

Essex Holiday Gathering



Mark your
calendars

Thursday,
December 7

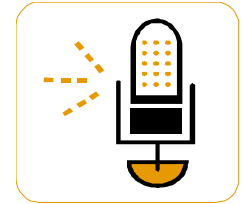
7 – 9 pm

In the party room

Another great
opportunity to
come out and meet
your neighbours!

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Six Points Development

On September 21, both Essex Boards of Directors met with City of Toronto officials on the development plans for the Six Points area.

At the meeting were Ward 5 Councillor Peter Milczyn, Charles Wheeler, Manager, TTC Property Development Department, and Uwe Mader, Transportation Services, Infrastructure Planning Division, City of Toronto.

After review, both Boards of Directors offered strong support for Option 3 - "Fully At-Grade Dundas Street Loop" for the **Six Points Interchange** project as the best alternative to the status quo. The proposed at-grade plan will make the Six Points community a more normal city neighbourhood with enhanced pedestrian traffic, while hopefully, being car traffic neutral versus the existing over/underpass configuration.

This support is subject to one serious reservation: The proposal includes a restriction (buses-only) on south bound Kipling traffic entering west to connect with the Viking Lane entrance to the Essex site. We pointed out that this is a key entrance for the residents of the Essex site for the current two buildings and even more so when the other three are completed. This

exit off Kipling south must continue to allow Essex residents to enter their property without restriction. Should allowing all traffic to exit Kipling prove to be a problem sometime in the distant future, then remedies could be explored to the extent necessary. Also, even though traffic lanes will be increased, without the back access, the traffic congestion on Dundas will be increased.

We encourage owners to attend and speak positively at any upcoming further public meeting(s) about the all at-grade option, while offering opposition to the Kipling South access restriction, if that proposed restriction has not been removed by that time.

The proposed plans for both the re-configurations of the **Islington and Kipling Station TTC projects** appear to be well coordinated with the Six Points project and are considering the needs of Essex site owners within the overall objectives and priorities of the project.

We were assured that in the spirit of community partnership, we would have an opportunity at appropriate points in the project to be consulted on items that will directly affect the Essex site.

"Water, Water Everywhere But Not a Drop to Drink"

This famous line from The Rhyme of the Ancient Mariner reminds us of how precious it is to have an abundance of clean water.

In little ways that truly add up, we can all do our part to preserve our water and keep its costs down, since water heating can

typically account for 14% of our condo corporation's utility bill. Here's one simple tip:

Shorten showers to reduce hot water flow and remember that a quick shower can use less water than a deep bath.

Pumpkin Carving Time



The 1st Essex **Pumpkin carving party** on Saturday, October 28 was a great success with 16 kids, each accompanied by an adult, attending.

Next year, we are expecting a larger turnout and hope that it will become an annual activity with both kids and adults participating.

Contributions for **Halloween trick and treating** were overwhelming and our evening staff were kept busy handing out treats on Halloween Day.

A big thanks to the Social Committee, the volunteers, the attendees and those who contributed goodies.

Noise Travels – Be Considerate!

We sometimes tend to forget that noise travels through the walls, floors, ceilings, ventilation system and up and down the halls.

Living in close quarters in a condominium setting means being considerate of your neighbours.

Loud voices, dragging objects across the floors, overly loud TV/music,

drilling or vacuuming in the middle of the night are just a few of the concerns that have been voiced by residents.

Quiet time as stipulated in our Condo Documentation is between 8:00 p.m. in the evening to 9:00 a.m. in the morning which then allows residents to enjoy quality time in their homes, and peace and quiet during

normal sleeping hours.

Please, let's all pull together to ensure that our Essex Complex is one of the finest in the Metropolitan Toronto area known for its quality lifestyle and adherence to Condo regulations.

Who Should You Call?

Knowing in advance who to call when a problem or emergency arises can lessen the anxiety of the situation. That's one of the great things about living at the Essex. There is always someone around to help.

