

## Coming Soon

## Annual General Meetings Party Room

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### Essex II AGM

April 14

Registration

7:00 pm

Meeting

7:30 pm

\*\*\*\*\*

### Essex I AGM

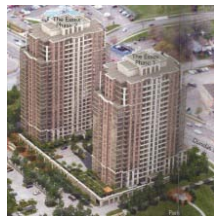
April 28

Registration

7:00 pm

Meeting

7:30 pm



Essex 1 – TSCC #1577

Essex 2 – TSCC #1723

5229/5233 Dundas St. West

Etobicoke, Ontario

M9B 6L9 / M9B 6M1

[www.theessex.ca](http://www.theessex.ca)

## Essex Phase 5 : Parc Nuvo Under Construction

Recently, we were informed by Tridel that construction on **Parc Nuvo**, the fifth and final building in the Essex complex, was to begin construction in early March 2010.

Construction will last about two years, with resident move-ins beginning in March 2012 and lasting about six months.

Tridel reached their 75% sold position before deciding to proceed with construction.

The building will be a 36 storey pin tower identical on the outside to what was approved by the city and communicated in earlier Essex Newsletters.

The building will be comprised of 327 suites and 6 townhouse ground floor units facing St. Albans Rd. Construction will be active on week days from 7 am to 7 pm, Saturdays from 9 am to 7 pm. There will be no Sunday activity.

Because of site limitations, there will be almost constant use of Viking Lane by construction vehicles.

Tridel promises that they will do everything possible to have Viking Lane closed for only a very limited number of days when such things as crane installation and removal are required.

Tridel also assures that pedestrian traffic to the new (soon to be completed) TTC entrance under the Kipling underpass will be safely open throughout construction.

Furthermore, should there be any unanticipated damage to Viking Lane or any other Essex installations as a result of construction activity, Tridel will be liable for corrective action as normal within Performance Audit provisions.

Tridel has been very conscientious in this process in the past.

## Home Renovation Tax Credit Letters

Your Property Manager (in consultation with the corporations' auditor) has calculated the amount that individual unit owners residing at The Essex can submit on their 2009 Federal Income Tax returns as a result of work done in the common areas of Essex I, or Essex 2 and the Essex Shared Facilities.

*The amount each individual owner may claim is set out in a*

**letter from The Corporation, available for resident owners to pick up from your building Concierges as of March 5<sup>th</sup>.**

If you carried out renovations in your unit (after January 27, 2009 and before February 1, 2010), it is up to you to determine whether you also have a claim for these qualifying expenditures.

For all qualifying renovation

expenses, you will need to complete Schedule 12 of your personal income tax return for the 2009 tax year, to see whether you have more than the minimum requirement of \$1,000.

We suggest you visit [www.cra.gc.ca/hrtc](http://www.cra.gc.ca/hrtc) for full instructions on qualifying expenditures directly from Revenue Canada.

## Movie Night At The Essex

Recently, The Essex installed a Big Screen TV in our Party Room. This new amenity is in response to requests from residents for such a facility that could be used by those who rent the Party Room for their private events or for Corporation-sponsored events such as Movie Night at The Essex, or other special occasions.

Your Boards of Directors have approved the launch of Movie

Night At The Essex, beginning March 10, 2010.

The schedule is every other Wednesday evening at 7 pm. **Check your bulletin boards for the premiere movie titles.**

Movie Night is open to all residents, however seating will be limited to meet fire regulations. Those attending who are under 12 years of age must be accompanied by a

supervising adult.

No snacks or beverages will be provided by the Corporation, however residents may bring their own snack and/or beverage if they wish.

Designated members of our Thursday Morning Coffee Club have generously volunteered to host the program, under the guidance of our Essex Social Committee Co-chair, Bill McDougall.

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## Going Greener - Recycling Food Waste Is Coming to The Essex

Very soon, Essex I will become the pilot site for the Essex Green Bin food waste organics recycling program.

Essex II has a different set of physical circumstances that will require more time to work out an effective process.

