

## Alert!

### Essex Spring Fling



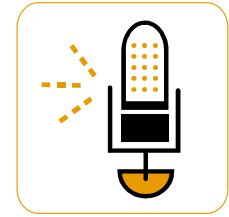
Thursday April 21

7 pm  
in the Party Room

Another great  
opportunity to come  
out and meet your  
neighbours and  
enjoy refreshments  
too!!

#### What's inside

Concierge Team	2
Warranty Program	2
Access FOB Alarms	3
Neighbourhood Tips	3
Contact Numbers	4
Satellite TV offering	4
About Essex 2	4



## Your Property Management Team

Sandra Roberts (right) is the Essex Property Manager. She joined us on February 7.

Sandra takes over from Clara Capparelli, who has moved on to another assignment within the DEL Property Management organization.

To ensure continued good service as our new neighbours begin to move in at Phase 2, DEL added a second person, Carol Simas (left) on March 22.

You will most often be welcomed by her at the new Management Office Service Desk.

Claus Gnaedig (left) and Boleslaw (Bolek) Ziobrowski (right) are the Essex Building Superintendent Team.

Claus joined us December last, and Bolek this April.



Claus and Bolek concentrate on making sure all the major systems in both building common areas and the Essex Club shared facilities are working properly.

They interface with our contracted maintenance services personnel on a daily basis.

## Annual General Meeting

**TSCC #1577**

The Annual General Meeting of owners was conducted on Tuesday, March 22, 2005 at 7 p.m. as per legal requirements under the Condominium Act, 1998.

At the meeting, Ralph Orvitz of the corporation's auditors, Mortfield and Orvitz, presented the Audited 2004 Financial Statements and answered questions posed by owners. The statements were accepted and the same audit firm was hired by owners for the 2005 fiscal year.

The Board of Directors reported to owners on 2004 operations and owners had a full opportunity to dialogue with the board on a wide variety of issues of interest.

Your new Board of Directors: Darlene Bennett, Nick Giarratano (re-elected), Carol Goldman, Stephen Perelgut (re-elected), and Fred Reichl.

Thank you to all the owners who attended or provided proxies so that this annual event could be conducted successfully.

## Essex Concierge Team changes



Martin Marsden  
Phase 1  
Day Concierge



Henry Sun  
Phase 1  
Evening Concierge



Sanjay Perera  
Phase 2  
Day Concierge



Jan Mohammad  
Phase 1  
Midnight Concierge



Zia Rahman  
Phase 1  
Swing Concierge

Stay tuned for more  
Phase 2 assignments

The Essex Concierge Security team is growing.

Effective March 31, Sanjay Perera moved over to anchor the Phase 2 Concierge Team.

Martin Marsden has shifted from evenings to anchor the Phase 1 team.

Henry Sun replaces Martin on the Phase 1 Evening shift.

Jan Mohammad takes over on the Phase 1 Midnight shift.

Zia Rahman is the new Phase 1 Swing Concierge taking over from Virinder Sharma who has left Group 4 Falck for new horizons.

The Essex site Concierge team will work collaboratively to ensure all security systems and procedures (alarms, camera and access control systems) work to make us all feel safe and secure.

## Ontario Home Warranty Program (TARION)

As reported in the February Newsletter, we are continuing to work with Tridel to resolve all the common areas deficiencies identified in the Performance Audit Report prepared by Cochrane Engineering on our behalf.

For instance the unreliable performance of our elevator has been escalated to the ThyssenKrupp Elevators General Manager, who is committed to achieving acceptable

performance. He is directing efforts to rectify control systems faults that are requiring newly designed software and computer hardware components.

We are confident that all the reliability and other deficiency issues will ultimately be resolved but not as quickly as we all would like.

Our next meeting with Tridel and Cochrane is April 25.

For **home owners**, the new home warranty is valid for one year from the first owner's final closing date.

Customer Care has moved out of their 2<sup>nd</sup> floor location in Essex 1. If you have recently purchased a unit and your warranty is still in

effect, contact Jenny of Tridel Customer Care at 416-650-1222 with any issues that may arise in your suite.

Even if your warranty has expired, you can still contact Jenny for information about original Essex installers and suppliers, such as if you are trying to match flooring for a repair.

If you are having plumbing woes, you are welcome to contact Network Plumbing at 905-761-1417, who did the original work or a plumber of your choice.

You can also always call our Property Manager for advice.

## Access Fob Alarms

Every suite has been issued fobs to access various doors in the building, including the garage doors.

