. New to the responsibility of the Landscaping is the oversight for Firesmart activities. We are now working with Crossbow

Landing to have a full Firesmart assessment of both properties. This will be conducted by the Firesmart point person of the Canmore Fire Department. The assessment will include what needs to be done and over what timeline. Once this is completed, our Committee will be looking for volunteers to help with the work which will be ongoing over the coming years.



Fire Safety Inspection

Annually, the Board engages Banff Fire and Safety to complete a safety review of our buildings. This includes the testing of in-Unit (Suite) alarms, along with many other aspects of both warning and suppression systems. In support of the fire safety of assets and owners/residents themselves, the Board has authorized the routine replacement of

various safety sensors that are not performing to standard. We extend our appreciation to owners for facilitating suite access to check on safety equipment. We remind owners that smoke detectors, if found inoperative at any time, will be replaced by the corporation; these devices represent a first level of potential fire detection and safety for all residents. Please ensure that any fire detection and suppression devices are not obstructed.

The ACT and the REGULATIONS

Rules

The revised Phase II Alberta Condominium Regulations came into effect on January 1, 2020. The regulations required condo corporations to publish all rules to owners by March 31st, 2020. Rules are developed and changed from time to time to maintain a cohesive community.

Going forward from March 31st, if a new rule is to come into effect, all owners must be notified 30 days prior to execution. Rules will be reviewed by the Board at least annually. Related and additional information is on the website at <http://www.crossbowpoint.com>.

Standard Insurable Unit Description (SUID), April 2020

Crossbow Point in compliance with the Alberta Condominium Act and more specifically the Regulations has developed a SUID. The SUID provides Crossbow Point with a registered document that specifies and differentiates be-

tween standard unit finishes and components that the condominium corporation is responsible for insuring, and those finishes and components that are considered betterments and improvements (upgrades) which may be the responsibility of the individual unit owner to insure. In summary, the Crossbow Point SIUD details the standard interior at the time of construction. The Board has approved the document by resolution. At the next Annual meeting in January, 2021, the SIUD will be presented to owners for ratification. The SIUD will be filed with the Land Titles Office.

Rules on our website: <https://www.crossbowpoint.com/links-to-relevant-regulatory-websites.html>

Crossbow Bylaws

The joint Point and Landing Bylaws Team is in the process of drafting new Bylaws. The plan is to present them for approval at the next AGM on Jan 9, 2021.



Province of Alberta

NEW!

**CONDOMINIUM
PROPERTY ACT**

*Revised Status of
Alberta 2000
Chapter C22*

*Current as of
January 1, 2020*

Updated from June 13, 2016

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.

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 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.