

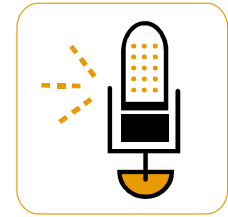
## Alert!!!

**Annual General Meeting Of Owners TSCC #1577**

**Tuesday, March 22, 2005 at 7 p.m.**

### What's inside

New Concierge Team	2
Warranty Program	2
Essex Living	3
Neighborhood Tips	3
Contact Numbers	4
About Essex 1	4
About Essex 2	4



## Essex Holiday Gathering

There was a lot of meeting, mixing and mingling (to a jingling beat) in the party room on December 16th as many residents came out for the first ever Essex Holiday Gathering. Young and old alike made merry with their neighbours at this event that featured great food catered by Vinci Catering.



*Finding some yummy treats to nibble on...Let the holiday eating begin!*

Each of the women received a \$25 gift certificate from Sunsplash International and Joseph Alexander Spa on Dundas Street as an entry gift.

There were also great door prizes such as gift certificates for Home Depot, Future Shop and Swiss Chalet.



*Fred Reichl, Board President, picking the winning tickets for the door prizes.*

The prizes were generously provided by ThyssenKrupp Elevators, Group 4 Falck Security, Vinci Catering, Fitch Surveillance, PAC Productions, and Executive Maintenance.

Canned good donations were collected for the food bank.

*Mixing and mingling with neighbours of all ages....*



It was a wonderful opportunity to socialize beyond the elevator ride and make some new friends.

Thanks to the social committee for making it happen.

Cheers to Darlene Bennett, Irene Priest, Ivonne Juhasz, and Janet MacKinnon. We look forward to the next get together.

## Annual General Meeting Of Owners TSCC #1577

It is important for all homeowners to attend the Annual General Meeting on **Tuesday, March 22, 2005 at 7 p.m.** in person or by submission of a proxy form in advance. This meeting serves to fulfill the legal requirements under the Condominium Act, 1998.

At the meeting, elections will be held to fill two open Board of Director positions. Nomination forms will be sent out to owners in February, so that they may be returned in time to be included in the formal Call Notice for the Annual General Meeting of Owners. That notice of meeting will be finalized on March 1, 2005 for delivery to owners.

**See the attached formal Call for Nominations.**

## New Essex Concierge Team



Sanjay Perera  
Day Concierge



Martin Marsden  
Evening Concierge



Henry Sun  
Midnight Concierge



Virinder Sharma  
Swing Concierge

Please welcome our new Essex Concierge Security team from Group 4 Falck who started with us on December 1, 2004. The team has very quickly established a confident familiarity with the Essex.

They look forward to being friendly, familiar faces to residents.

The team plays a central role in ensuring all security systems and procedures (alarms, camera and access control systems) work to make us all feel safe and secure.

They are conveniently available 24 hours a day, 7 days a week for residents to voice any concerns. They can also convey helpful information about building operations to guests and residents alike.

They also assist with resident parcel pickups/deliveries, moving and use of service elevators, access for guests and their vehicles, access to the party room and guest suites, access and booking of virtual golf and barbeques.

In addition, they respond to noise or other disturbances and play a role in facilitating compliance with condominium rules.

They are here to help us all have quiet enjoyment of our homes at the Essex community.

## Ontario Home Warranty Program (TARION)

Late last year, we submitted a Performance Audit Report to TARION and to Tridel prepared by Cochrane Engineering on our behalf.

The audit was an assessment about how well Tridel has constructed the building according to specifications and building code

requirements.

As planned, we had our first meeting with Tridel on January 31, 2005 to discuss their response to the report and dialogue about priorities for resolution of the identified deficiencies.

While this audit was directed to common area deficiencies, owners were also surveyed to identify concerns within their suites that might signal a more general common areas issue.

Any suite-specific issues that still exist should be communicated in writing to Tridel Customer Care, with

a copy to Tarion.

Any issues regarding common areas, such as windows or water seepage deficiencies should be reported to Property Management.

On common areas issues, the Essex Board reached agreement with Tridel on a schedule that will meet health and safety concerns first, those causing inconvenience to owners next, and then the remaining ones.

It is our expectation that all issues will be satisfactorily resolved in the next few months.

## Mystery T5 Slips

Some owners have asked about the T5 slip they received from Essex Inc.

Statutory interest is due to owners on down payment funds paid (to Tridel) for the period from possession of your suite until final closing. This amount is noted as a credit on your statement of adjustments, which is part of your Final Closing documents. – Tridel

## Essex Living

### TRAFFIC

Please remember that there is no left turn onto Dundas Street. Please remind your visitors of this, so that nobody gets a ticket or even worse, has an accident.

Please slow down on the ramps in the parking lot and be prepared to help each other pass safely. We all want to keep "bumper cars" as a ride at the midway and not a reality show at the Essex!