The fobs are designed with two buttons: a grey one to open doors and a red one as a panic alarm for personal emergencies.

Unfortunately since we all moved in, we have been plagued with red button false alarms because the button is just too sensitive in normal use.

Your Board of Directors has had an ongoing dialogue with Tridel and Fitch Surveillance Systems Inc. about our dissatisfaction with the alarm aspect of the system.

Fitch has been working with the access fob supplier to find a solution and they are proposing that the fob system be adjusted by installing a computer chip into the central control system that will require a person to press and hold the red button continuously for 3-seconds before an alarm is sounded.

The Board has agreed to this change.

Fitch and Tridel assure us that this delay does not make the alarm any less effective, and does eliminate inadvertent false alarms.

There will be bulletin board notices when this change is made with additional instructions as necessary.

There will be no change to the fob itself.

## IT'S SPRING

**FAN COIL  
Maintenance  
Beginning  
April 19-May 6**

**ALL fan coils in  
ALL suites will be  
addressed.**

**Costs are included  
in 2005  
maintenance fees.**

**Watch the  
Bulletin Boards  
for the specific  
day for your floor**

**The switchover  
from heating to  
cooling is coming  
in early May**

**GARAGE  
POWERWASH**

**May 20  
(all cars out by  
8 a.m.)**

**WINDOW  
WASH**

**Coming  
Mid May**

## Neighbourhood Tips

## Good Neighbour Tips

### Are you looking for a great florist?

Try Kelly's Garden – Gifts and Flowers for all occasions. The owners, Jin and Kelly Han, are fellow residents of The Essex.

Their shop is located at 3836 Bloor St. West, right across from the parking lot of Six Points Plaza.

One of our residents has used their services for a social event and was very pleased with the quality of service received.

Call Kelly's at  
416 236-7005.

### Slam dunk!

Please send your garbage – **well bagged perishables and very small non-recyclables only** - on its way down without clanging and banging the chute doors.

Several neighbours live within earshot of this daily chore and would appreciate the minimum amount of fanfare possible as you bid adieu to your refuse.

Also, please do not leave your bags sitting at the top of the chute as a surprise for the next visitor.

Good chute etiquette

dictates that items such as pizza boxes should not be left on the floor either.

And remember the chute has access hours of 7:30 a.m. to 10:30 p.m. because its use can be disturbing to others.

To dispose of all large non-recyclable items, please take them down to the dumpster in the P1 Parking Garage just outside the Recycling Room.

In the Recycling Room, please break down all cardboard boxes and flatten them, otherwise your neighbours have no space for their recyclables.

### Important day-to-day facts about the Essex



**Phase 1 Concierge:** 416 239-0685 (24 hours a day)

**Phase 2 Concierge:** 416 239-2286 (currently 9 am– 5 pm)

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

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

Book **Moves/Deliveries** via the Concierge in your building

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

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

Book **Party Room, Guest Suites & Board/Meeting Rooms** through the Property Manager

Book **Virtual Golf, Billiards Room & BBQs** through Phase 1 Concierge

## More about Phase 1

### Satellite TV through telephone wires

We have reached agreement with Bell ExpressVu and Lofty Communications Inc. (owner of the Communications Control unit in the building) to facilitate residents having a new option for television programming.

The Bell ExpressVu offering will feed through fibre optic cable to the building and within the building through telephone wires to your suite.

Your Board of Directors has been working hard to bring you this new choice. Residents who wish to stay with Rogers can do so.

Learn more at Bell ExpressVu-sponsored promotional Open Houses, scheduled for **April 26, 27, and 28 from 4:30 – 8:30 pm in the Party Room.**

Any new arrangement is between residents and Bell ExpressVu. The corporation is not involved.

## More About Phase 2

### New Management Office

The Management Office is now located at the western end of the Essex Club Recreation Centre Concourse.

### New Board Room

There is a new Board Room for Corporation use. It will also be available for bookings by residents for business meetings.

This room is located where the management office was originally located.

### New Aerobics/Exercise Room

There is a new aerobics/exercise room with two treadmills and exercise pads to supplement the equipment in the existing room in the Phase 1 section.

### New Billiards Room

A new wood-paneled Billiards Room that can be booked for resident use.

## Newsletter Team

Angelo Genovese  
Anne Bisson  
Cathy Kelly  
Fred Reichl  
Renata Zuger

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

Please welcome Angelo Genovese to our team

and

say goodbye , with great thanks to Gary Daley.