

All residents are welcome to our regular ongoing gatherings:

TUESDAY COFFEE

Tuesdays 10AM
Fireside Lodge
Great Room
Bring a coffee or beverage, and join the conversation!

CRAFTEA EVENING

Third Thursday of the Month
Fireside Lodge Great Room
Bring a mug and a craft project of choice. Look forward to fun, friendships!

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Crossbow Chatter

SPRING 2019

WELCOMING SPRING

I think we can all agree, it's been a very long winter. Help us usher in the warm weather by taking part in any or all Crossbow events:

SPRING CLEANING BEE

Saturday, May 11, 10:00 AM

This annual event brings our community together to spruce up places that aren't cleaned on a regular basis during the year. Our group will meet up and undertake up to 2 hours of work. **Lunch will be provided for all participants.**

SUMMER SOCIAL

Saturday, June 22

Owners' Fireside Lodge

Celebrate the beginning of summer with your condo com-

munity! A warm welcome is extended to both Crossbow Point and Landing residents.

Our Social Committee will provide appetizers. Please bring your beverage of choice.

ANNUAL BARBECUE

Saturday, August 17

Social Hour at 5:00 PM

Dinner at 6:00 PM

This annual event includes a barbecue supper and social time with friends. **The Social Committee provides beef and veggie burgers cooked by our volunteer chefs.** Please bring a salad to share and a beverage of your choice. We look forward to seeing you!

CARD OF THANKS

Crossbow Point has enjoyed a number of great events over the past few months. Huge thanks to the Social Committee for a lovely Christmas Dinner, a wonderful post-AGM social, and a festive Mardi Gras party. Thanks to Crossbow Landing for the invitation to their St. Patrick's Day gathering. And, special thanks to Cliff and Bev Block and their volunteer crew for planning a gala New Year's Eve Party for all residents. A great time was had by all!



ANNUAL GENERAL MEETING

Sincere thanks to those who attended the 2019 AGM or submitted their proxy. Your participation ensured we met quorum and could make critical decisions regarding our condo community.

Draft AGM and ACM minutes are posted on our website at www.crossbowpoint.com.

BOARD FOR 2019

Welcome to returning board members:
President: David Minifie
Vice-President: Anne Forbes
Secretary: Gottfried Haase
Treasurer: Ron Davies
Director: Brent Robertson

Elected board members are here to represent all owners

and their tenants. Have questions or concerns? Contact us through our website at www.crossbowpoint.com and click on the Contact Us tab.

We are always happy to speak with you and provide any needed information.



By-law Review

Our condo by-laws will be reviewed, in partnership with Crossbow Landing and legal counsel, to ensure our by-laws support current legislation and align with any operational changes. Watch for updates in future correspondence and on our website!

ADDITIONAL STORAGE

TIRE STORAGE

During Crossbow Point's Annual Committee Meeting, a request was made to permit the storage of tires in one or more garage common areas. The board evaluated the options and recommended an option that minimized health and safety risks to both condo owners and the condominium corporation. The chosen option, to permit tire storage on CSA-approved single-level tire storage racks within an owner's titled parking stall, was sent to all owners requesting feedback and an indication of interest. Minimal feedback was received, representing less than 10% of condo owners. Opinion was split between "yes, I would use this option" and "no, I prefer no change."

The Board reviewed owner responses and, given the lack of demonstrated interest combined with the split in opinion, determined to leave existing rules in place.

Thank you to the owners who raised tire storage as a need at the 2019 ACM. Input and feedback is sincerely appreciated and helps the board to make informed decisions about shared condo property.

ADDITIONAL STORAGE LOCKERS

It was brought to the board's attention that more recent owners may not be aware of extra storage lockers at Crossbow Point. All additional storage lockers are currently in use. Two people are on the waitlist for the next locker that becomes

available.

A report was prepared by the board outlining how extra storage lockers were developed, how the fee structure was determined, and the benefit to the corporation. The board communicated with all owners asking, if the method used to construct and rent the first set of extra lockers was followed, would there be interest in further storage locker development. No responses were received. The board will table this issue until communication is received from new interested parties. Again, thank you to all who brought forward questions, participated in the conversation, and provided feedback.

SECURITY REMINDERS

Ensuring the security of our condo, including individual units and shared spaces, benefits all owners. Please help us by doing your part to keep our property secure.

PARKING AREAS

- Keep storage doors and vehicles locked at all times
- Lock up bikes
- Be aware of suspicious activities or people
- Do not confront would-be

criminals, call police if you are concerned

DOORS AND GARAGE ENTRY

- Watch to ensure doors are closed after entering and leaving the building or exiting the garage
- Do not prop doors open, not only is it a security risk but it invites entry by mice and other vermin

ELECTION CANVASSING

- The one exception to

building security is election canvassing. Election candidates are permitted inside the building, by law, to provide political and voting information to residents. It is your choice, however, whether or not you wish to speak with them!

Please ensure tenants and guests are also aware of Crossbow security measures. Thank you for your help.

OPERATIONAL UPDATES

TREE REMOVAL

The Town of Canmore removed dead and diseased trees in the area as part of the town's Fire Smart program, mainly on the north side of the 175 Building. The Board is also implementing the Fire Safe program by utilizing an arborist to identify and remove problem trees on our

property, reducing the risk of fire damage to the condo building.

FIRE & SECURITY CALLS

Banff Fire & Safety has been contracted to assist with Crossbow's fire and motion detector alarms. To report a fire or security emergency, please call 911.

THOSE DARN GARBURATORS

Garburators continue to cause plumbing issues in our building. You can help by:

- Throwing large fruit/vegetable waste in the garbage instead
- Not using your garburator for fibrous material like banana peels, corn husks, pea pods



Any and all are welcome to join in our Crossbow activities:

DISC GOLF

MOVIE NIGHTS

PÉTANQUE

POOL VOLLEYBALL

These activities are planned on an ad-hoc basis. Watch for notices around the building or in the elevator!

For more information or to borrow equipment, contact Cliff at cblock1@telus.net.

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.

OWNERS' FIRESIDE LODGE ACCESS

Anyone under 18 years old must be accompanied by an owner or

parent to be permitted inside the Lodge.

BOOKING THE MOVIE THEATRE

To book the theatre, log your reservation (name, unit # and bldg. #), in the appointment book located near the theatre. The theatre can be accessed with your key fob.

COMMENT BOX

Your thoughts on any condo matters 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 Ext 8. 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 infractions and assisting with condo by-law enforcement issues from 10:00 pm to 6:00 am, 7 days a week, call 403-493-4661. For 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 more valuable information is always available at www.crossbowpoint.com. PEKA's website also carries a number of documents (click on the tab 'Condominium Management').



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 when 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. 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.

EMAIL: We have an email list of over 80 Crossbow units. Newsletters and occasional memos will be sent out to this list. 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.