All Essex I residents will soon be asked to separate their food waste material into special, small (19 cm (approx. 7.5 inches) kitchen containers.



For the start-up, free containers will be

provided to each suite, along with an instruction sheet. Replacement of the containers will be the resident's responsibility.

To keep the containers fresh, residents will need to buy small bio-degradable plastic bags as container liners. These are available in any grocery store. Other plastic liner bags are not acceptable.

The Essex organics recycling program is restricted to food waste only.

- Residents will gather the food waste in the lined kitchen containers.
- Then as they do for other recyclables,

to avoid nasty spills, residents will carry the food waste in the containers down to the Recycling Room.

- There they will deposit the well-tied bio-degradable bags into the new Green Bins.

All other garbage and recyclable materials will continue to be disposed of as we do today. This process, devised in collaboration with our private waste management company, is much simpler than the City of Toronto process.

**Stay tuned for the exact start up date and arrival of your kitchen containers.**

## Insiders' Guide To Living At The Essex

Are you new around here? Welcome to the neighbourhood! Even if you've been around for a while, here is some information and useful tips from some of your veteran condo dwellers that will allow you to enjoy living well here at the Essex and do your part to ensure your fellow residents can do the same.

**Top resources and tips for safe and happy condo living:**

**Our Concierges** – available 24/7, in person, by phone or intercom for any questions or concerns including visitors, bookings, deliveries, moves, noise or safety and security issues.

**Our Property Manager and superintendents** – for any questions, concerns or advice for all issues including ensuite repairs and renovations.

**This newsletter** – published about five times a year and includes the most current information about what's going on in our buildings and our neighbourhood that affects us. Watch for social events, too!

**The Essex website** – [www.theessex.ca](http://www.theessex.ca) for information about EVERYTHING condo related including the Standard Unit Bylaw (for insurance purposes), frequently asked questions, registration forms, feedback forms and past issues of the newsletter.

**For contact details on the above, see the side bar on page 4.**

**Be aware of how close together we are living.** Surprisingly, sound travels through concrete and certainly through the ventilation system, as well as from balconies and hallways. Your neighbours don't want to listen to your music, TV, dancing,

argument or barking dog inside of *their* units. Take pets and children to parks for boisterous play. Be conscious of volume levels at *all* hours but especially early or late.

**Be clean and green.** Use garbage and recycling facilities as directed and during the set hours. Push your tied bag *down* the chute, sort items correctly and flatten empty boxes. Be conscientious of your water and electricity use. Report all common areas spills to the Concierge immediately.

**Be careful and be covered.** Have adequate condo insurance. Keep your appliances and fixtures in good repair to avoid malfunctions and damage that might affect other units. Clean the lint trap above your dryer regularly to prevent overheating and be alert to any situations that could cause a fire, including cigarette butts off balconies. Your suite smoke alarms do not require batteries and are inspected on a scheduled basis.

**Be patient and aware in the driveway and parking garage.** Drive very *slowly* and do not follow other cars too closely as they may need room to back up to let others pass. Cars can be coming from different angles and most areas are quite narrow. Pedestrians, please stick to sidewalks and cross Dundas at the intersection.

**Take advantage of the great amenities at The Essex.** We have great staff and well cared for buildings and grounds. If we are careful and considerate, we can all enjoy living the good life here at The Essex.

## Tips For Selling Your Home Successfully

Bev Tollofson, one of our resident Essex Newsletter advertisers, offers the following tips from her experience:

She points out that this is the time of year when many homeowners decide to sell their home. With so many properties flooding the real estate market, how will your home stand out? How will you differentiate your home from the competition?

Tollofson suggests you consider:

- Choosing the best Real Estate Professional to guide you.
- Hiring the services of a Certified Real Estate Staging Professional.

She reports that according to a Maritz Research poll, 63% of buyers are willing to

pay more money for a home that is move-in ready.

In HomeGain's 2009 national survey, the top three home improvements and their Return on Investment (ROI) are: 1- Clean and De-Clutter (872%), 2- Home Staging (586%), and Lighten and Brighten (572%).

