

The Essex 1 AGM is coming

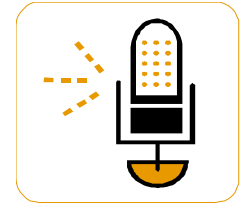
Mark your calendars

Wednesday,
April 25, 2007

7 – 9 pm
In the Party Room

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Essex 2 – First Annual AGM

On March 14, 2007, Essex 2 successfully conducted their first Annual General Meeting of owners.

President Sundeeep Chauhan presented highlights of the past year and plans for 2007.

Other board members offered special reports: Chris Bastine on activities of the Shared Facilities Committee, Sheila Dowdell on Social, Communications and Landscape Committees, Gary-Mark Keiser on financial issues in his role as Treasurer, and Michael Watcher, as

board leader of the Performance Audit process for Essex 2.

Two board members, Chris Bastine and Michael Watcher, were re-elected by acclamation.

Congratulations to the returning board members.

A lively question and answer session followed the elections, with the board being complimented from the floor on their efforts in getting Phase 2 off to a good start.

Essex Breakfast Brings Out the Early Birds

The Essex Breakfast event on Sunday March 11 brought out a fine turnout even though it was the morning of the earlier than usual beginning of the daylight saving time season.

Many thanks again to the Social Committee volunteers for all the hard work in preparing and serving all the goodies.

Coffee and Company

The weekly morning Get-Togethers over coffee and cookies (prepared by the Social Committee) are being well received.

Every Thursday morning from 10:30 to noon, a group of Essex residents from all walks of life and age groups is meeting to engage in some lively neighbourhood chatting while sipping on a hot cup of coffee and enjoying a cookie or two.

Some Coffee and Company devotees commented that because of their work schedules, they are unable to attend evening social events and this venue is a



great opportunity for them to meet their neighbours.

Sometimes You're Lucky Even When Bad Things Happen

At 11:00 am on a cold morning in early March, a stream of steamy hot water began to spew from the fan coil unit in the ceiling of the street level Essex 1 front entrance foyer. The extra cold weather (the previous night low was -22°C), combined with an outer door that was slightly ajar because of a damaged hinge, conspired to cause temperatures between the outer and inner doors to fall below tolerance. Water in the return pipe of the fan coil heat exchanger had frozen and burst. Steamy hot water flooded the lobby and created a sauna effect in the foyer that anyone might confuse with a fire.

And seeing the steam, someone indeed called the fire department.

Here's the lucky part:

1. The Concierge was at her desk and alerted the Superintendent, who had just happened to walk down the steps to the lower lobby.
2. The Superintendent alerted the Property Manager by radio.
3. The Property Manager called Tridel, who in turn alerted the plumbing contractor, who just happened to be on site at Nuvo.
4. Two Tridel plumbers and two Tridel handymen were here in 5 minutes.
5. Our cleaning crew was in the lobby within minutes dealing with the water flow.

6. The Concierge made an announcement to inform residents of the emergency status.

Had we not been able to take very swift action, the damage could have been much more severe.

So the Essex 1 Board of Directors on behalf of Essex 1 residents offers a huge thank you to Tridel and our staff for reacting in such an exemplary fashion.

The Essex 1 Board and Property Manager are now working to find an installation solution that will help reduce the chance of this happening again, especially when we might be less lucky and key people are not around to help.

More Of Us Need To Get The Lint Out

The Clean Air Services experts were at Essex 1 in March to clean out our bathroom and dryer exhaust vents. However, they came to a sad conclusion. It seems that about 50% of our residents suffer from a severe condition identified as Essex Lintophobia (E.L.), the extreme and irrational fear of, yes, lint! The main symptom is a build-up of

lint in the lint trap located on the ceiling or wall of your laundry closet. True lintophobiacs are too frightened to clear the lint trap – but fear not! Lintophobia is a totally curable condition and you will get braver each time you empty the lint trap! Don't forget to empty the lint from your dryer, too. All joking aside, when the lint traps

are cleared regularly your clothes will dry faster and your dryer will be able to work at its top performance. Even more importantly, clogged lint traps are a serious fire hazard. So come on, everyone, more of us need to get the lint out! Please resolve to do your part to stamp out lintophobia from The Essex.

Romeo, Oh Romeo, Tidy Thy Balcony!

Spring is returning and we are beginning to venture out onto our balconies again. Paraphrasing from *The Essex Condominiums Guidelines for Owners and Tenants* (rather than Shakespeare), here are a few "dos" and "do-nots":
Do enjoy your outdoor space without infringing on anyone else's enjoyment of theirs. (Think music and late hour/early hour conversations – we can hear you!!.)

