

Stay tuned!!

## Essex Autumn Event

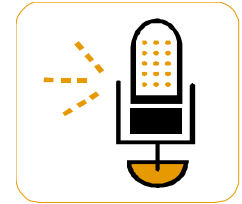


Watch your  
bulletin boards  
for dates &  
details

Another great  
opportunity to  
come out and meet  
your neighbours!

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## The Meters Are Coming to Essex 1

Individual suite electricity metering is coming to Essex 1. Owners will soon be able to control their own suite costs. In March 2006, royal assent was received for Ontario legislation that will enable individual electricity metering of condominium units. It is expected that implementation will begin within 24 months. Local distribution companies or third party companies, licensed by the Ontario Energy Board will

be the agents of the implementation. Government regulations outlining how the intent of the legislation will roll out have not yet been announced. We will continue to keep residents informed as the process unfolds. Essex 2 owners have always benefited from individual suite metering and direct billing for electricity usage. Owners paid for the installation of the suite meters as part of their purchase arrangements.

## What You Pay For Electricity

The total Essex site bill you paid for electricity in the month of July 2006 was about \$65,000. Over the course of a year, owners pay on average about \$100 / month. For Essex 1 owners, the entire \$100 is included in monthly maintenance fees. For Essex 2 owners, an average of \$35 / month is billed separately, based on their individual metered consumption. Of the in-suite bill, an estimated \$9 / month is due to in-suite lighting and the other \$26

is for suite appliances, fans, electronic equipment, etc. Climate control and lighting in the Essex Club recreation centre and garage parking levels account for another \$25 / month. About \$40 / month is for building items: chilled water for suite air conditioning, makeup air units that circulate fresh air to corridors, water pumps to bring hot and cold water to suites, elevator operations, corridor and lobby lighting, etc.

## Tips For Reducing In-Suite Energy Costs

- |  |   |
|--|---|
| <i>Tip 1:</i> Turn off lights when you are not in the room or your suite.  | dishwasher. Use shorter cycles for easy to clean dishes.  |
| <i>Tip 2:</i> Replace 25% of your light bulbs in high usage areas with low energy bulbs and save 50% of your lighting costs. Compact fluorescent lamps last 10 times longer than incandescent. | <i>Tip 4:</i> Did you know that 60% of the energy used by a computer is by the monitor. Flat panel monitors use 1/3 less energy than conventional ones. |
| <i>Tip 3:</i> Only do full loads of dishes in your   | <i>Tip 5:</i> Wait for a full load before using your washing machine. Wash in warm or cold water whenever possible. Rinse in cold water.                |

## Zoom, Zoom, Zoom, (Not!)

Pupils dilate, heart rate spikes, breathing stops... when a neighbour's car comes zooming around a corner of the parking garage, heading right for...you!

The ramp from Dundas Street does not lead to the 401. Pleeeeeaaaase, slow down when making your way in, out of, and through the parking garage.

All corners need to be taken very

slowly. Use the mirrors. Give way or reverse for a driver on a curve if you are on a straightaway.

A few seconds of congenial courtesy is much better spent than hours dealing with insurance agents and repair shops.

Also, avoid tailgating. It is as dangerous and rude to crowd the car in front of you in the parking garage as it is out on the road. That

driver may need to stop suddenly or reverse for someone.

Rushing to make it through an open garage door is another unwise risk to take. Use your FOB every time and instruct your guests to exit through the back door, please.

Save your "zoom zooming" for the go-cart tracks or next year's Indy!

## Neighbourhood Watch

As many species of wildlife have known for thousands of years, living in a large, close knit community and keeping sentinel for each other can bring a priceless reward – greater safety for all. Here at the Essex we have daily opportunities to put "Essex Neighbourhood Watch" into action, providing us with a safer community. Here are a few tips:

Whenever you are in our common areas, try to be aware of your surroundings. When you see something that doesn't seem quite right to you, please notify the Concierge immediately, either in person or by using the intercoms that are located in the garage and recreation centre for our

convenience. The Concierge will investigate immediately, take appropriate action, and follow-up with property management if necessary.

If the cause of your concern involves another individual, we recommend that you avoid confronting the person yourself. Our Concierge team is trained to investigate the problem in a safe and effective way.

If you plan to be away for any length of time, remember to cancel your newspaper delivery. If you see that your neighbour has forgotten to do this and papers start to gather, please notify the Concierge. The papers can then be collected until

the resident returns.

If an emergency is suspected, management can arrange to enter the unit to assist a resident who has become too ill or injured to safely get to the door.

When you enter or leave the building via the underground parking lots, please ensure that the inner door (the one that requires a fob for entry) has closed securely behind you. Occasionally a draft of air can cause this door to partially close without engaging the lock.

