



**INSIDE
THIS ISSUE:**

Reminders	1
Operational Updates	2
Fire Sprinkler Warning	2
AED Demonstration	3
Contact Information	3
Chatter to Remember	4

Reminders

Short Term Rentals: These are not permitted under Town of Canmore Land Use Bylaws. The Town's bylaws supersede our condo Bylaws and no longer specify a limitation based on a minimum number of days, but rather refer to the nature of the rental as determining an illegal short-term rental.

Kitchen Drains: Please do not put Coffee grounds or grease down the drains as these items create havoc with waste water drainage that can lead to flooding within the building. To aid in maintaining free running drains we suggest pouring a few ounces of a concentrated liquid dish washing soap, such as Ultra Dawn, down the kitchen drains monthly.

Hot Tub: We occasionally have had some noise and alcohol complaints concerning the use of the Hot Tub area. Please be mindful of others as regards to noise levels, and respect both

our and Alberta Health Services requirements for operations. This means that alcohol is not permitted, and neither is any glass. Please inform your guests and visitors as appropriate.

Bird Feeders: Town of Canmore bylaws prohibit bird feeders as they also attract large wildlife.

Fireplace: We remind everyone that if you shut off your pilot on your Fireplace, not only will you conserve gas but your rooms will be kept cooler for the Summer. Refer to instructions and illustrations on our website at: <https://www.crossbowpoint.com/fireplaces.html>

Balcony/Deck vinyl floor covering damage: Please check this floor covering regularly for any issues such as seam openings and tears that can lead to rot. Repairs will be undertaken as a priority and

paid through the condo's general revenues. Please report any concerns to PEKA*.

Log Railings: These should also be looked at on a regular basis. Please report any concerns to PEKA*.

Lost& Found Keys/Fobs: If you find keys or fobs, please contact PEKA*. Recently we've had owners misplace their keys/Fobs (they have found them later). Suggestions include posting a notice in our residential lobbies, advising Cliff (mtn.springs106@gmail.com), and sending an email to crossbowpoint@gmail.com If a Fob has been found, PEKA and the Board can identify the owner through the serial number of the Fob and arrange to return it as a priority matter.

* PEKA: becki@peka.ab.ca or condoadmincanmore@peka.ca

Receive Chatter updates by email

To receive emails with notices and updates, go to CrossbowPoint.com. On the Contact Us Page submit a request to be added to the email list.

Operational Updates

New Bylaws: The proposed set of new Bylaws are coming to completion over the next few months; we are doing further 'clean up', some fine tuning and making every effort to ensure that the Bylaws reflect the general views of the majority of our owners.

Exterior Logs: Logs continue to be subject to regular inspection so that appropriate maintenance and restoration is undertaken. As a result of this prioritized work some deck and caulking work will be deferred throughout this year.

HVAC unit's upgrades: Over the past 12 months work was completed replacing all 6 roof-top units. Over time additional units within the amenities building will be replaced as the need occurs.



FIRE SPRINKLER WARNING

Sprinkler systems are not for hanging clothes.

These systems hang from ceilings and are not designed to handle the weight of clothes or other items.

Should a sprinkler unit break, an enormous amount of water comes out with no way to stop it. The water is filthy, may contain debris, and will damage multiple units as it travels down to the lowest level of your building. Dirt, small pieces of metal and chemicals left in pipes since the building was put up will come pouring out.

One Toronto condo owner set off a fire sprinkler in his unit after hanging clothes from a sprinkler head. This set off the fire alarm while flooding his and several other units.

Fire sprinklers are part of a building's fire suppression system. They are to be maintained by management. Use of fire sprinklers for any residential purpose can cause damage and put others in danger when a fire emergency arises.



Reminder:

Client Portal at Peka with access to Key forms is - <https://Peka.ab.ca/client-portal-condo>

**Your volunteer Board of Directors,
David, Ron D., Lawrence, Christine and Ron S.**

AED Demonstration



In April, following the AGM we were fortunate to have members of our local fire department give us a demonstration on the use of our

newly installed AEDs (Automated External Defibrillators). The firemen walked us through the process step by step and answered questions on the use of AEDs and first aid in general. Those in attendance attained a level of comfort learning how user friendly the process is. On behalf of all Crossbow residents, the social committee wishes to thank the board for this welcome addition.

