



The AGMs Are Coming

Essex 2

March 25, 2009

7 pm

Party Room

Essex 1

April 29, 2009

7 pm

Party Room

**Be part of the
governance process
of your
condominium
corporation**

**BOARD
GAME
NIGHT
Saturday,
March 21st
7:30 to 10 pm
Card Room**



Essex 1 – TSCC #1577
Essex 2 – TSCC #1723
5229/5233 Dundas St. West
Etobicoke, Ontario
M9B 6L9 / M9B 6M1

All About Drain Stacks

This is what the inside of your kitchen drain looks like over time. (Cross section of an actual Essex drain pipe.)

Some of the stuff that escapes down your kitchen drain congeals and sticks to the sides of the pipe. Over time, the original clean 4 inch diameter drain stack that services all the units above and below your unit gets smaller and smaller as gunk builds up.

So, every 3 to 4 years they need to be cleaned out from top to bottom. Like every other condominium building, that time has come for the first time for both Essex buildings.

The building code specifies that a minimum of one cleaning access per stack be installed in new buildings, normally at the bottom. So, surprise, surprise, builders install one.

BUT, one at the bottom is never enough to do the job. All buildings end up installing additional access points at other floors in the building.

In our case, that means that in 30 to 40 suites in Essex I, and 40 to 50 suites in Essex II, we will need to install extra



access points under or near the kitchen drains or in laundry rooms.

The Property Manager will let affected residents know when, where and how, once the plumbers analyze what is required.

If there is any extra work required to get access, everything will be restored to original condition.

Once the additional access points are installed, the cleaning will be carried out.

Work will begin sometime in April and be completed by the end of June.

Recreation Centre Security Update

Last fall, vandals broke a window in the swimming pool area. Luckily, no one was injured. However, we had to close and drain the pool to make sure it was free of broken glass. Since the vandals were turned-away NUVO party guests, NUVO picked up the tab to fix the window. We also installed two new security

cameras covering the rear of the building. The cost is shared by all Essex buildings.

To help ensure no one is hurt by flying glass in any future incident of this kind, we also installed special high strength security plastic film to the inside of all ground floor windows along Viking Lane. You can't see it, but it's there.

Women's Change Room Done - Finally

Thank goodness, the women's change room is finally back in business.

The repairs were prompted by the need to find and repair a plumbing leak that required dismantling the shower walls and the back wall of the women's change room.

Once the leak was diagnosed, remediation work was necessary to eliminate any mould.

Then we found that the tiles to match what was torn out were no longer available. Another round of detective work to find tiles that were suitable replacements took more time.

Since Tridel was paying for the repairs, they wanted a clear scope of work and they put the project out to bid and chose the contractor.

Once the contractor was chosen, work was scheduled and finally completed on March 6, 2009.

Parc Nuvo And the New Essex Park

Parc Nuvo - Tridel reports that sales are at the 50% mark on the final building of the Essex site. Ground breaking is slated for late 2009 or early 2010.

The CITY has approved the conceptual design of the **New Essex Park** to the east of Essex 1. Construction drawings are being finalized. Landscape work will begin by mid-summer and be completed in late fall.

The design reflects input from Essex residents as expressed by the Essex and Nuvo Boards of Directors in meetings with city officials. The design considers that there will be more park space to the east when the planned Six Points Street Reconfiguration is completed. Key features will include:

- Amphitheatre Plaza
- Dry Fountain (user/timer activated, no pond)
- Lawn (Leashed Dog Area) to the north side
- Play Area to the east
- Downward focus lighted concrete walkways
- Some bench and wall seating
- Existing trees along Dundas remain, for now.



50 Ways To Annoy Your Neighbours

Oh, all right! How about 5 ways to make your neighbours happy?

1. It is absolutely confirmed that no vicious gremlins live in the garbage chutes. You can safely push your well-tied garbage bags right down that chute so the next person doesn't have to do it for you.
2. Many parking and locker numbers are used on more than one level. Imagine the horror of seeing your personal belongings being removed in error from your own locker. It happened!

Please be careful not to use or tamper with the parking spot, locker or personal property of another resident.

