



Crossbow Chatter

A SLICE OF SUMMER

Celebrate the summer with us with some great Crossbow events:

SUMMER BARBECUE
Saturday, August 19
Owner's Fireside Lodge
Social Hour at 5:00 PM
Dinner at 6:00 PM

Please bring a salad to share and your own beverage of choice.

The Social Committee will provide beef burgers and veggie burgers cooked by our volunteer barbecue chefs, plus dessert.

Come out and enjoy some social time with your neighbors!

BEACH PARTY

Thanks to everyone who took the time to join in the fun and brought snacks to share at our beach party on Saturday, July 29.

We truly enjoyed the beach games and good company of our condo



friends! For those who have inquired, the "beach" is located thirty meters down from Crossbow on the Bow River banks. Take the time to enjoy it this summer.

BEACH GAMES

Looking for a great beach game? P ntanque is easy to learn and fun for men and women of all ages. Disc golf has also become a favorite among Crossbow residents. All are encouraged to join in the friendly competition!

For information, game times, or borrowing equipment, call Cliff at 403.609.7246.

QUICK NOTES

THREE SISTERS CREEK FLOOD MITIGATION

Update! The Town of Canmore reports that flood mitigation work on Three Sisters Creek is on hold temporarily due to refinements being made to the project scope and budget. For the most up-to-date details, visit www.canmore.ca.

ALBERTA HUMAN RIGHTS ACT:

A number of owners advised that they have written to their MLA in support of maintaining the Age Restrictive Covenant in effect for Crossbow Point. Concerns regarding pending changes to the Alberta Human Rights Act were raised by owners at a recent Service Alberta

Open House regarding proposed modifications to the Condominium Act that would remove age-related restrictions from Alberta condos. If you are interested in participating in the conversation, you may wish to contact Mr. Cameron Westhead, MLA for Banff-Cochrane.

Inside this issue:

A Slice of Summer	1
Quick Notes	1
Operations News & Updates	2
Security Issues	2
Short Term Rentals	2
Contact Information	3
Chatter to Remember	3

Mark Your Calendars:

- August 19 @ 5:00 PM: Summer BBQ
- Tuesdays @ 10 AM: Coffee Time
- Daily @ 1:00 PM: Disc Golf
- Daily @ 2:00 PM: Walking Group

OPERATIONAL NEWS & UPDATES

MANAGER'S REPORT: The Manager's Report, issued annually, is expected mid-August and will advise us of the expected operating budget and condo fees effective from September 1, 2017.

PAINT: The Board is investigating cost-effective exterior paint options. The south and east exposures appear to require painting more frequently than others, and we are currently working with PEKA to identify quality materials, suppliers, and an effective schedule to address the exterior paint conditions.

LANDSCAPING: As part of our long-term landscaping plans, new trees and shrubs were planted along the pathway between 155 and the amenities building to improve esthetics.

OWNER-DIRECTED RENOVATIONS: Important reminder! Any renovation to individual units initiated by an owner requires prior approval by the Board of Directors. Details are available in at www.crossbowpoint.com. Questions can be directed to info@peka.ca or crossbow.chatter@gmail.com.

HALLWAY TEMPERATURE: You may notice that our hallways are a bit warmer. It was discovered that low thermostat settings for hallways can result in ice buildup on the cooling unit. To prevent damage and future repairs, the temperature has been set a few degrees warmer.

EXERCISE ROOM: The air conditioning in the exercise room has now been repaired. Thank you for your patience and cooperation as we endured a long wait for a custom-made part required for the repair.

SECURITY ISSUES

On June 15 or 16 after midnight, a break-in occurred in the Crossbow Landing underground parkade. Two suspects, one male and one female, were able to access the garage using a door opener stolen from an unlocked vehicle in the outside parking lot. The perpetrators proceeded to test vehicle

doors to see if they were locked and were able to steal a truck from the garage along with items from unlocked vehicles. Surveillance images and other information that may help the investigation have been provided to police.

This incident serves as a reminder that vehicles should be kept locked in both

the underground and outdoor parking lots. Garage door codes or fobs should be kept in a secure place so that would-be thieves are unable to access them, also preventing the opportunity for a return visit.

Thank you for your help in keeping our condo community safe and secure.

SHORT TERM RENTALS

In the last few months, there have been a number of cases or suspected cases where owners have rented their condos on a short-term basis. Whether using Airbnb, Kijiji, or any another communication means, it is important to note that short term condo rentals are strictly prohibited at Crossbow Point.

First, Crossbow Point buildings have not been zoned by the Town of Canmore for this purpose. Short term rentals violate town by-laws.

Second, short term rentals are not permitted, and are specifically prohib-

ited, in our condo by-laws. A breach of the by-laws can result in a fine issued to the owner.

If you are considering renting your condo, the rental term must be for a minimum of 30 days. Tenants must be registered with PEKA (Unit Leasing Form) by the owner. This ensures both the tenant and the owner receive condo-related information such as notices and newsletters.

For owners renting their units, the Board strongly recommends using a professional property management company. Careful selection and moni-

toring 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 in managing rental units and extensive knowledge about the current provincial and municipal regulations.

If you have questions or concerns, please contact Gibson or Becki at PEKA at 403-678-6162 during business hours (Mon-Fri, 8:30 am - 5:00 pm), or email info@peka.ca.

FIRE PREVENTION

We're witnessing another year of serious forest fires around us. Here are a few tips to preventing an accidental fire, and what to do in case of fire:

- Extinguish cigarettes in an appropriate container; butting out in garden areas or planters can start a fire
- Ensure the gas is turned off after barbecuing, both on the BBQ and the wall-mounted valve
- Keep a fire extinguisher on hand for emergencies; a 5lb extinguisher for Class A, B & C fires is recommended
- Know all exits on your floor in case the one you usually use is blocked by fire or smoke
- If you hear a fire alarm, it's best to leave the building immediately; don't assume it's "just a drill"
- Take your keys with you in the event of fire; feel every door you encounter for heat and open slowly; if it's safe to do so, proceed
- Be sure guests using your condo are also aware of fire safety measures

Please note: we will be conducting a fire drill in September. Thank you for your cooperation!

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 responsible adult or owner to be permitted in 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.



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. 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.

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 'Client Portal - Condominium Owner').

BOARD OF DIRECTORS 2017:

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. 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.



PETS: If you have a pet or are considering one, please be sure to consult the condominium by-laws (68-a-iii). Dogs, including your guests' dog(s), must not exceed 18 inches (46cm) in height 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.

INSURANCE: Each owner/tenant is responsible for insuring personal contents and valuables inside their unit, as well as maintaining liability coverage. Each year, owners are issued a copy of Crossbow Point's insurance certificate, and it is available on our website. We suggest checking with your insurance agent to ensure that you have adequate coverage through your condominium insurance policy.

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 the 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 are 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 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!