Do not shake mops or carpets from the balcony. (cough, cough)
Do not drop, throw or pour anything from your balcony. It will likely bounce off several other balconies, leaving dirt, debris and damage behind.
Do not place plant or flower boxes on the balcony railing. Plants on the ground are fine, but be careful when watering (see previous item).
Do secure all plants, furniture etc. very firmly or take inside when

necessary. Strong winds often whip up between the Essex buildings and flying objects can cause serious injury and damage to people and property.
Do not use your balcony as a storage room or over-decorate it with flags etc. Odds are, many people DO have a perfect view of your balcony and DO NOT want to have to look at your clutter.
Do invite a neighbour over to enjoy the fresh air with you!

Local Development Plans Update

On a snowy Thursday evening in March, both Essex Boards of Directors met with Councillor Peter Milczyn for updates on nearby development plans:

TTC: Construction on the Islington and Kipling Subway station reconfigurations could start in the next few months, including a temporary commuter parking lot on the Westwood Lands. All Mississauga transit buses will be moved from Islington to Kipling stations; they will enter and leave Kipling station off Dundas Street about a block west of Auckland Road.

There will be two new pedestrian entrances: one closer to Dundas Street at

Auckland; the other to the south east of Nuvo, near the Kipling overpass. The current pedestrian entrance will be closed.

Six Points Interchange: Your Boards of Directors support the all-at-grade option as the best choice for creating a more pedestrian-friendly, urban community atmosphere for our area. The Councillor informed us that the city would remove our objected-to traffic restriction preventing residents entering the Essex site off Kipling.

YMCA: "The YMCA of Greater Toronto has contacted the City to formally request entering into discussions regarding the feasibility of building a 'Y' on

city owned land in Etobicoke Lakeshore." *Our hope here at The Essex, is that this means on the Westwood Lands.*

Upcoming Public Meetings:

Saturday April 28, 10:00 am – 1 pm: *Help develop a vision for the City-owned Westwood Theatre lands*

Tuesday, May 15, 7 – 9 pm: *Update and consultation about changes to the Six Points road network*

Wednesday, May 30, 7 -9pm: *Linking Six Point area initiatives into a comprehensive plan*

We encourage residents to attend these meetings at the Valhalla Inn, Scandia Room. Come out and add your vocal support for the preferred option.

**It's
Spring**

**Fancoil
Program**

Phase 1
Early April

Phase 2
July

ALL fan coils
in **ALL** suites
will be done

Watch the
bulletin
boards for
exact date
for your
floor

**AIR
Conditioning**

ON

Early May

**GARAGE
POWERWASH**

**Week of
April 23**

Remember
all cars out
by **9 am** on
your day

**Window
Wash**

Mid May

You and Your Light Bulbs

Did you know?

Different types of light bulbs, such as qualified compact fluorescent light bulbs (CFLs), deliver the same light output as incandescent light bulbs but use about 75 percent less electricity.

For instance, you can replace a 60 watt standard bulb with a 15 watt CFL, or a 150 watt standard bulb with

a 38 watt CFL, and similarly for wattages in between.

There's more: The rated life of CFLs is 9000 hours versus the standard incandescent's rated life of 1000 hours.

CFLs do cost more, but the lifetime savings are substantial.

Just compare: To match one 9000 hour 15 watt CFL bulb that costs \$6.99, you will need

to buy nine 60 watt bulbs at say 50 cents, total \$4.50.

The electricity costs for 9000 hours of a CFL is \$10.80, while the 60 watt incandescents will cost \$43.20 in electricity.

Add it all up and the CFL lifetime cost is \$17.79 and the 60 watt incandescent is \$47.70, for a saving of \$26.91.

Help us all save money and energy. Switch to CFL bulbs.

Neighbourhood Tip

Looking for a day Spa?

Just For You Salon & Spa has won the Etobicoke Readers Choice Award in service and facilities. Enjoy a rejuvenating massage, pedicure or facial at affordable prices. The service is excellent and the staff is friendly.

Open 7 days a week to meet your needs:

Monday – Friday: 9am – 9pm

Saturday: 9am – 7pm

Sunday: 11am – 7 pm

For your convenience, they will remind you of your appointment.

They take care of the total you.

For an appointment call
(416) 231-2908

2908 Bloor St W at Wendover Rd, a block west of Prince Edward Dr.

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 6 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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