



Crossbow Chatter

DIVE INTO SUMMER

With the summer season, Canmore gets a lot busier. More tourists, visitors, family and friends are stopping in to visit our beautiful part of the world. We are seeing our neighbors after many of us were holed up during the winter and late spring. Be sure to dive in and take part in all summer has to offer at Crossbow Point.

SUMMER BARBECUE

Saturday, August 18
Social Hour at 5:00 PM
Dinner at 6:00 PM

This annual event brings our condo community together with 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 choice. We look forward to catching up with you!

HIKING GROUP

Throughout the summer, Crossbow residents will be getting together to hike in our scenic surroundings. Previous destinations have included Jura Creek, Boom



Lake, Ptarmigan Cirque, Old Goat Glacier and more. If you'd like to take part in these amazing outings, contact Robert Reed for information at robertlaw-reed@gmail.com.

PETANQUE

It's back again this year! Pétanque on the Crossbow "beach" is more popular than ever. Games are open to any and all, or you may borrow equipment for a game of your own. For game times or equipment lending, contact Cliff at crblock1@telus.net.

Enjoy your summer! As always, feel free to contact us through our website at www.crossbowpoint.com and click on Contact Us.

QUICK NOTES

PETS AT CROSSBOW

An increasing number of large pets have been seen in and around our condo buildings recently. Owners are reminded that only pre-approved pets no taller than 18" at the withers (cats, small dogs)

are permitted by condo by-laws. Please respect your neighbors by ensuring your renters, visitors and overnight guests are aware of Crossbow pet rules.

MAILED NEWSLETTER

This newsletter marks the

last issue that will be mailed out to owners!

Newsletters will now be sent by email only. If you haven't already, please sign up to receive Crossbow news via our website www.crossbowpoint.com and click on Contact Us.

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Mark Your Calendars:

- August 18: Summer Barbecue
- Tuesdays @ 10 AM: Coffee Time
- Fridays @ 7:30 PM: Pool Volleyball
- Daily @ 1:00 PM: Disc Golf
- Daily @ 2:00 PM: Walking Group

OPERATIONAL UPDATES

ELECTRICAL CONDUIT EXCAVATION

In the upcoming weeks there may be excavation work taking place around the Amenity Building to conduct repairs on underground electrical conduit. It is expected that Crossbow Point's operating budget will cover the costs associated with this project.

ROOF TILE REPAIRS

Repairs to roof tiles on our buildings, identified in fall during routine maintenance inspections, will be conducted in the upcoming weeks.

HOT TUB ENCLOSURE

Some will have noticed that a plexiglas enclosure has been added around the hot tub area in Building 155. The new enclosure provides added security, reduces future log maintenance, and prevents debris dropping into the tub.

DECK MAINTENANCE

Required deck repairs on Buildings 155 and 175, identified during inspections in the fall, are currently underway. Worn and damaged caulking has been repaired, and deteriorating rails are being replaced.

SMOKE DETECTOR ISSUES

A smoke detector failure in a condo unit was recently reported to PEKA. If you ever feel your smoke detector is not functioning correctly, please notify PEKA immediately at 403.678.6162 for inspection, repair and/or replacement.

OIL STAINS IN GARAGE

A large oil stain was reported in an underground parking stall of Building 155. Please be reminded that the cleanup of spills in parking stalls is the owner's responsibility. Failure to do so will result in cleanup costs and any

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: Spillet 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 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 90 Crossbow units. 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 including future newsletters. 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.

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.