

CROSSBOW CHATTER – Fall, 2013

GREAT ROOM CHRISTMAS DECORATING and SOCIAL: Friday, November 29 from 6pm until 10pm

CHRISTMAS DINNER PARTY: Saturday, December 14 –Social time will begin at 5pm with dinner at 6pm. There will be a food sign-up sheet posted on the wall leading into the pool area.

ANNUAL GENERAL MEETING: Saturday, January 4, 2014 – This will include Board elections, financials, reports and log project update. Details will be mailed to you in December. If you are unable to attend the meeting, it is important that you complete and return your Proxy.

FIRE ALARMS: Testing of fire alarms occurs on the second Tuesday of each month at 11:00am.

TUESDAY COFFEE: Bring your own coffee to the Owners' Fireside Lodge Great Room (10:00 - 11:00am).

DAILY WALKS: Meet beside #175 garage driveway at 2:00 pm for a one hour walk with other residents.

MOVIE NIGHTS: - On selected Wednesday nights at 7:00pm.

THIS 'N THAT

LOG PROJECT: An update was mailed to all owners in September. Preventative maintenance continues this fall as weather permits.

FIRE SPRINKLERS: Please do not hang items from your fire sprinklers. They could be activated, releasing substantial water into both your unit and those adjacent. We have extra fire sprinkler guards so please let a board member know if you have a fire sprinkler in your unit which should be protected.

CHRISTMAS TREES: Please be reminded that only artificial Christmas trees are to be utilized at Crossbow Point. Natural trees would be a fire risk and increase our common area cleaning costs.

CONSERVATION: Our condominium fees cover the cost of heating for each unit. Energy saving practices benefit us all. Please ensure your windows are closed during winter as cold snaps are a common occurrence and can cause the baseboard heating water lines to freeze. Please set your thermostat at a minimum of 17 degrees Celsius. These practices are especially important when you are away for a day or longer.

BARBEQUES - We remind residents that smoke carries and may rise to higher level balconies causing discomfort to others. Please bear this in mind by keeping your barbeque clean and minimizing the amount of smoke generated. Your co-operation is gratefully acknowledged.

RENTING: For owners renting their units, the Board strongly recommends the utilization of a professional property management company. Careful selection and monitoring of renters ensures that the owner's investment is protected and that 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.



HALLWAYS: Please help us keep our hallways attractive. Personal items such as shoes should not be stored outside of units. Tattered or worn welcome mats should be replaced.

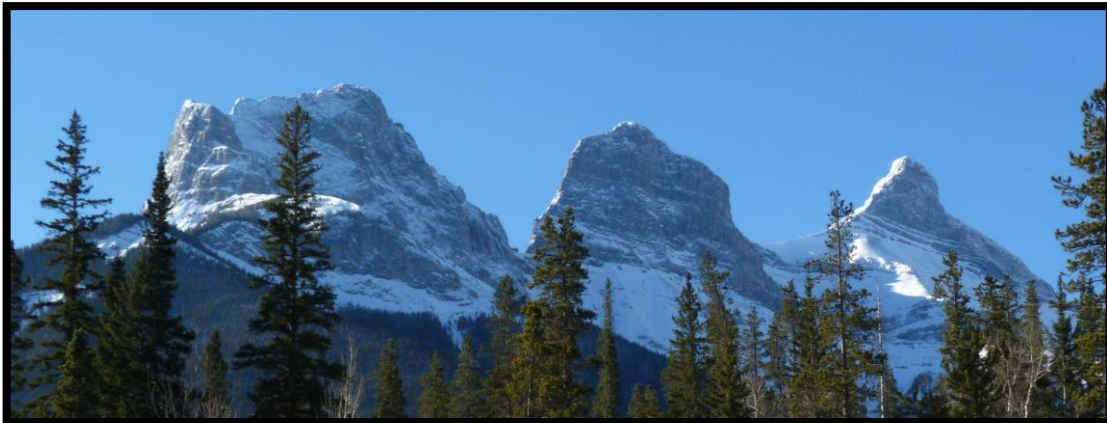
GUEST SUITES: There will be an increase to \$35 per night (from the previous \$30) for the rental of Crossbow Point guest suites. This increase will take effect on June 1, 2014.