Meanwhile, back home at your castle, remember to make full use of your suite alarm system. If you are unsure as to how, ask the Concierge.

## Excuse Me Sir, Your Lamborghini Is On Fire

It is necessary that all residents keep management informed about the car that "resides" in the parking spot(s) associated with their unit (make, model, license plate).

Tags that identify your car's spot in the garage are available for each car in each space. If you don't already have yours, see your Concierge.

It is important that all your guests arriving by car, park in appropriate spots and register their cars (license

plate, suite being visiting) with the concierge.

There are a variety of incidents (minor and major) that can occur when it comes to vehicles and we may need to contact you or your guest regarding a car.

For instance, we've had a series of car alarm malfunctions lately, and it's very helpful to be able to track down the owner of the vehicle in "distress".

Guests who walk in should use the

enterphone to announce themselves to you, or the Concierge at the desk will call your suite before allowing them to proceed to the elevators. The same applies to restaurant delivery people.

Residents who walk in behind other residents should still have their keys out in order to identify themselves as residents to allow the door-passing ritual to proceed uninterrupted.

We all have a role to play in building and resident safety.

## Insurance Alert

Do you have sufficient insurance to cover possible damage to your condo?

Your Essex 1 & 2 Condominium Corporations maintain separate comprehensive insurance policies to cover the common elements.

Unit owners are responsible for obtaining insurance coverage for:

- Personal Property – i.e. furniture, clothing, etc. and all improvements or betterment's made to the Unit, i.e. wallpaper, paneling, light fixtures etc.

Your corporation's Standard Unit Bylaw outlines the specifics about the split between the Unit Owner's and Corporation's responsibility.

*For instance, NO floor coverings are included in the corporation's policy; the corporation only insures the concrete floor, everything above that is the unit owner's responsibility.*

- Personal effects stored in lockers.
- Personal Liability - Your legal liability arising out of your personal activities as a Unit Owner and the ownership of your Individual Unit.
- Unit Owners may be responsible for the deductible under the Corporation's Insurance Policy if a loss occurs to any property the corporation is responsible for insuring and the damage was a result of an act or omission on the part of the unit owner.

It would be wise to contact your insurance broker to see if you have adequate coverage. Each condo building is a unique entity, so make sure your policy covers what your corporation's policy does not.

We recommend you provide your insurance broker with a copy of your Corporation's "Definition of a Standard Unit." This document is included as Appendix "A or A-1 to BY-LAW #1 in your Condominium Documents.

For Essex 1 owners, this is on pages 83 through 86.

For Essex 2 owners, it is on pages 87 and 88.

For your convenience, a PDF copy of your Standard Unit definition can be found at our website at [www.theessex.ca/FAQ.htm](http://www.theessex.ca/FAQ.htm), or at the Essex Management Office.



**Goodies  
For  
Goblins**

**Tuesday,**

**Oct. 31**



**THE  
LOBBIES IN  
BOTH  
BUILDINGS  
WILL BE  
OPEN FOR  
TRICK OR  
TREATERS**

**WANT TO  
DONATE  
GOODIES  
FOR THE  
EVENT?**

**Just leave  
them at the  
Concierge  
desk!**

## Neighbourhood Tips

### *Fu Lai*

Great little Chinese Restaurant,

3858 Bloor St. W, at Jopling,  
across the street from

Six points Plaza

*Eat in \* Take Out \* Delivery*

Great Lunch Buffet

(416) 233-7088

Mon – Thu: 11:30 am – 10 pm

Friday: 11:30 am – 11 pm

Saturday: 3 pm – 10 pm

Sunday: 5 pm – 10 pm

NO MSG



Just across Dundas Street in the middle of Six Points Plaza, you will find Fabio Cannone's treasure trove of food necessities:

dairy products, fresh fruit, vegetables, cold meats, flowers and more.

Fresh breads are brought in every morning at 8 am.

Fabio will prepare custom cheese, veggie and meat platters to meet your needs.

Open seven days a week for your convenience.

Mon – Sat: 8 am – 7 pm

Sun: 9 am – 6 pm

They even deliver:

Call 416-239-8793



# The Back Page CONTACT NUMBERS



**Concierges (24 hours a day):** Phase 1- 416 239-0685 Phase 2 - 416 239-2286  
**Property Manager:** 416 239-9786 Mon. 10 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 your building Concierge  
**Essex Club Recreation Centre** Hours: 5 am to 12 midnight  
 Book **Party, Board/Meeting Rooms & Guest Suites** with the Property Mgr.  
 Book **Virtual Golf, Billiards Room & BBQs** with your building Concierge  
 Click on <http://www.theessex.ca/> for more 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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