

Alert

ESSEX Phase 1 TSCC 1577

2006 Budget package

The 2006 Budget package from the Essex I Board about 2006 maintenance fees will be mailed to owners around December 1.

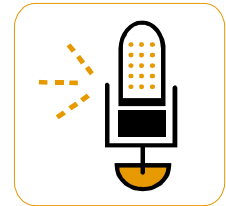
For the few owners who have not as yet signed up for electronic funds transfer, there will be a form in the package to fill out to adopt automatic monthly maintenance fee payments.

Most owners are on this system already and are enjoying the convenience of paying maintenance fees this way.

The process is safe. Owners can stop the process anytime they wish.

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Essex News First Anniversary Edition

Hard to believe a year has gone by since our inaugural edition in November 2004.

Your Essex Communications Team: Anne Bisson, Angelo Genovese, Cathy Kelly, Fred Reichl and Renata Zuger are pleased to begin a new year of bringing items of interest to the whole Essex community.

The Essex Communications Team published 5 editions over the past year and launched the new Essex Website <http://www.theessex.ca>.

Based on reader feedback, we are planning a NEW ADVERTISING section in the Newsletter in 2006. Business card-sized advertising items at a

price of \$100 for five editions. Check out the back page advertising feature space.

We welcome feedback on this newsletter and invite suggestions about topics of interest to you about living at The Essex. Your Essex News team will consider all suggestions.

To place an order for advertising, send a suggestion, or to offer an item for the neighbourhood tip section, please contact us at Essexnews@sympatico.ca.

We are also looking for a volunteer or two from Phase 2 to join our team. If interested, contact us at the above e-mail address.

Phase 2 Schedule

Essex Phase 2 is scheduled for registration in mid November, 2005. The Turnover meeting and election of a Board of Directors will occur early in 2006. Once that occurs, Board of

Directors representatives from both buildings will form a joint Shared Facilities Committee to manage the Essex Club Recreation Centre and other shared common elements.

Traffic Safety First

RAMP SAFETY

The design of the Dundas Street entrance ramp to the Visitors level garage for both buildings makes it absolutely mandatory that everyone **SLOW DOWN**.

At the bottom of the ramp there is a three-way traffic intersection. Even with the mirrors (and more are ordered) there are blind spots.

Please obey the signs and give your fellow residents and visitors a break. We are all in a hurry, but a little consideration to on-coming traffic and going SLOW will help us all keep sane and above all safe.

REAR GARAGE DOOR at P1

ENTRY through the rear entry door to Visitor Parking is FOB controlled – between 5 am and 11 pm.

EXIT through the rear door is by sensor. Just proceed slowly close to the door and the door will open automatically - 24 hours a day.

When you enter via this door and come to the three-way traffic at the bottom of the ramp, come to a complete STOP and check for on-coming traffic.

Stress-Busting Activity Available in the Recycling Room

Is your boss too demanding? Is your co-worker too perfect? Is your partner too critical?

Well, don't bother with yoga, forget about pilates.

We at the Essex have the ideal stress reducing activity available in-house.

It is flattening your corrugated boxes and crushing your cardboard containers.

Yes! Stomp on them with your feet! Crush them with your bare hands! Jump up and down on them with big boots!

But for goodness sake, please

collapse your cardboard before you put it in the big bins. This will keep boxes off the floor and leave room for the rest of our stuff!

Those of us who have already learned this ancient anti-stress method of space saving thank you.

Ontario Home Warranty Program (TARION) 2-year Audit

Late last year, the **Phase I Board** submitted a 1-Year Performance Audit Report to TARION and Tridel.

The audit was an assessment about how well Tridel has constructed the Essex I tower and shared facilities according to specifications and building code requirements. We have been following with Tridel for resolution of all the identified issues.

We are now proceeding with the 2-Year Audit of the common elements and have

again engaged Cochrane Engineering to carry it out on our behalf.

This year's audit is directed to Ontario Building Code health and safety violations, water penetration through the basement or foundation, water penetration into the building envelope, defects in the electrical, plumbing or heating systems, defects in the exterior cladding, and major defects in the building structure.

While this audit is also directed to common area deficiencies,

owners are being 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.

Halloween Event



Gremlins and goblins of the junior variety with proud parents trolled our lobby for spooky treats. Our smiling security ghouls kept everyone safe.

We can hear you!

Try to be conscious of how your routine and activities may sound to the people who live above, below and next to you.

Walking around in hard soled shoes, scraping chair legs across the floor and loud, boisterous play can all give your neighbours a headache.

Naturally, daily life results in daily sounds but en-suite aerobics, energetic fetch games with the dog and hobbies that involve the use of power tools can be a bit trying on the patience of someone trying to relax after a

hard day's work.

Sound travels through the walls, floors, ceilings, ventilation system and up and down the halls. Also consider the time of day (or night) that you are doing something and, as much as possible, try to keep disturbances to a minimum.

Remember, if you don't hear anything from inside your unit, it could just mean that your neighbours are quieter than you.

We live in close quarters; let's be considerate!



Energy costs

The recent spike in the cost of crude oil has affected us all as it translated into higher gasoline and fuel prices.

Natural gas prices that affect our heating costs have doubled in the past year.

Fortunately in 2004, on the advice of Del Management,

the Phase 1 Board entered into a 5-year fixed-price natural gas supply contract, that protects us against price increases until 2009.

For electricity, we are at the mercy of Ontario Government energy policy.

As residents we all can do our

part to conserve. For instance, turn out the lights when no one is in the suite. Even computers left on are electricity consumers.

Our buildings are pretty energy efficient, but wherever it makes sense we are looking to investing in energy savings opportunities.

Cable TV Choice

A reminder:

Since early this year, Essex Phase I residents have had a choice of television

programming providers, enabled through wiring systems in the building. Residents can call either

Rogers or Bell Express Vu directly to order the service of their choice.

Access FOBS

A suggestion:

By design, resident access to the Essex buildings, Essex Club recreation centre, and the garage is controlled by the use of personal access FOBS.

If you need an additional FOB for a registered resident in your suite, please pick one up at the Management Office. The current fee is \$75.00. Be aware that for security

reasons, the Concierge is instructed to discourage residents entering the building or garage without the use of their FOB.

**Mark your
calendars for
the
Second
Annual
Essex Holiday
Gathering
December 15,
7 – 9 pm
in the Party
Room**

Door prizes,
fun and frolic

The Back Page

CONTACT NUMBERS



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

Phase 2 Concierge: 416 239-2286 (24 hours a day)

Property Manager: 416 239-9786 Monday 9am to 7 pm
Tues. – 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** with the Property Manager

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

Check out the **Essex Website** <http://www.theessex.ca/> for much more information about the Essex Community.

Click on <http://www.theessex.ca/feedback.htm> to offer a suggestion or ask a question about life at the Essex.

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