



# Crossbow Chatter

## FIRST SIGNS OF SPRING

Celebrate the warmer weather with us by taking part in some great spring projects:

### SPRING CLEANING BEE

**Saturday, May 13**

This annual event brings our community together to spruce up places that aren't cleaned on a regular basis during the year. Meet at 10:00 AM prepared for up to 2 hours of work. Lunch will be served in the Great Room for all participants.

### FLOWER PLANTING

Like to garden? Or would like to give it a try? We are seeking volunteer(s) to help beautify Crossbow Point. This involves

the purchase of suitable flowers for 6 planters (you will be refunded), transplanting to the planters, maintaining with necessary watering, weeding and care. Two planters are placed at each of the primary entrances to our three buildings. This job may be suitable for a couple or a



combination of people. If you are interested, please email us at [crossbow.chatter@gmail.com](mailto:crossbow.chatter@gmail.com).

### CARD OF THANKS

Heartfelt thanks to the Canmore Fire Department, Russell Security, Canmore Lock Service, Becki and Amanda at PEKA, and Cliff for their assistance with February's fire alarm (see Page 2 for details). Thank you, too, to the occupants of 175 Building for their cooperation and patience.

Lastly, many thanks to Don Lawrence, retiring board member, for his service on the Board of Directors. Your work helped make Crossbow Point a great place to live!

## QUICK NOTES

### AGM THANK YOU

Sincere thanks to those who attended the 2017 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

will be posted at [www.crossbowpoint.com](http://www.crossbowpoint.com).

### NEW BOARD FOR 2017

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

Elected board members represent all owners and their tenants. Questions or concerns? Send us an email at [crossbow.chatter@gmail.com](mailto:crossbow.chatter@gmail.com) and we would be happy to speak with you.

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### Mark Your Calendars:

- May 13: Spring Cleaning Bee
- Tuesdays @ 10 AM: Coffee Time
- Daily @ 1:00 PM: Disc Golf
- Daily @ 2:00 PM: Walking Group

## OPERATIONAL NEWS & UPDATES

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**SMOKE ALARM:** On the morning of February 5, an alarm occurred as the result of smoke in the 175 Building. Occupants evacuated and met at the muster point while Canmore Fire Dept. investigated. Their investigation found faulty wiring associated to an HVAC unit at the top of the main stairwell. Repairs have been completed.

**SMOKE DETECTOR REPLACEMENT:** New smoke detectors have now been installed in all Crossbow Point units and common areas, in accordance with fire safety agencies' recommendations that they be replaced every ten years. Thanks to all owners and tenants for their cooperation during installation.

**REVISED INSURANCE CERTIFICATE:** As a cost-saving measure to the Condo Corporation, the insurance certificate "all losses" deductible has been changed from \$2,500 to \$15,000. Owners should be aware that, depending on the circumstances for a claim made against the corporation's insurance, a portion or all of the deductible may be assessed back to your unit.

**Important:** All owners should ensure they have adequate insurance cover-

age on their units. The revised insurance certificate can be viewed on our website at [www.crossbowpoint.com](http://www.crossbowpoint.com).

**ALBERTA CARBON TAX:** Alberta's new Carbon Tax came into effect January 2017. An estimated 15% increase in natural gas billing is expected and has been factored into Crossbow Point's operating budget. The board of directors continues to search for energy efficiencies that will counter the impact of the new levy in the coming months and years.

**EMERGENCY LIGHTING TESTING:** The emergency lighting has been tested throughout Crossbow Point and batteries replaced as needed. Testing is conducted regularly to ensure all is at a high degree of operability.

**STEAM ROOM:** At long last, the steam room has been repaired! Following the discovery of serious structural damage caused by a leak in the floor, the steam room required a fair bit of remediation work. Thank you for your patience as we work to ensure our facilities are in top quality, safe working order for you and your family.

**HOT TUB:** In February, a ceiling leak was reported above the indoor section of the hot tub. The leak and ceiling area has been repaired and the hot tub reopened.

**FITNESS ROOM:** At the current time, the air conditioning is out of order in the Amenities Building Fitness Room. A custom-made replacement part is on order and is expected to take several weeks. The repair will be completed as quickly as possible.

**OUTDOOR CHAIRS:** The Social Committee is investigating the purchase of exterior chairs for outdoor enjoyment and relaxation around the property. While Social Committee funds will be used to purchase the chairs, Crossbow Point will cover the cost of securing the chairs into the ground.

**GARBAGE DISPOSAL & GUESTS:** On several occasions, it has been noted that guests are disposing of garbage near the recycling area in the underground garage. Please ensure your guests know where to properly dispose of garbage.

## EMERGENCY WATER SHUT-OFF

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A number of owners have asked where water shut-off valves are located in their units for the purposes of having plumbing work done or turning them off during extended vacation periods. Hot and cold water valves are generally located in the front hall closet of your unit, readily exposed or in a "hatch" in the drywall.

