

SUMMER 2015

CROSSBOW CHATTER

ONGOING CHATTER:

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.

CHATTER NEWS:

MOVIE THEATRE: The movie theatre is now fully operational with a new projector and sound system. Instructions are posted on the wall of the theatre and all controls are by the touch-pad mounted on the front wall. To book the theatre, write your reservation (your name, unit # and bldg. #, in the appointment book located near the theatre. No cost for theatre use, however a clean-up charge of \$25 or more will be assessed in the event that extra cleaning is required. Theatre key can be obtained from Dorothy at 403-678-6795 (in Dorothy's absence contact Susan at 403-679-1091).

WHAT LEVEL OF INSURANCE COVERAGE SHOULD I HAVE? This is a very important matter that every owner should fully assess. During the month of July 2015 each owner was sent a copy of the current Insurance Certificate along with a covering letter. We note that the Condominium insurance deductible for water damage was increased from \$10,000 to \$25,000. In the event of an insurance claim, you or the Condominium may be responsible for fully or partially paying this deductible. Therefore we recommend that you talk with your insurer or agent to ensure that you have no less than \$25,000 in coverage for water damage claims.

CIGARETTES: Smoking is prohibited in all common areas of our building as per Alberta legislation. Smokers are reminded to please ensure that cigarette butts are fully extinguished and disposed in a safe manner within your unit. Cigarette butts must not be discarded by tossing them from balconies onto common property, including pathways and grass areas where they pose a real fire risk. This is paramount especially given our adjacent forest area and wood construction buildings. We also advise that fires have occurred when cigarettes butts were placed into flower pots.

CANDLES: Please ensure that candles on balconies are kept in fully enclosed containers and are secure from being blown over by wind gusts (By-Laws 68-a-xi, 3-f).

FEEDING OF WILDLIFE: No feeding of birds or wildlife is allowed. Bird feeders are prohibited on balconies and common condo property.

FIRE DRILL: Our thanks to the 40 residents and visitors, including 4 dogs, from 21 separate units who participated in the recent fire drill held on June 27. The first building exit occurred 1 minute after the alarm and occupants finished exiting at the 4 minute mark. A fire drill is identified in our Risk Management plan as an essential activity to better ensure the safety and security of our residents and visitors in the event of a real emergency. Also thanks to our 7 volunteers.

IMPORTANT DATES:

Crossbow BBQ Dinner:

Owners' Fireside Lodge, Saturday August 22. Social Hour 5-6pm. Dinner at 6 pm. Social Committee will provide beef and veggie burgers and dessert. Please bring a salad to share and your drink of choice. Chefs will be on hand to cook the burgers.

Happy Hours:

Event takes place on the grass area of SW corner of 175. If the weather isn't good we will move into the Great Room. Posters will go up on the Monday prior to the each Happy Hour.



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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.

RECYCLING REMINDERS - Our recycling bins are being filled up faster than ever. This means that these materials are not ending up in a landfill. In order to promote 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.

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.

SUMMER HEATING - If you find that your unit is too warm, you may want to turn off the pilot light on the fireplace for the Summer. Please follow the instructions located at the base of your fireplace for turning off and re-lighting the pilot light.

BALCONY STANDARDS - Each resident is asked to maintain their patio or balcony area in a reasonable manner, keeping it free of debris, as per the condominium By-Laws. Not permitted: items such as laundry or clothes lines, artificial plants, bikes, recreational equipment, signs, flags, advertising (including for sale signs), large items. Planters may not be hung on balconies nor attached to the railings. Open flames are not permitted, including propane or gas heaters. Flower pots must be placed on protective trays to avoid damage to the balcony surface. Permitted: patio furniture & related small storage containers (up to 24" in height)

PROPANE - Kindly note that since all units are fitted with natural gas outlets, the use of propane BBQs is not permitted. For safety purposes, the storage of propane cylinders is NOT permitted on any part of Crossbow Point property, including titled and common property.

SCREEN DOORS - Crossbow Point is a 'luxury' condo and the consistency of visual appeal is an important factor where common property and exterior views come into play. In support of this goal, only "Phantom" brand screen doors, which retract sideways into a case inside the suite, are approved for installation. Frame must be beige, brown, woodgrain, or white; screen in beige or brown.

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. This by-law applies to all weekend use and full time use of condos. All dogs must be on a hand leash at all times.

EMAIL: We have an email list of over 80 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. In the future we're considering not mailing out newsletters and only sending newsletters by email. Please sign up now.

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.

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

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.

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.

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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

To book the theatre, write your reservation (your name, unit # and bldg. #, in the appointment book located near the theatre.) Theatre key can be obtained from Dorothy at 403-678-6795 (in Dorothy's absence, Susan at 403-679-1091).

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 \$35 per night plus a one-time cleaning charge of \$25. Contact Marsha at 403-678-3678.

For more information on the above items, see our website as shown below.

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: 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

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

WEBSITE: Newsletters, other condo documents and much more information are available online through our website www.crossbowpoint.com. The PEKA website also carries a number of documents (click on the tab 'Condominium Management').



YOUR 2015 BOARD OF DIRECTORS

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