We encourage everyone to take a few minutes to familiarize themselves with the use of these devices as well as their locations. There is one at the entrance of each building (155, 165, 175).

Information along with links to YouTube videos can be found on our website at <https://www.crossbowpoint.com/aeds.html>

ONLINE CONDO FEE PAYMENTS

Condo fees can now be paid online using a Credit Card through the PayQuad system. PayQuad is a 3rd party payment system adopted by Peka for this purpose (A transaction fee applies.)

Sign up by visiting www.payquad.com.

Questions can be directed to PEKA by telephone at 403.678.6162 or by email at info@peka.ca.

CONTACT INFORMATION

PEKA ASSISTANCE: Contact PEKA at any time by calling 403-678- 6162. Email info@peka.ca. PEKA can be reached 24 hours a day, 7 days a week, 365 days a year for immediate assistance to mitigate property damage (including but not limited to fire, flood, water leaks, loss of heat), calling 403-678-6162 Ext 8.

SECURITY: Spillett Security Group provides patrol/security services to Crossbow Point residents. For noise/disturbance complaints, trespassing and assistance with condo by-law enforcement issues from 10:00 pm to 6:00 am, 7 days a week, call 403-493-4661. For emergencies that require Police, Fire, or Ambulance, call 911.

MAINTENANCE: In the event of a common property area spill, non-working electrical or mechanical item, contact Cliff at mtn.springs106@gmail.com

BOOKING A GUEST ROOM: Four are available, a user agreement is required. The cost is \$85 for the first night and \$40 for each additional night. Refer to the Crossbow Point website for details and an availability calendar. To book a guest room, make a booking request on the website. If you have questions, text or phone Jenn at 204-573-8386 or email cbguestsuites@gmail.com

BOOKING THE GREAT ROOM: See our website for details and pricing.

SOCIAL COMMITTEE:

Questions or comments can be directed to the Social Committee at: CrossbowSocial@gmail.com

WEBSITE: Condo documents, newsletters and additional information is always available at www.crossbowpoint.com. PEKA's website also carries a number of documents (click on the 'Condominium Management' tab).

COMMENTS: Your thoughts on any condo matter are welcomed. Contact us through our website at www.crossbowpoint.com and click on the Contact Us tab.

CHATTER TO REMEMBER



PEKA KEYHOLDER SERVICE: 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 an inconvenience and garbage disposal repair can be costly. Don't pour grease, oil, fat or coffee grounds 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 after using the disposal. More information is available on the internet by searching "proper garburator use". Alternatively, simply do not use your garburator and consider permanent removal of the unit.

RECYCLING REMINDERS: Our recycling bins are filling up fast! This means that these materials are not ending up in the landfill.

1. Ensure that all items are empty and clean.
2. Do not bring items from a place of employment or business. Crossbow Point household materials only.
3. Flatten cardboard boxes including small ones such as tea or Kleenex boxes.
4. Moving boxes and large appliance boxes are not permitted in our recycling bins.

FIRE EXTINGUISHERS (within your unit):

The Board recommends that all residents have on hand, and stored well away from any potential sources of flame, 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 and must always be easy to reach. Remember to check your fire extinguishers at least annually. 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 insurance policy for water damage and other damages for which you may be held accountable. You should note that the maximum insurance deductible under the new Regulations is \$50,000. 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, be certain to consult the condominium By-Laws (68-a-iii). Dogs must not exceed 18 inches (46cm) in height, measured at the shoulders. This applies to guest pets as well. All dogs must be on a hand leash at all times. Pick up after your pet. NO pets whatsoever are permitted in guest rooms and the amenities building.

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: Bicycles stored on common property in the garage must not interfere with any owner/tenant parking, and must have a tag with the owner's name and unit/building number. Non-compliance may result in the removal of the bicycle

TIRE STORAGE: Storage of tires is not permitted within titled parking stalls. All tires and rims must be stored inside storage lockers.

EMAIL: Email is most timely, and the only way to receive certain announcements and materials. If you are interested in joining our email list, send a note to our website at www.crossbowpoint.com and click on the Contact Us tab. Please sign up now.

RENTING: For owners renting their units, the Board strongly recommends using 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.

AirBnB arrangements are not allowed at Crossbow Point.

Additional information can always be found on our website at www.crossbowpoint.com.