If you require emergency water shut-off, there are also valves for all units located in the parkades. These valves



would only be used in urgent situations, and are marked with identifying tags. When they are used, PEKA should also be notified at 403.678.6162 (regular hours) or 403.678.7936 (all hours emergency) so repairs and clean-up can be undertaken. You may wish to familiarize yourself with the location of your unit's shut-off valves.

Thank you to Don and Helen Lawrence for volunteering to tag water valves in the parkades.

## CAUSE FOR CELEBRATION

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Thank you to the Social Committee for hosting wonderful and well-attended social events over the past months.

The ever-popular annual Christmas Party in December brought about 50 residents together to celebrate the beauty of the holidays in Canmore. Festive food, fellowship, and the spirit of the season were enjoyed by all.

A post-AGM Happy Hour was much appreciated after an afternoon of discussing important business. Thanks to



the 40 owners who attended.

New this year, a Hawaiian Luau party was held in February. Around 40 attendees enjoyed tropical-themed food and refreshments, hula dancing to live ukulele music, great company and a lot of fun.

And, many thanks to Crossbow Landing for a bang-up job of hosting the most recent St. Patrick's Day social. Fifty attendees enjoyed spending time with neighbors, and fantastic Irish coffee!

## AMENITIES

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### OWNERS' FIRESIDE LODGE HOURS

Lodge (building) - 6:00 AM to 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 of age must be accompanied by a parent or owner 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. Theatre keys can be obtained from Dorothy at 403-678-6795. In Dorothy's absence, contact Susan at 403-679-1091.

### COMMENT BOX

Your thoughts on any condo matters are welcomed and may be emailed to [crossbow.chatter@gmail.com](mailto:crossbow.chatter@gmail.com).

## CONTACT INFORMATION

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**PEKA ASSISTANCE:** Contact PEKA at 403-678-6162 during regular business hours (Mon - Fri, 8:30 am - 5:00 pm). Email to [info@peka.ca](mailto:info@peka.ca).

**EMERGENCY (PEKA) ASSISTANCE:** For immediate assistance to mitigate property damage (including but not limited to fire, flood, water leaks, loss of heat), contact PEKA at 403-678-6162 during regular business hours or 403-678-7936 after hours.

**SECURITY:** Spillett Security Group provides patrol and security services to Crossbow Point and its residents. This includes dealing with noise and other disturbance complaints, trespassing

infractions and assisting with condominium by-law enforcement issues. Contact at 403-493-4661. For Police, Fire and Ambulance call 911

**BOOKING THE GREAT ROOM:** Refer to our website for details and pricing.

**BOOKING A GUEST SUITE:** Four are available, and a user agreement is required. Cost is \$35 per night plus a one-time cleaning charge of \$25. To book a guest suite, contact Marsha at 403-678-8584.

**NEWSLETTER:** Feedback is welcomed. Feel free to email us at: [crossbow.chatter@gmail.com](mailto:crossbow.chatter@gmail.com).

**WEBSITE:** Newsletters, other condo documents and much more valuable information is available on our website, [www.crossbowpoint.com](http://www.crossbowpoint.com). PEKA's website also carries a number of documents (click on the tab 'Condominium Management').

### BOARD OF DIRECTORS 2017:

President:	David Minifie
Vice President:	Anne Forbes
Treasurer:	Ron Davies
Secretary:	Gottfried Haase
Director:	Brent Robertson

# CHATTER TO REMEMBER

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**PEKA KEYHOLDER SERVICE:** Please ensure that PEKA has a copy of your unit's entry key. 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 a major inconvenience and garbage disposal repair can be a costly proposition. Don't pour grease, oil or fat into your garbage disposal or drain. Grease will slowly accumulate and impede your garbage disposal's grinding ability as well as clog drains. 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 a landfill. For efficiency...

1. Please ensure that all items are empty and clean so that no food or liquids remain in containers being placed in the bins.
2. Do not bring items from a business or place of employment. Crossbow Point household materials only please.
3. Always flatten all 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 or fire, a fire extinguisher certified for multi-class fires such as 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 once a year. 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 condominium insurance policy.

**PETS:** If you have a pet, or are considering acquiring one, please 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.

**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:** We remind you that 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 residents. Newsletters and occasional memos will be sent out to this list. Email is the most timely way to receive materials, and the only way to receive certain announcements and materials. Please contact us at [crossbow.chatter@gmail.com](mailto:crossbow.chatter@gmail.com) if you are interested in joining our email list. For now, newsletters will continue to be mailed via Canada Post to owners and residents. In the future, we are considering not mailing newsletters and only sending newsletters by email. Please sign up now.

**RENTING:** For owners renting their units, the Board strongly recommends utilizing 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.