



## The AGMs are coming



Mark your  
calendars

**Essex II  
Tuesday  
March 25**

**Essex I  
Wednesday  
April 30**

7 – 9 pm

In the party room



**Essex 1 – TSCC #1577**

**Essex 2 – TSCC #1723**

5229/5233 Dundas St. West  
Etobicoke, Ontario

M9B 6L9 / M9B 6M1

## Six Points and Westwood...

In the November 2007 edition, we reported that the two Essex and the Nuvo I Boards of Directors' concerns about the traffic patterns related to the Six points Reconfiguration Project had been resolved in a meeting with city officials.

However, the Essex Boards of Directors reserved judgement on the latest Westwood Theatre Lands proposal until finding out more about the development and implications for potential for traffic gridlock.

In late November, we convened a follow-up meeting with Councillor Milczyn and city staff. He agreed that our concerns were important and assured us there was no intent to over-develop the Westwood in contravention of existing bylaws. City planners assured us that traffic impact studies continue to find that traffic flows will be manageable after the Six Points reconfiguration and the full Westwood's development are complete.

With these assurances in hand, the Essex and Nuvo I Boards of Directors submitted letters of support to the city (including a notation about the above mentioned assurances) for both the Six Points and Westwood Lands proposals.

In December, 2007, Toronto City Council approved the Environmental Study Report for the Six Points Interchange Reconfiguration Class Environmental Assessment Study. The approval included a request for a detailed design of the road network to continue to allow for the current range of access for private vehicles at the Viking Lane and Kipling Avenue intersection.

In December 2007, Toronto City Council also approved the urban design visions resulting from the West District Design. For the full story, see

<http://www.theessex.ca/images/SixPoints2.pdf>

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## AGMs and Owners

Annual General Meetings (AGMs) are important events for condominium owners where important things get decided.

This is the annual forum where owners elect the volunteers who make the decisions about annual fees, the policy decisions on what gets repaired and when, about who is hired or contracted to provide the services to residents, and who enforce or change the rules about condominium living.

This is your annual opportunity to ask

questions face-to-face with the Board of Directors, the Property Manager, and the Auditor.

This is where you can get a sense of where the Board thinks your Condominium is going.

This is a forum where you can make a suggestion publicly or privately with a board member about condominium living that is important to you.

So mark your calendars and join your neighbours in this important community event.

## Essex Annual Holiday Event

Essex residents joined together to celebrate the holiday season. The young at heart of all ages again took the opportunity to meet with their neighbours.



Thanks again to the fine hospitality offered by our Essex Social Committee.

## Hydro - Who Turned Out The Lights?

Over the past couple of months, the Essex experienced three brown out power failures. These were the result of Toronto Hydro transformer problems with their equipment that services our buildings.

According to Toronto Hydro, the problem appears to be the venting area (necessary for summer operation) which is allowing blowing snow and debris into the transformer causing what is known as tracking, which in

turn causes the brown outs.

Through diligent follow-up by our Property Manager, Toronto Hydro has promised that they are working hard to correct the problem.

We trust that Hydro will resolve this issue as soon as possible.

## When Something Is Not Working...

### If you discover any of the following problems:

- **Fancoils:** Water leaking? No heat? No AC?
- **Kitchen sinks:** Do you see suds or black oily water backing up into your sink?
- **Toilets:** Do you see suds or sewage backing up into your toilet bowl?
- **Leaks:** Do you hear something dripping? Is your hardwood lifting for no good reason?

### What should you do?

Report the problem as soon as possible to the management office or to security if the office is closed.

### Anything overflowing:

- Shut off the water supply in your suite.
- Do what you can to mop up.
- If there is any possibility of leakage outside your suite, report the incident to the management office or security immediately.

### The property manager will:

- Get the cause of the problem diagnosed.
- Take appropriate remedial steps for common areas issues.
- Recommend what you should do with respect to your suite issues.



