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Nature photos source:
Robert Reed

Summer is Here....

Summer has finally arrived. We have gorgeous blue-sky days. But there are still cold and rainy days. Nevertheless, because of the combination of sunny and rainy days the landscape and the mountains around Canmore look green and beautiful and Alberta tourists are coming back.

During the spring, Covid-19 continued to influence the life of all of us. However, the Crossbow community has effectively adjusted to the imposed safety-related restrictions. **Thank you** to each and everyone for all the efforts to keep our community a safe place.

Due to Covid-19, no social events took place during the spring season and nothing has been planned for the summer.

The Board has adapted to the restrictions and maintains social distancing by holding regular meetings on a virtual basis, utilizing digital technologies. Other business matters are addressed in a similar fashion.

After the last Board meeting on June 23, it was announced that Gottfried Haase has resigned from the Crossbow Point Board for personal reasons. He has agreed to continue with the Bylaws Team until the Bylaws project is complete.

pleted later this year or early next year.

The Board decided not to fill the vacancy immediately. However, the Board will prepare for a town-hall type meeting in the fall. It will cover *Governance* and the needs for filling Board positions.

In the meantime, Anne Marie MacIsaac has stepped forward to take over the duties of webmaster and publisher of the Crossbow Chatter Newsletter. Many thanks to her for stepping forward.

NEW BYLAWS

The joint Point and Landing Bylaws Team is in the process of drafting new Bylaws. The assembled team started work one year ago after our law firm had drafted a new bylaws proposal based on the regulatory frame the government published in November 2018. However, because the government changed the timelines at the end of June 2019, progress has been intermittent. That changed when on January 01,

2020 the new Regulations came into effect. Since then the team has worked intensively to draft bylaws which meet the final regulations. The draft received from McLeod Law was the base. The Team had to determine which draft clauses needed to be changed to meet the new Regulations. At the same time the Team wanted to ascertain that the new bylaws supported the best interests of the Owners. That

was not always simple, because needs and opinions are not the same for all. The effort was at times laborious in order to find practical compromises. Furthermore, attention had to be given to the precise wording of Bylaws clauses. Complex bylaws are difficult to execute, cost more money to implement or may cause confusion. The Team tried to keep it simple wherever possible.
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• **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.*

PROJECTS

Berm Project

Regular maintenance is required on the exterior of all the Crossbow Point buildings. The last two years, the Board has determined that accessing our buildings for ongoing work must be efficient and therefore cost effective because the upkeep of a wooden structure will be constant and much of it will require mechanized boom lifts. Anything we can do to minimize and mitigate costs for labour will be favourable towards our future costs.

In order to access a difficult and challenging area, on the south and east sides of building 155, it was determined that we needed a permanent pathway and four work stations for a mechanized boom lift.

In July we contracted an engineering firm to design a re-shaping of the existing berm to create a gravel pathway and four elevated work zones

The objective was to provide an easy and safe access to carry out a variety of care and maintenance projects on the building going forward, safety for workers and above all safety of unit owners.

The work was completed at the end of July. The Landscaping Committee will assess the need for future addition of shrubs.

Landscaping

The Landscaping Committee oversees the care and maintenance of our property on an annual basis as well as looks at improvements for the long term and makes recommendations to the Board. A top priority of the current five-year plan is to improve the southwest corner of building 175. It requires improved drainage, removal of trees and a more permanent solution for large machinery access and a walkway for residents who have

external access to their units.

Another area needing rehabilitation is the north side of building 175 because of the remediation project that was completed in February, 2020. A third project will be to assess the remediated berm for shrubs. These longer term projects are carried out when there is sufficient cash flow.

In addition to the landscaped areas, the Landscaping Committee has the responsibility of the wooded area which has been recently surveyed. A Board representative has met once with the Firesmart Committee from the Landing and then Covid-19 arrived. We have agreed to work together to have a Firesmart audit conducted by our local fire department. This will be done as soon as the Fire Department's resources are available to perform the audit.



Crossbow Point - COVID-19 (Coronavirus)

"COVID-19 is still here" according to Alberta's Chief Medical Officer, Dr. Deena Hinshaw. "It'll be with us all summer, into the fall, and it will almost certainly be here when we ring in the New Year.

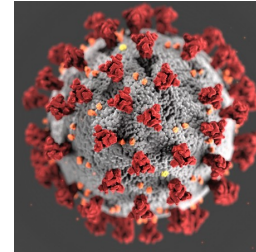
We are presently in Stage 2 and its success will determine when Alberta progresses to Stage 3. Factors are active cases, health-care system capacity, hospitalization and intensive care unit (ICU) cases, and infection rates.

We must learn to live with this virus by building good practices into our everyday lives. Our best tools of defense are still the basics we have been talking about for months. If we feel sick, we need to stay home and get tested. We also need to continue to practice habits of maintaining physical distance when we go out, wearing a face mask in crowded spaces, and washing our hands frequently."