3. Strong smoking odours have become a problem on some floors. If you or your guests smoke, please use the ceiling fans and open a window to prevent the smoke from drifting down the hall and into other units.
4. In the underground parking, always drive slowly and carefully, leaving enough space

between cars. Trying to save a few seconds is not worth an accident! Let's also be thoughtful by backing up, yielding right of way or driving down another lane if it eases the traffic flow for someone.

5. Let's not forget noise and how well it travels. Please try to confine noisy chores or repairs to the hours between 9:00 a.m. and 8:00 p.m. Even Josh Groban's "You Raise Me Up" is less wonderful if it raises up your neighbours from their sleep!

Just In Case.....Are You Covered?

REMINDERS

The Essex Corporations each have their own comprehensive insurance policies to cover the common elements of our buildings. Do you have an appropriate policy to cover what you are responsible for?

As a condominium owner and resident, it is your responsibility to obtain adequate insurance coverage for all of your locker and unit contents (including flooring, paneling, window coverings, upgrades etc.). You must also have liability coverage for any damage you might cause to a neighbouring suite.

When it comes to each unit, it is not wise to assume which parts of it are considered "common elements" and which aren't - you might be surprised. Check the PDF file of the Standard Unit (bylaw) definition for your

building at www.theessex.ca/FAQ%20What.htm#what_8

to learn more. Share it with your agent or broker to help determine how much coverage you need.

If you are renting a unit, you must have a policy to cover your belongings and the owner of the unit must have a policy covering everything else.

And one more thing, residents can be held liable for paying the deductible on the Corporation's policy if they are deemed responsible for damage to any part of the common elements.

Take care and be sure you're covered....Just in case!

Fancoil Maintenance and New Filters

Beginning June 8

Garage Power Wash

May 20, 21, 22

Do What You Can

DO WHAT YOU CAN; a new waste diversion program in Ontario.

The idea is simply to do a better job of recovering and preventing household hazardous materials from entering our landfills or being poured down our drains and sewers.

Items that cannot be reused or recycled will be disposed of in an environmentally friendly way.

Now you can take such products as paints, oil, solvents, antifreeze, batteries and propane cylinders to convenient locations like Rona and Home Depot.

For a complete list of locations and items you may take, visit: www.dowhatyoucan.ca
Please continue to do your part.

Neighbourhood Tip – It's Finally Open

Well for over a year now we've been looking at the 2 cows on the rooftop of the building next to Essex 2 and wondering. Our wondering is over!

MEDIUM RARE - Butchery, Charcuterie, Cookery is finally open for business!

Master Butcher, Frank Del Gobbo, the owner and chef, has been in the food business since he was a teenager and now is a leader in his discipline of butchery. Through hard work and determination he has been the manager of one of Toronto's most prestigious food shops, opened a retail location on Toronto's The Kingsway, and later opened Frank's Meat Boutique in the Humbertown Shopping Centre. He then sold the Boutique, choosing to expand his knowledge during travel through Europe

and the United States.

During his travels, he became involved in competition cooking, creating his own chilli, sausages and BBQ sauce. He travelled with a team to get a proper feel for this new sport, learning BBQ techniques from the very best in the business.

And so now he has opened his new food shop right next door! This is a high end, first quality business! From premium beef, natural lamb, milk fed veal to market fresh fish, seafood, home cooked meals and sausages, his counters, fridges and freezers are stocked with superior products.

Go online at www.mediumrare.to

Better yet, go next door and check out the real thing!!

Exterior Window Washing

Essex I Beginning May 11

Essex II Beginning April 20

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 www.theessex.ca

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

Moves/Deliveries:

Essex 1: (Mon – Thu: 11am to 8 pm; Fri: 8am to 8 pm; Sat – Sun: 8 am to 5 pm)

Essex 2: (Mon – Thu: 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

Your Essex Communications Team:

Anne Bisson, Carol Goldman,
Cathy Kelly, Bill McDougall,
Fred Reichl

To offer a suggestion: Go to <http://www.theessex.ca/Feedback.htm>



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TODAY IS A GOOD DAY

TO RELY ON ME, MYSELF AND I

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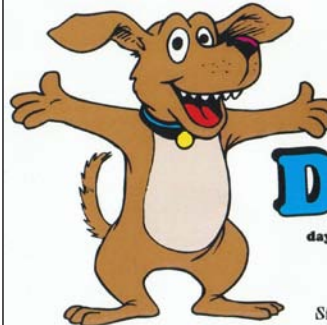
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