

The AGMs are coming

Mark your
calendars

Essex 2
Wednesday,
March 14,
2007

Essex 1
Wednesday,
April 25, 2007

7 – 9 pm
In the
Party Room

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Essex Social Activities

3rd Annual Holiday Festivities at the Essex

For those that missed it, the December Holiday Party was a smashing success. A good turnout, great food and it provided an opportunity to meet your neighbours.



UPCOMING SOCIAL EVENT The Essex Breakfast – March 2007



Your Social Committee is always looking for volunteers to help out with events. It is a lot of work and often falls to a few to provide for many. If you can help out, please leave your name and telephone number with your Concierge, addressed to the Social Committee.

MORNING COFFEE

The Social Committee is working on organizing morning coffee get togethers. Watch the bulletin boards for time and place for the 1st get together.

BRIDGE PLAYERS

If anyone is interested in playing bridge, please contact the Management Office, or leave a note with your building concierge or send an e-mail to Essexnews@theessex.ca.

Ontario Home warranty Program (TARION) Essex 1 Update

The Essex 1 Board of Directors is at the final stages of working through the performance audit process for the **First-year Phase 1 tower and Phase 1 portion of the shared facilities**. Tridel recently submitted a draft of their final completion status report. Upon acceptance of their final draft, the Board will direct Cochrane Engineering to re-inspect and verify that all deficiencies have indeed been rectified. Based on Cochrane's report, any necessary discussions with Tridel to resolve all

outstanding issues will proceed for final resolution and/or submitting of a TARION claim.

With respect to **in-suite deficiencies**, Tridel informs us that they consider all in-suite issues to have been resolved. Strictly speaking, in-suite deficiencies are a matter between the suite owner and Tridel. However, as a courtesy, as part of the common elements audit process, the Essex 1 Board has provided at least two opportunities for owners through the

survey process to report any outstanding issues. If owners still have issues about in-suite deficiencies, including any that apply to exclusive use common areas such as balconies, then this is the time to consider preparing a claim directly to TARION.

If you would like assistance or advice on how to proceed with a claim, please contact the Management Office. They will be pleased to assist you.

My car, the garage door, my FOB and I

So you thought this could not happen? It not only can, it did!

One recent Saturday morning I returned from grocery shopping and found our main garage door open. I pressed the gray button on my FOB and briefly saw the flash of red light that led me to believe the connection with the door had been

made and the door would stay open. Didn't happen!

If you haven't "been there," you can only guess at the horror you feel as the garage door comes crunching down on your car.

A trip to my car dealer and \$1,088 later, my car now has a new hood.

Friendly tips:

Always press the FOB button very carefully to ensure that the connection to the door has been made.

Remember to replace the battery in the FOB periodically and even replace the FOB itself occasionally (currently \$75). More frequent use of the FOB might require more frequent replacements.

Essex Website – Now FORMS online

Essex residents now have the option of updating some important suite information online in a few easy steps:

1. Go to www.theessex.ca/Forms.htm.
2. Pick the Form you want: *Residents, Vehicles, Contact number or Pets*.
3. On the Form page: identify yourself, your suite and building number and enter your valid email address. Fill in the information items you wish to update.

4. Press the Submit button.

Presto! The Essex Site Administrator now has your updated information to enter into her database.

On occasion, you may get an e-mail back from her asking you to verify an item. Try it, you'll like it.

More about the Website:

The Essex Website was launched almost two years ago. Over the past 12 months there have been almost 1,800 visitors.

If you haven't done so as yet, click

on www.theessex.ca to become aware of our *Essex Amenities* and how to book them. Look at the Essex News page to browse and/or download past Essex Newsletters and other key publications. Browse through a pictorial recording of past Social Events, get more familiar with our Good Neighbour Condominium rules. Ask a question or offer feedback about living at The Essex. Scan the list of frequently asked questions in the FAQ section; look at the Contacts page for site service phone numbers, hours, etc.

Myths of Condominium Living			Reminders
<p>People, who have never lived in a condominium before, might have certain misunderstandings about condo life.</p> <p>Myth: All in-suite maintenance issues are handled by management and covered by monthly maintenance fees.</p> <p>Fact: Condo fees cover <i>only</i> the maintenance of the common elements, the shared facilities and grounds. All in-suite problems are the owner's responsibility to hire out and pay for. As a courtesy, management is also able to provide advice.</p> <p>Myth: There must be a building flaw, I can hear my</p>	<p>neighbour's phone ring, or their alarm go off at 5am, or I can hear somebody having too much conjugal fun.</p> <p>Fact: Our buildings are built to construction code standards and verified with performance audits. Condos are made of concrete and drywall with pipes, vents and wires embedded within. Noises can certainly travel between suites and might be more noticeable at night. We all must recognize that we have neighbours very close by. Everyone should expect to hear and tolerate some daily lifestyle noises but everyone should also make</p>	<p>an effort to keep disturbances to a minimum.</p> <p>Myth: Small, obvious repairs to hallways or lobbies, or other amenities should be taken care of immediately.</p> <p>Fact: All safety or important service-related breakdowns are repaired as soon as possible, and most often within a day or so of occurrence. Repairing individual small aesthetic damages or failures cost a lot of money. It is much more cost effective to arrange for a group of repairs that are not affecting service or safety to be dealt with on a scheduled basis.</p>	
Satellite TV Through Telephone Lines			
<p>In 2005, Essex 1 reached an 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.</p> <p>In 2007, Essex2 signed on.</p>	<p>Clearly, residents who wish to stay with Rogers can do so. Bell ExpressVu feeds through fibre optic cable to the building and within the building through telephone wires to your suite.</p> <p>As part of the agreement, your Boards of Directors</p>	<p>permit Bell ExpressVu to periodically host information sessions.</p> <p>Check the bulletin boards for the dates and times of the upcoming sessions.</p> <p>Any new arrangement is between residents and Bell ExpressVu. The corporation is not involved.</p>	
Looking For Information or Just Looking Back			
<p>The first issue of the newsletter was launched in November 2004 and has been distributed every two months since. We have covered a wealth of topics about living here at the Essex.</p>	<p>All past issues of the newsletter are available at www.theessex.ca. Check out our new topic index.</p> <p>Here is a sample.</p>	<p>Garage/Parking</p> <p>Bicycles - Aug 05 Entry/exit - Jun, Nov 05 Safety/speed - Nov 05, Jan, Mar, May, Sep 06 Visitor parking - Aug 05, Sep, Nov 06</p>	
Neighbourhood Tip			
<p>Pinocchio's</p> <p>For a terrific fine dining experience of Italian cuisine, try Pinocchio Ristorante,</p>	<p>located at 4800 Dundas St. W, the northwest corner of Dundas and Islington. Boasting world class chefs,</p>	<p>Pinocchio's has been serving this area for 35 years. Their goal is to remain one of Toronto's best restaurants. Reservations: 416-231-6701</p>	

Reminders

The Management Office accepts personal cheques only, no cash or credit cards.

Electronic Funds Transfer arrangements for monthly maintenance fee payments are preferred.

Remotes have been installed to control the TVs in the Exercise and Card Rooms.

We are working on installing TV remotes in the Aerobics and Billiards rooms as well.

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.

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Serving GTA Condo Clients Since 1987

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