While we remain in Stage 2 of Alberta's Relaunch Program, your Board will continue to be engaged in ongoing assessments relative to Canmore and specifically, Crossbow Point. We'll continue to utilize the resources of our manager at PEKA and liaise with other condominium representatives in Canmore.

Facilities at Crossbow Point, which include the Exercise Room, the Swimming Pool and Hot Tub, as well as the Sauna and Steam Room, must remain closed under the government's current guidelines. The maximum seating in the theatre will still be limited to 8 people.

The Board will continue its 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 will remain posted, promoting the washing



of hands (using soap and water – AHS recommends 15 to 30 seconds).

Once Alberta moves to Stage 3 of the Relaunch Program, your Board will review the details of this stage and move forward, mitigating risk for all individuals. Everyone however will need to continue to be primarily responsible for their own health and safety. For specific details on Stage 3, check out the Alberta Health Services website:

<https://www.alberta.ca/coronavirus-info-for-albertans.aspx>

Again, please take care of yourselves and those near and dear to you.

Structural Remediation Project Updates



During the fiscal Year 2019-2020 our Condo Complex had to face major expenditures to repair water damage on the north side of building 175. The upside was that the damage was discovered before it had become catas-

trophic. As a result, we were required to redeem a portion of our long-term investments to fund the repairs immediately. In the meantime, most of these funds have been reinvested or will be reinvested soon in long term GIC's. We are anticipating the reinvestment of the entire original amount prior to our next AGM in January of 2021.

All the repairs have been completed and the project came in on target with the budget..

There are continuing investigations to

ensure that similar situations do not present themselves in the future. These investigations are spearheaded by firms with the necessary construction and engineering expertise. We are using some of the funds remaining from the completed project to finance these research activities around our premises.

The Structural Remediation Project was a difficult undertaking – especially for the owners directly involved. Their patience, understanding and support has been greatly appreciated.

Operational Updates

PAINTING

The painting of the logs/rails/posts is scheduled to be completed this fall, ending a three-year undertaking. We also plan to begin painting the wood siding on the buildings this fall, with the most critical areas (typically south and east facing areas) being done. During the summer of 2021, the remainder of the siding is scheduled to be completed.

SOCIAL ACTIVITIES

A number of social and Crossbow community events had to be cancelled due to COVID-19, including our traditional 'spring clean-up'.

At the end of July, under strict adherence to Covid-19 rules, a limited coffee get-together at the Red Chairs took place. The same evening a Beach Party was organized at the Crossbow Beach

on the Bow. Again Covid-19 precautionary rules applied

Your Board will be assessing the viability of starting up some activities if they can be held safely and in accordance with Alberta Health guidance. This may include some FireSmarting work in the forest located within the southern portion of our property.

DOG STORY

A little 'pick me up'

Most of our dog owners are very respectful of our property and manage their pet very well. However, 'accidents' can happen. If you need assistance in cleaning up, please contact Cliff at mtn.springs106@gmail.com. We know that sometimes dogs get a little too excited, and our carpets/mats may pay the price. While owners usually clean-up as best they can, Cliff can apply a spray and possibly assist if more cleaning is necessary.



QUESTION: What should have happened in the following situation?

During June, a dog had an accident in the west stairwell of 175, but the owner left the excrement on a stair. Someone placed a note on the affected step, warning others to be careful not to step on the offending matter. Another owner saw the note, cleaned up the matter, and then reported it to Cliff in case any follow-up was needed.

Wanted:

A Firesmart Coordinator who acts as the Board's representative and directs a group of owners/tenants who are interested in the work required to fire smart our property. If you are interested in being the Team Coordinator/Representative or simply want to do some of the work from time to time, please contact Anne Forbes at email: anne.parsons.forbes@gmail.com.

NEW BYLAWS (continued from page 1)

The Bylaws Team has initiated the sharing of the draft bylaws with all stakeholders. The first step was dialogue with our management company PEKA. This was followed closely with Town-Hall meetings open to all Owners. We thank all those Owners who participated and contributed during the Q&A section, providing noteworthy thoughts, ideas and recommendations. These inputs are being discussed extensively by

the Bylaws Team and will be incorporated as applicable in the draft.

In the next step, the joint Boards will receive the draft package for review. Their feedback and responses will be incorporated into the draft. After their review, the re-drafting of the Bylaws will be carried out by our legal firm, McLeod Law LLP. As soon as the revised Bylaws document is

received, it will again be reviewed by the Bylaws Team and the Boards. It is hoped that it will require few additional adjustments.

It is intended that the final Bylaws document will be shared with all Owners for a final review. The "venue" will again be a Town Hall Meeting to give owners another chance to provide input on the final product.



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. The 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.

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 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).

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.

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.