



Crossbow Chatter

WAITING FOR SPRING

Is it just us, or has winter seemed longer this year? Get ready for warmer weather by taking part in our upcoming spring events and projects.

AGM THANK YOU

Sincere thanks to those who attended the 2018 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 have been mailed out to owners and are posted at www.crossbowpoint.com.

BOARD FOR 2018

Thank you to our returning 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? Contact us through our website at www.crossbowpoint.com and click on the Contact Us tab. We would be happy to speak with you.

SPRING CLEANING BEE

Saturday, May 12

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 pre-

pared for up to 2 hours of work. Lunch will be served in the Great Room for all participants.

POOL VOLLEYBALL

Fridays

7:30 - 9:30 PM

Crossbow Point Pool

A new drop-in recreational activity at Crossbow Point, jump in and take part in pool volleyball! Everyone is welcome.



QUICK NOTES

CAR WASH BAYS

As a result of our review of lighting needs throughout our buildings, new additional lighting has been added to each of our two car wash bays.

STORAGE REMINDER

To ensure fire safety in all areas of our buildings, just a reminder that overhead sprinklers in personal storage units may not be blocked by stored items. Please be sure there is adequate

clearance around the sprinkler head. The storage of combustible items such as chemicals, fuel, propane tanks, etc. is not permitted in storage units.

Inside this issue:

Waiting for Spring	1
Quick Notes	1
Electronic Code Locks	2
Amenities	2
Contact Information	2
Chatter to Remember	3

Mark Your Calendars:

- *May 12: Spring Cleaning Bee*
- *Tuesdays @ 10 AM: Coffee Time*
- *Fridays @ 7:30 PM: Pool Volleyball*
- *Daily @ 1:00 PM: Disc Golf*
- *Daily @ 2:00 PM: Walking Group*

ELECTRONIC CODE LOCKS

As we continue to respond to the evolving needs of owners, the installation of electronic code locks has been approved for condo hallway doors. Please note the following important requirements for replacement of your current condo lock:

- The electronic code deadbolt lock may only be a replacement for your current deadbolt lock
- The color must match the original builder-supplied deadbolt/handle

to maintain a consistent appearance within our condo (good matches are Schlage "aged bronze" or Weiser "venetian")

- The cost of the lock and installation are the owner's expense, including batteries and any future repair. If you require installation services, we recommend Canmore Lock Service at 403.679.9070.
- Any damage caused to common property (hallway door) as a result

of installation will be repaired to original standards at the owner's expense

- The door handle/lever may not be changed unless it is the identical style and color
- If you use PEKA's Condo Keyholder Service, be sure to provide them with an updated key or the code

For further details and specifications, contact Gibson at gibson@peka.ca or 403.678.6162.

AMENITIES

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. 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 403-678-6162 during regular business hours (Mon - Fri, 8:30 am - 5:00 pm). Email to 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. For noise and 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. Contact us through our website at www.crossbowpoint.com and click on the Contact Us tab.

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

BOARD OF DIRECTORS 2018:

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

CHATTER TO REMEMBER

PEKA KEYHOLDER SERVICE: Please 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 a major 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 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 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 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 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, especially 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, 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 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: 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 units. 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. If you are interested in joining our email list, send a note via our website at www.crossbowpoint.com and click on the Contact Us tab. For now, newsletters will also 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.