STORAGE LOCKERS : The Board is contemplating building a few supplemental storage lockers for resident usage. In order to start construction, we are considering a plan in which interested storage users would pay money up front (as pre-paid rent) to assist in the cost of building lockers. In return, this money would cover their usage of the storage area for an extended period of time. Also, a limited rental-free period would be applied. Rental rate will be nominal. Three owners have expressed firm interest; we have two large and three small lockers remaining available. Please contact a board member, or david.minifie@gmail.com directly, for further detailed information if you may have an interest in a storage locker.

PARKING STALLS: You are only allowed to park in your titled parking stall, or in another owner's parking stall if you have their permission.

EMAIL – We have a mail-out list of over 60 of our Crossbow residents. Newsletters and occasional memos will be sent out to this list. Please contact Robert Reed at crossbow.chatter@gmail.com if you are interested in joining. For the time being, newsletters will continue to be mailed (Canada Post) to all owners and residents.

FLOOD INFORMATION: Visit www.canmore.ca for information about the June flood and the mitigation proposals. The link entitled Mountain Creek Hazard Mitigation Information is excellent.



MANY THANKS

SOCIAL COMMITTEE: Val Kildaw and Georgina Hus have stepped down from our Social Committee. Our Crossbow community was fortunate to have these two dedicated, conscientious and capable organizers over the past number of years. We greatly appreciate all their volunteer time and efforts.

REFUNDABLES: We would also like to thank Glen Kildaw and Jim Wiebe for all the volunteer hours they have given to managing our refundable bottles, cans, etc. Many social events and kitchen purchases have been financed thanks to their efforts.

BARBEQUE: Close to forty people attended a very successful summer barbeque social on August 17. Thank you to our organizers: Anne, Helen and Susan. Thanks also to our chefs, Cliff and David.

HAPPY HOURS: Thanks to Cliff for organizing several successful Friday afternoon Happy Hours. Good times were had by all.

OWNERS' FIRESIDE LODGE

HOURS

Lodge (building) - 6am to 11:00 pm (alarmed for security after hours)
Swimming pool and hot tub - close at 10:30 pm

BOOKING THE MOVIE THEATRE

Indicate the time and title of your movie in the reservation book outside of the theatre. Contact Dorothy at 403-678-6795 for the theatre key (or, if unavailable, Susan at 403-679-1091). Movie showings are to be open to all residents.

COMMENT BOX

Your thoughts on any condo matters are welcomed. The comment box is located in the entrance way of the Owners' Fireside Lodge. Also, you may write to us at crossbow.chatter@gmail.com

BOOKING THE GREAT ROOM

A user agreement is required. Contact Cliff Block at 403-609-2024 or crblock1@telus.net.

BOOKING A GUEST SUITE

Four are available. A user agreement is required. Cost is \$30 per night (\$35 effective June 1) plus a one-time cleaning charge of \$25. Contact Marsha at 403-678-3678.

CONTACT INFORMATION

PEKA ASSISTANCE: Crossbow Point property:

Contact PEKA at 403-678-6162 during regular business hours (Mon - Fri, 8:30 am - 5:00 pm).

EMERGENCY (PEKA) ASSISTANCE

For immediate assistance, in order 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.
(after hours: 403-678- 7936).

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

ONLINE: Newsletters and other condo documents are available online through the PEKA website - www.peka.ab.ca. Click on the tab '[Condominium Management](#)', then scroll down the page and click on '[Condo Forms & Documents](#)'. Click on '[Crossbow Point](#)' to see the page listing all of the documents available to you. You will need to register (top right hand portion of page) to download any documents. Also, you may sign up to receive notification as new documents become available.



YOUR 2013 BOARD OF DIRECTORS

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