### HOUSE CLEANING

In addition to clearing the lint filter in your clothes dryer, also remember to clear the lint trap in the ceiling of your laundry closet periodically.

### KEYS ARE PRECIOUS

When disposing of garbage or recycling, keep your keys away from the open chute or bin. You could accidentally lose them.

### FAN COIL UNITS

There will be one scheduled check this year for the heater/air conditioner filters in our units, though the exact date is not yet set. Since these filters are not a standard size, you will not easily find them in the stores. They are, however, available at the concierge desk for a cost of \$5.00 each so that you can purchase them as needed. Some folks might choose to change the filters every few months, especially for reasons such as smoking or respiratory ailments. The concierge team is not permitted to accept cash. Please purchase at least 6 filters at a time, so that they are not needlessly troubled with large quantities of small cheques for \$5.00. Your kind co-operation in this request would be very much appreciated.

### WIND AND RAIN

During harsh weather, please ensure that windows and sliding doors are closed properly and balcony belongings are secure.

### ENJOYING OUR POOL

Be careful to obey the posted rules. They are there for our collective health and safety.

Be sure to shower and rinse off before you swim or use the hot tub; no diapered children are allowed at any time; don't indulge if you have open sores of any kind; and please caution all bathers against any diving or horse play.

Stay tuned for the Essex Wine and Cheese Get Together.



Another opportunity to meet your neighbours.

## Neighbourhood Tips

### Are you looking for a great bakery, complete with a deli counter?

Try The Hot Oven (not open Sundays) at Cloverdale Mall. It calls itself "Etobicoke's Favourite Bakery." If you enter the mall by the LCBO entrance, The Hot Oven is straight ahead of you.

### Is it time to renew your driver's licence or car plates?

There is a vehicle licensing office at Cloverdale Mall, near to the new location of the Zeller's store.

There is also a Government of Ontario KIOSK for address changes etc.

### Do you need a grocery store that is open 24 hours a day, 7 days a week?

Your needs can likely be met at the Dominion Store in Cloverdale Mall or Rabba Fine Foods at 4869 Dundas Street West, on the south side just west of Islington, 416-234-0609.

### Love fish and chips?

Don't miss Kingsway Fish and Chips at 3060 Bloor Street West, on the north side between Brentwood and Montgomery. It's terrific for eat-in or take-out.

### Don't feel like cooking tonight?

Try Merlot Restaurant, 2994 Bloor St. W., (416-236-0081) on the north side about a block east of Royal York Road.

This very successful bistro-style restaurant offers delicious traditional French cuisine with excellent service at very reasonable prices in a casual, lively atmosphere. In summer, their patio on the roof might also beckon you. (Okay, okay, so my nephew is married to the owner's step-daughter!)

Keep Sunday, April 27, 2005 open for the

DEL-sponsored

5 km WALK and EXPO

Canadian Cardiac Rehabilitation Foundation

At

Exhibition Place

(more information will be posted soon)

# The Back Page

## Important day to day facts about the Essex



### CONTACT NUMBERS

**Concierge:** 416 239-0685 (24 hours a day)

**Property Manager:** 416 239-9786  
Mon. – Fri. 9am to 5 pm

**Move/Delivery Hours:**  
Monday to Saturday – 8 am to 8 pm

Book **Moves/Deliveries** via the Concierge

**Recreation Centre** Hours: 6 am to 11 pm

**Pool** (look for revised schedules soon)

Book **Party Room** through Property Manager

Book **Virtual Golf** through Concierge

Book **Guest Suites** through Property Manager

## So What's Happening at Essex 1?

### GUEST SUITES

We are happy to announce that the three Guest Suites are now available.

Suites are booked through the Property Manager and available on a first come first served basis. The current charge is \$50.00 per night, payable 48 hours before the booked date, by cheque or money order by the resident booking the room.

The maximum stay is seven nights.

Check in time is 3:00 pm and check out time is 11:00 am.

The concierge will issue keys to the suite along with rules for occupancy.

Guests are permitted use of any shared facility, only in the company of the host adult resident.

The resident is responsible for any damages, losses and liabilities caused or occasioned by his/her guests.

Guests of the resident sign a written agreement stating that the occupancy of the guest room does not create the relationship of Landlord and Tenant

as between the Corporation and the guest.

Guests are responsible for all personal items left within the guest suite and the Corporation bears no responsibility for the theft, damage or destruction of any belongings of the guest.

## Essex 2

Tridel reports that construction is on schedule; people will begin to move in on April 26, 2005.

## Newsletter Team

Anne Bisson  
Cathy Kelly  
Fred Reichl  
Gary Daley  
Renata Zuger

Please forward any questions or comments to [Essexnews@sympatico.ca](mailto:Essexnews@sympatico.ca)