

Alert

TSCC # 1723

(ESSEX Phase 2)

Turnover Meeting

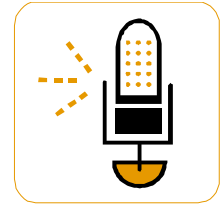
**7 pm Tuesday,
January 30, 2006**

in the Party Room

All Essex 2 Owners are encouraged to come and celebrate Tridel's turnover of Phase 2 to owner control.

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Phase 2 Turnover Meeting

The upcoming Phase II Turnover meeting scheduled for January 30 is another key milestone in the development of the Essex Community.

All Essex Owners and Residents welcome the occasion that will mean that the Essex community will at last be fully self-governing.

A new Phase II Board of Directors will be elected at the meeting.

And shortly thereafter, in collaboration with the Phase I Board of Directors, a new Shared Facilities Committee will be formed to take over the management of the Essex Club shared facilities, and site grounds and roads.

New Essex Site Administrator

Sarah Palozzi joined us in December as our new Essex Site Administrator.

Sarah takes over from Carol Simas, who has moved on to another Del site.

You will see Sarah's smiling face most often at the Management Office service counter.



Can we talk?

We are very fortunate to have many courteous drivers in our community. However, we also have our share of aggressive drivers to whom we appeal again to PLEASE SLOW DOWN. One accident will more than offset any cumulative time saved.

Consider the implications of a collision. First, time is wasted exchanging the usual un-pleasantries and the necessary personal information. Then there is the awkwardness of regularly seeing the victim on the premises.

There is also time spent getting estimates, dropping off the car for repairs and picking it up again. While waiting for body work, it may be necessary to arrange a car rental or become obligated to a co-worker for a ride.

There is the further possibility that someone could decide they need to report the matter to their insurance company, which means higher premiums.

All this just to save a few seconds... is it really worth it?

Residents and Guests with Special Needs

All Essex-site residents and their guests are entitled to access and enjoy the wonderful amenities that make up the Essex Club shared facilities.
Individuals with special needs are

invited to approach the Management Office ahead of time if an accommodation seems necessary to allow them to fully enjoy any Essex Club feature.
The Essex will strive to work out a

reasonable accommodation consistent with the spirit of the shared facilities rules that are designed to ensure all residents and guests have an equal opportunity for enjoyment.

Ontario Home Warranty Program (TARION) 2-year Audit

On January 6, 2006, Cochrane Engineering, as directed by the Phase 1 Board of Directors, submitted the required 2-year Ontario Home Warranty Program Performance Audit to Tarion and Tridel.

This assessment focussed on Ontario Building Code health and safety violations, water

penetration through the basement or foundation, water penetration in the building envelope, defects in the electrical, plumbing or heating systems, defects in the exterior cladding, and major defects in the building structure.

We thank owners who completed and submitted surveys about concerns in their suite that might

signal a more general common areas issue.

The Phase 1 board is continuing to aggressively follow up with Tridel toward resolution of any new issues identified in this audit as well as all those identified in the previous common areas performance audit.

Holiday Gathering - December 15, 2005



The More the Merrier!

The weather outside was frightful, but over 150 Essex 1 and 2 residents ate, drank and made merry together at the 2nd annual Essex Holiday Gathering on December 15th in the party room.

Delicious munchies were provided by the Essex Social Committee, chaired by Darlene Bennett. Irene Priest and her team: Phyllis Cox, Sheila Dowdell, Claire Lazaro, and Janet McKinnon did us proud.

Great prizes were donated by various Essex suppliers: C & G Maintenance, Comfort Plus, Executive Maintenance, Group 4 Falck, Pac Productions, Pool People Ltd., Provident Energy Management, ThyssenKrupp Elevator and Waste Solutions Group.

It was great to see our newly blended Essex family mixing and mingling while enjoying the spirit of the season.

We look forward to more get-togethers in the new year. Thanks to the Essex Social Committee for

another great event!
Essex Staff Party

In keeping with the season, on December 20, The Essex hosted a staff luncheon in the party room for site property management, security, cleaning staff, Del Essex Customer Care, and Del Essex Construction representatives.

All welcomed the opportunity to get to know other team members who support the Essex every day throughout the year.

<h2>Get the lint out!</h2>			<p>Mark your calendars for the</p> <p>TSCC # 1577 (Essex Phase 1)</p> <p>Annual General Meeting of Owners</p> <p>Wednesday April 26,</p> <p>7 p.m.</p> <p>Registration and meeting</p> <p>in the Party Room</p>
<p>Did you know that a build-up of lint in the lint trap located on the ceiling or wall of your laundry closet could be</p>	<p>a serious fire hazard? So let's make it a habit to clear it frequently. We will all be safer for it. And there's a bonus –</p>	<p>your clothes will dry quicker and your dryer will be able to work at its top performance.</p>	
<h2>Stress-buster activity still available</h2>			
<p>Some residents are still not flattening their cardboard before putting it in the big</p>	<p>bins. Un-flattened boxes take up a lot of space in the bins we all paid for.</p>	<p>So give the rest of us a break! Be a good neighbour!! Crush those boxes!!!</p>	
<h2>Cleaner air is just a filter away</h2>			
<p>Did you know that you can purchase filters for your heating/air conditioning unit from the concierge desk? The cost is \$5 each, in packages of five. (Cheques only please, no cash.) So you can change the</p>	<p>filter as frequently as you wish. The responsibility for maintaining the fan coil units is actually that of residents. However, to ensure safe and efficient operation of our heating and air conditioning system</p>	<p>and that problems do not get ignored and go uncorrected, our Condo Corporation will continue to inspect, replace filters and drain pans in each fan coil unit once a year. The cost is included in our condo fees.</p>	
<h2>Read Your Own Newspaper</h2>			
<p>Some residents are finding that a neighbour is mistakenly under the</p>	<p>impression that the newspapers delivered to suite doors are available to</p>	<p>anyone on a first-come-first-served basis. Wrong!! If you didn't buy it, don't take it!</p>	
<h2>Neighbourhood Tip</h2>			
<p>Looking for the perfect Deli? Try Brandt - They have fine deli products and a huge assortment of European foods. Over 120 different sausage, salami and ham products are available with a high</p>	<p>standard of quality and excellent taste. 905-279-4460</p> <p>1878 Mattawa Avenue, Mississauga (just a few blocks west of 427 & Dundas)</p>	<p>Store hours: Wed: 8:00 a.m. - 6:00 p.m. Thurs: 8:00 a.m. to 7:00 p.m. Fri: 8:00 a.m. to 7:00 p.m. Sat: 7:00 a.m. to 2:00 p.m.</p> <p>http://www.brandtmeats.com</p>	

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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 9 am 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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