Some situations need immediate attention. If you hear a loud noise late at night or discover water coming in from somewhere, call the concierge. The phone numbers for both buildings are on the back page of this newsletter.

If you see people behaving suspiciously or are concerned for your personal safety, call the concierge. There are intercoms located throughout the parking garage and common areas that will put you in direct contact with a concierge, on the spot.

For all other issues and situations, please contact the management office during office hours which are also listed on the back page. They are open late Mondays if you want

to drop in or call then.

You can also reach them by email at: Essex@delcondo.com

Otherwise, if you are writing a note or leaving a voice mail, please give your name, your suite number and your building number (Essex 1 or 2). This information will be kept confidential but is necessary for proper follow up.

Rest assured, assistance is never far away.

Alert

**ESSEX 1
TSCC 1577
&
ESSEX 2
TSCC 1723**

The 2007 Budget and Maintenance Fees package

will be mailed to
Essex 2 owners
on November 10
and to Essex 1
owners on
December 1.

There is a form in
the package to
fill out to adopt
automatic
monthly
maintenance
fee payments.

Most owners are
on this
electronic
system already
and are
enjoying this
convenient way
to pay their
maintenance
fees.

The process is
safe. You can
stop the process
anytime you
wish.

Visitor Parking is for Visitors. What a Concept!

Surface and underground parking spots, designated as Visitor Parking are for visitors of the Essex.

That means residents who do not want to take the time to travel to their designated underground parking spots are not allowed to masquerade as visitors and park in Visitor Parking at any time of the day or night. That also means residents who have more cars than

designated parking spots, are not allowed to solve their problem by parking in somebody else's parking spot, including a Visitor's spot. This rule applies to ALL residents.

A resident in a Visitor Parking spot is subject to ticketing and towing at any time of the day or night. A legitimate visitor requires a parking pass displayed on the dash to avoid being ticketed or

towed between 2 am and 7 am any day of the week.

Towing other cars: There are occasions when a car parked anywhere on the Essex site will be towed. When there is a demonstrable safety risk to people or property, or is a serious enough nuisance, the Essex follows a process to identify when a car can be justifiably towed and will do so.

Horse in the Wrong Stall??

Recently I arrived home to find a young couple removing boxes from their car, which was parked in my spot. Friendly and apologetic, they explained that this was their first day at The Essex and they had mistakenly parked on the wrong level.

Delighted to meet such lovely new members of our Essex family, I then wondered what I should have done had the car owners not been present.

The best solution is to notify the concierge. Provide them with the make, colour and license plate of the car. They will gladly check their records to see if the car is registered to an Essex resident. Also ask the concierge for a parking permit so you can park, overnight if need be, in the visitor parking area. Chances are that an honest error, easily made, will be quickly corrected.

Your understanding will be much appreciated. No doubt you would be grateful for the same thoughtfulness.

If the car owner remains unidentified or the car is not removed after a reasonable time, only you, the owner of the parking spot, can call the towing company to order the illegally parked car to be towed.

Neighbourhood Tips

Chef's Choice

Fresh and high quality fruits and vegetables from Ontario's farmers are available at wholesale prices.

Not only would chefs approve but so would those who are looking for the best to delight their guests when dabbling in fine cuisine.

Find it at 50 Jutland Road, just one block east of Kipling.

Tel: 416-252-4331
Let them know you are from the Essex.

Mon. - Fri: 11 am - 6 pm
Sat: 10 am - 6 pm

Lemongrass

A Thai and Vietnamese Fusion Restaurant, new to our

neighbourhood.

Elegant and delicious. It's a gem in authentic flavours and service.

Find it in the Clarica Centre at 3300 Bloor St. W.

Tel: 416-231-8288

Mon. - Sat: 10:30 am - 9:00 pm
Sun: 4:00 pm - 9:00 pm

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
 Book **Moves/Deliveries** via your building Concierge
 (Monday to Thursday: 11 am to 8 pm; Friday: 8 am to 8 pm; Saturday: 8 am to 5 pm)
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.



For all your real estate needs...
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