**Please do not let strangers into your building!**

**When you do, they become your guests and you are vouching for their honesty and good intentions.**

**When strangers do manage to enter, direct them to the Concierge.**

**If they do not talk to the Concierge, tell the Concierge about them and give a description.**

**We are all each other's keeper when it comes to safety and security.**

\*\*\*\*

**Direct your pizza delivery person to use the Enterphone and give them your name or suite code.**

## ...And Getting Things Working Again

<p><b>Who pays for what?</b> Repairs to the common areas are paid for by the corporation from our condo fees.  As for repairs to your suite, there are some items listed in the *standard unit by-law document for which the corporation will cover the cost. You and your insurance company are responsible for everything else. Please note that should you be deemed negligent, you may also be</p>	<p>liable for the corporation's insurance deductible portion of the cost.  <b>Who must do the repair work?</b> For specific items, especially those that might impact on your neighbours, the corporation must approve the repair and arrange for the work to be done, with the cost billed to the suite owner.  In other cases, the suite owner must do the work or arrange for the work and pay for it. If you are not sure which</p>	<p>applies in your case, the Property Manager is always ready to advise.  <b>Best advice:</b> Always be alert to things not working or not seeming to work as they should.  Reporting problems early and taking action to mitigate any damage is always the best policy and saves everybody grief, annoyance and money.  *For your Standard Unit Definition, click on: <a href="http://www.theessex.ca/FAQ%20where.htm#where_5">www.theessex.ca/FAQ%20where.htm#where_5</a></p>
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## Renovating? Check First!

<p>If you are considering making changes to your suite, the VERY FIRST THING you should do is check with management to see if there are any restrictions or limitations to what you are allowed to do. Structural changes have to be approved by the board of directors and accompanied by appropriate engineering documents. Also, anything involving plumbing and electricity might have an</p>	<p>impact on the commonly supplied utilities of the condominium.  If you do have permission to do something, you will still need to follow specific rules and regulations in keeping with our declarations and bylaws.  Scheduling the comings and goings of your workers will likely need to involve Essex staff to some degree and of</p>	<p>course your neighbours will be affected not only by the noise of the work, but when you accidentally cut the pipe to their bath water!  Permitted work hours for such projects are 8 a.m. to 8 p.m., but keep in mind that hammering and other such noises travel <i>far beyond</i> your nearest neighbours.</p>
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## In A Related Story....Check At The End Too!!

<p>A common problem with renovations or redecorations is the disposal of the old stuff. Most things cannot be just</p>	<p>dumped or shoved into our garbage (or recycling) bins. Please consult with management about how to</p>	<p>safely and appropriately get rid of old carpets, furniture, flooring and paint and/or how to prepare them for pick up by the city.</p>
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## Neighbourhood Tip: Etobicoke Centennial Park

<p><b>Centennial Park</b> is not just about skiing and swimming – a preview of Spring can also be found here until the end of April.  Visit the Park Conservatory, which includes 3 green</p>	<p>houses, covering 12,000 sq. ft. Escape from the dreary greyness of winter in the city and awaken your senses with the sweet smell of hyacinth, the vibrant colours of the latest tulips and delight in some of the more unusual, yet</p>	<p>equally beautiful, minor spring bulbs.  Find them at 151 Elmcrest Road [Rathburn and Mill Roads]  [416] 394-8543  10 a.m. to 5 p.m. daily</p>
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# About The Essex

**Essex Website:** For a wealth of information, to update resident data, ask a question, or to offer a suggestion, go to our website at <http://www.theessex.ca/>

**Concierges** (24 hours a day): [Essex 1](#) - 416 239-0685 or [Essex 2](#) - 416 239-2286.

**Moves/Deliveries:** (Mon – Thurs: 11am to 8 pm; Fri: 8am to 8 pm; Sat: 8 am to 5 pm)

**Essex Club Recreation Centre hours** (5 am - 12 midnight)

Call your Concierge to book ALL **Moves, Deliveries, Virtual Golf, Billiards and BBQs.**

**Property Manager:** 416 239-9786 Mon. 10 am - 6 pm; Tue. – Fri. 9 am - 5 pm

Call the Property Manager to book **Party, Board/Meeting Rooms & Guest Suites.**

## Your Essex Communications Team:

Anne Bisson, Sheila Dowdell,

Cathy Kelly, Fred Reichl

**Email:** [Essexnews@theessex.ca](mailto:Essexnews@theessex.ca)



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