

CROSSBOW CHATTER – Spring, 2014

Crossbow Point Condominium Newsletter

DATES TO NOTE:

May 24 - Saturday - SPRING CLEAN UP (10:00 am – Noon) - An indoor activity. Meet inside the Fireside Lodge. Light lunch provided.

June 21 - Saturday - FIRE DRILL and buildings evacuation – Details will be posted and advised to all units.

ONGOING:

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

MONITORING: All members of Crossbow Point Community share in the care of our buildings and community. This includes monitoring activities, premises and facilities. Please report issues which could compromise our community or property to PEKA, High Mountain Security, the RCMP or to the Board as circumstances warrant. Your input is welcomed and encouraged. In all cases, the Board works with PEKA and other parties to ensure that any issues are properly managed.

INSURANCE: Each owner/tenant is responsible to insure the personal contents and valuables inside of 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.

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.

GUESTS: The maximum stay for any specific guest is thirty consecutive days, and not exceeding sixty cumulative days within a 365 day period. If a guest exceeds either of the above maximum stay conditions, they are deemed to be an occupant and are subject to various occupant requirements such as the Age 40 minimum and parking requirements. See By-Law 1-cc.

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.

EMAIL: We have an email list of over 60 of our Crossbow residents. 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. Please contact Lawrence Nyman at crossbow.chatter@gmail.com if you are interested in joining our email list. For the time being, newsletters will continue to be mailed (Canada Post) to all owners and residents.

PARKING: We advise that parking on our access road, Crossbow Place, is not permitted as it presents a danger due to ongoing traffic. In addition, this road is an emergency access route and no stopping or parking is permitted.

OIL LEAKS and SPILLS: It is the responsibility of owners/tenants to prevent oil leaks in our parking areas. Should a leak occur, it must be cleaned up immediately by the responsible owner/tenant.

REFUNDABLES: Please rinse all cans, bottles and other containers. Where possible, please flatten cans, plastic containers, etc.

BARBEQUES - Please ensure that your natural gas valve is always turned off when you are not cooking. Turning off the gas with the barbeque alone may result in gas leakage. As well, 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.

COMMON PROPERTY: No attachments may be made to common area and exclusive use common area (walls, ceilings, railings, posts, etc).

STORAGE LOCKERS - The Board is building five supplemental storage lockers for owner/tenant usage. Recently five owners confirmed their interest in these lockers and have agreed to fund the cost of building the lockers through pre-paid user fees. The Board will maintain a waiting list for other owners/tenants who express interest in using one of the lockers at a future date as they become available.

WEBSITE: Our new website is progressing and we expect to launch it within the next few weeks. The launch will initially be announced to our email subscribers. Subsequently, details will be advised in the next mailing of our newsletter. If you wish to subscribe for emails, please refer to the Contact Information section of this site and send an email to Crossbow Chatter asking to be added to the distribution list.

RESIDENT GUIDE: The Crossbow Point Owners and Resident Guide is an excellent document. Additional copies may be found on our bulletin boards or downloaded from the PEKA web page.

SOCIAL COMMITTEE: A new committee is operational, consisting of Beverly Block (Chair), Susan Minifie (Secretary), Virginia Haase (Treasurer), Yolanda Machan, Shirley Thrall, Bob Smerek and Peggy Wiebe. The social committee is responsible for the Christmas dinner party, a summer BBQ, spring and fall clean-up lunches, Board meeting support, and other events as determined. Anyone in our community is encouraged to approach any committee member with ideas for consideration.

TO OUR MANY VOLUNTEERS - A VERY BIG 'THANK YOU'

CHRISTMAS ACTIVITIES: Many residents participated in the annual Amenities Building Christmas decorating activity. Thanks to Anne, Susan and Virginia for planning a superb Crossbow Christmas meal for almost forty residents. The food was superb and everyone enjoyed the carols and fellowship.

FEBRUARY BLUES NIGHT: Over thirty Crossbow residents enjoyed an evening together in the Great Room. Mark and Iain's music was much appreciated by all.

Cliff Block is our trusted, reliable and caring caretaker. Cliff is always available and willing to help out. He and **Micheline Ralet** have done an excellent job since taking over the contract for our pool maintenance.

TO OUR MANY VOLUNTEERS (cont'd)

Our 2013 volunteer Board members (**David, Bev, Don, Murray and Robert**) devoted significant personal time in eight scheduled meetings, as well as materials preparation and email discussion. This team collaborated in developing various business decisions for the benefit of the condo corporation and all owners.

Don Lawrence is Chair of the Legal Committee. Don devoted substantial personal time to organizing the team, then developing and executing a work plan. Others on the team were **Rick Thrall, Anne Forbes, Daryl Mikalson and David Minifie**. Two owner advisers also supported the Committee: **Ken Hantman** (construction) and **Ashif Menari** (legal).

Jim Wiebe and **Bernard Ouellet** sort refundables to contribute to our social fund and related events. **Cliff and Bev Block, Marinus Hus and Robert Reed** have taken the refundables to the depot.

Glen Kildaw who's plumbing knowledge served to identify various water damage prevention measures.

Dorothy Staniforth and **Susan Minifie** manage key access to the Theatre.

Peggy and Jim Wiebe planted flowers at the entrances to each of our three buildings. They looked beautiful and made our complex more welcoming to all.

Lynne Kemshead facilitated some improvements to our guest suites this year. She and the Board will continue to cooperate in this area.

Heidi Wissner, Barb Mendaglio and Robert Reed helped finalize the construction of the landscaped timber/stone steps at the west end of our property.

Rick Thrall contributed a great deal of work on a Crossbow Point website, which we plan to launch shortly. In addition, the site was used as a resource library for our legal committee, with an inventory of our building history, log history, documents and related photos. Rick also donated his time fixing and repainting chips and holes in our hallway drywall.

Thanks to all those that assisted in the 2013 'clean-up' days. There are so many residents and owners involved in helping our community to run smoothly. We apologize for those not mentioned. If anyone is interested in working on any Committee or initiative, please contact a board member.

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

ACCESS

No one under the age of 18 is permitted in the Lodge unless accompanied by a parent or owner.

BOOKING THE MOVIE THEATRE

Use the reservation book outside of the theatre to indicate the time and title of your movie. 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.

OWNERS' FIRESIDE LODGE (cont'd)

COMMENT BOX

Your thoughts on any condo matters are welcomed. The comment box is located in the entrance way of the Owners' Fireside Lodge and is checked regularly. Alternatively, comments may be emailed to crossbow.chatter@gmail.com.

BOOKING THE GREAT ROOM

Non-exclusive use (up to 3 hours) with no kitchen access (maximum 25 people) – no charge

Exclusive booking including kitchen and barbecue access (up to 8 hours)

maximum 25 people - \$75 (with a refundable \$75 damage deposit)

maximum 50 people - \$125 (with a refundable \$75 damage deposit)

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 from June 1, 2014) plus a one-time cleaning charge of \$25. Contact Marsha at 403-678-3678.

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, 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).

SECURITY: High Mountain Protection Service Ltd. 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

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 either click on '*Download Condominium Owner Forms*', or click '*Condo Documents*' for other materials under the '*Crossbow Point*' heading to see the listing of all documents available to you. To download this last group of documents you will need to register (top right hand portion of page). Also, you may sign up to receive notification as new documents become available.

YOUR 2014 BOARD OF DIRECTORS

David Minifie President
Anne Forbes Treasurer
Murrav Lambert Director

Don Lawrence Vice-President
Lawrence Nyman Secretary