



OF SPECIAL INTEREST

- Kudos and Welcome
- Fire Extinguishers; Winter heating
- Improvements to our property
- Bicycles abandoned

THE NEWS

KUDOS:

FALL CLEAN-UP: Thanks to all volunteers who worked to help improve the fire safety of Crossbow Point. The removal of above surface deadfall supports Alberta's FireSmart guidelines (see FireSmart section) and benefits the security of our property. Also, thanks to the Social Committee for lunch

FLOWERS: Thanks to Jim and Peggy for beautifying the entrances to our buildings with flowers and maintaining their beauty throughout the growing season

LANDSCAPING: Thanks to Barb for all the planning work and overseeing the improvements

WELCOME NEW RESIDENTS:

Crossbow Point welcomes as new residents to our 155 building: Hill; Thrale ; and to our 175 building: Kim; Koo. Previous newsletters, and other condo forms & documents are available; please refer to the section 'More Information Is Online' at the bottom of page 2

CHRISTMAS TREES- artificial only:

Due to the frame construction of our buildings & related fire hazard concerns, our ByLaws prohibit the use of real trees

OWNER & RESIDENT GUIDE- distributed:

We remind all residents and owners that The Board developed & provided to all a Guide to living at Crossbow Point that is intended to serve as a ready reference assisting both new and existing owners/residents in enjoying the living experience that Crossbow Point provides. The GUIDE can be downloaded for free from PEKAs website. The pdf file document is listed in the "Misc Documents" section, and titled "Crossbow Point Owners and Resident guide". Please see the "More Information Is Online" reference on the reverse side of this newsletter

FIRE EXTINGUISHER - recommended:

We recommend 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 within a unit and must always be easy to reach. Remember to check the gauge on your fire extinguishers monthly. If the needle is in the green area, it's functional; if it falls anywhere else, the extinguisher is unreliable and should be serviced or replaced. For an older model without a gauge, have it checked by a professional— check the Yellow Pages under "fire extinguishers / protection". Replace a fire extinguisher where the gauge indicates xxxxx , or if it is 10 or more years old

WINTER HEATING - reminder:

Set your thermostat to the desired temperature, and there is generally no need to make any further changes. It is recommended that you keep the thermostat set at no less than 17 degrees Celsius, even when absent. Do not leave your windows open during the winter months as cold air could result in the freezing of some portion of the hot water radiant heating system. Refer to your copy of the Crossbow Point, Owner and Resident Guide Book for more information

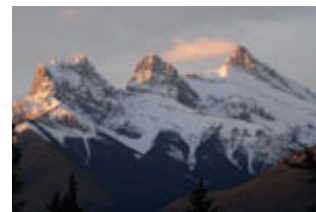
FALL / WINTER November 2011

IMPORTANT DATES

- **Nov 25: SEASONAL DECORATING of Lodge**
Friday at 6:00pm. Details will be posted on the bulletin boards of our three buildings in mid-November
- **Dec 10: CHRISTMAS SOCIAL & DINNER**
Saturday 5:00 pm - A sign-up sheet for food contributions will be posted in the foyer of the Lodge.
- **Jan 7, 2012: Annual General Meeting and Annual Committee Meeting**
Details will be advised in the December notice that will be mailed to all owners. Any owners interested in standing for a position on the Board may put their name forward at the meeting

ONGOING

- **TUESDAYS : FOR COFFEE**
10:00 am — 11:00 am. Bring your own coffee and join us in the Great Room of Owners Fireside Lodge — meet your neighbors & socialize
- **DAILY WALKS:**
every weekday at 2:00 pm for an hour; meeting beside the #175 garage driveway



THE NEWS (cont'd)

IMPROVEMENTS— Painting & Landscaping:

Painting- This year the external wood siding, including window and door trim, was stained, and completes exterior painting. This complements the work done last year when all logs and fascia were painted. **Landscaping-** Dead trees have been removed, along with trees suffering mortal damage. Many have been replaced with new trees, and additional shrubs have been added to complete improved landscaping in our community. Rundle Rock was also added on top of new landscape fabric, completing a finished look for our property. It is expected that this landscaping work will assist all plants in maintaining healthy growth

TENANCY— rental of unit:

If a unit is rented, the owner must register the tenant with PEKA (Unit Leasing Form). This ensures that the tenant, in addition to the owner, receives correspondence regarding the condominium such as newsletters and notices

BICYCLES removed:

Four 'abandoned' bicycles have been removed from common area storage in building 175. These bike will be stored temporarily and then donated to charity. These bikes can still be claimed by contacting Cliff at 403-609-2024

FireSmart- information about the program:

This is a safety program sponsored by the Government of Alberta, Sustainable Resource Development. FireSmart helps protect homes and communities from the threat of wildfire. To learn more about FireSmart, please refer to <http://www.srd.alberta.ca/Wildfire/FireSmart/> for details

BY-LAW INFRACTIONS: Fines and warning letters have been sent to specific residents concerning the following matters: Resident consistent use of Visitor Parking; Dog off leash; Affixing of items to common property (e.g., balcony/logs)

OTHER IMPORTANT INFORMATION

Owners' Fireside Lodge:

Swimming Pool and Hot Tub	- open at 6:00 am; closes at 10:30 pm (alarmed for security)
Lodge (building)	- open at 6:00 am; closes at 11:00 pm (alarmed for security)



Who To Contact:

NEWSLETTER: Your feedback is welcomed. Contact us at crossbow.chatter@gmail.com

COMMENT BOX: Your comment on any condo matters is welcomed. The box is located in the entrance lobby of the Owners' Fireside Lodge

BOOKING THE MOVIE THEATRE (Owners Fireside Lodge): Write your reservation, including the name of the movie, in the book outside of the theatre. Contact Dorothy at 403-678-6795 key (alternate contact Susan at 403-679-1091). All movie bookings must be open to attendance by all owners and residents

BOOKING A GUEST SUITE: Cost is \$30 per night plus a one-time cleaning charge of \$25. Contact Marsha at 403-678-3678

BOOKING THE GREAT ROOM (Owners' Fireside Lodge): A user agreement is required to be signed by the owner/tenant. Cost is \$100 for 6 hours. Contact Cliff Block at 403-609-2024 or crblock1@telus.net

PEKA ASSISTANCE - Crossbow Point property: Call 403-678-6162 during regular business hours (Mon - Fri, 8:30 am - 5:00 pm)

EMERGENCY (PEKA) ASSISTANCE - Crossbow Point property: An EMERGENCY is an event that requires immediate assistance in order to mitigate property damage (includes but not limited to fire, flood, water leaks, no heat); call 403-678-6162 during regular business hours (after hours: 403-678-7936)

SECURITY: Contact High Mountain Protection Service at 403-493-4661 for noise and other disturbance complaints

More Information Is Online:

Newsletters and other condo docs are available online through the PEKA website - www.peka.ab.ca . Click on the link "Condo Documents"

Board of Directors: Marinus Hus (President), Murray Lambert (Vice-President), Val Kildaw (Treasurer),

David Minifie (Secretary), Don Lawrence (Director)