Joy Valentine of Coldwell Banker conducted a study that concluded homes that were Staged sold in 18.8 days, versus homes that were not Staged in 30.9 days, and Staged homes realized on average a 6.4% increase over the list price.

The National Association of Realtors Profile of Home Buyers indicated that 87% of all home buyers used the internet to search

for homes. Homes are being eliminated from the "must see" list based on photographs. Professional Staging can be a key to the quality of these photos. Remember, in order to market your property effectively, you must view it objectively through the critical eyes of a buyer. Potential buyers make a decision within the first 15 seconds of entering your home. The longer your home is on the market, the less likely it is that it will sell at the price you want.

Finally, she suggests that Home Staging is one very cost-effective way to showcase your home's best features and create a great first impression.

## What New Resident Pets Need To Know

Are you a new resident pet at The Essex? Welcome to your new home! We are pleased to give you some helpful tips to make your life at The Essex both happy and safe. Please share them with your owners!

**Be a registered pet resident** – Whether you are a cat, dog, canary, hamster, or any other small domestic pet, ask your owner to complete a Pet Registration Form and submit it to the concierge desk so that management knows you are an Essex resident. The information on this form could be vital to your safety if there is an emergency and your owner is out. Our security staff will know that your unit has a live pet that might require rescue.

**Wear your licence** – If you are a pet of the canine or feline variety, please tell your owner that all cats and dogs in Toronto must be licensed. The fee is not expensive. Your human can contact Toronto Animal Services at 416-338-7387 for information.

**Stepping out** – Many dogs like you love to meet and greet your neighbours in the hallways and elevators. That's wonderful if your neighbours share your enthusiasm. Some folks, however, are timid of dogs or possibly allergic. To help you avoid an error in judgment, ask your owners to always have you in the "heel" position on a short leash when in the halls and elevators. You and your human friends can still exchange a happy pat and tail

wag without upsetting anyone else. Cats and other small pets are best transported to and from your unit in a pet carrier.

**Off limits area** – Please note that no pets are allowed anywhere in the Recreation Shared Facilities. Therefore the rear Recreation Centre door is off limits to pet traffic.

**Washroom duties** – The lawn around our buildings is part of our home. The burn spots caused by dog urine are unsightly and also are expensive to repair. Please ask your owners to walk you away from our lawn to the park area for your washroom duties and to always "stoop and scoop." You'll be proud to be such a good neighbour. If you are a cat, please ask your owner to securely bag all used kitty litter before placing it down the garbage chute.

**Use your "inside" voice** – A dog's voice can really travel and you usually have a message to get across when you bark – you're hungry, bored, or need to go to the washroom. Ask your owners to anticipate these problems by feeding you at regular times, taking you out frequently for walks and washroom duties, providing suitable toys for your playtime, and not leaving you alone for too long.

Enjoy the Essex life, pets! We hope you love living here.

## Reminders

\*\*\*\*\*

Spring

Window Washing

Week of April 26

(Remove your screens as necessary if you want those windows cleaned)

(Remember to close your blinds for privacy)

\*\*\*\*\*

Spring

Garage Power Wash

May 17, 18, 19

(Watch the bulletin boards for your day, so you can make sure all your vehicles are removed in a timely manner.)

\*\*\*\*\*

ANNUAL

Fancoil Maintenance

Late May/

Early June

(Check Bulletin Boards for the scheduled dates for your suite)

## Neighbourhood Tip – Red Cabin Diner

There is no need to tell any resident of The Essex that we live on a very busy street! Dundas is chock full of stores, restaurants, medical services, you name it! One excellent little restaurant very close to us at 5251 Dundas Street West (southwest corner at Aukland) is the **Red Cabin Diner**.

The Red Cabin is a small diner that provides friendly service in a very casual atmosphere. It offers delicious food served in generous portions at very reasonable prices. That is definitely a winning combination worth a visit.

The Red Cabin menu offers a good variety of food. The charcoal barbecued burgers are excellent and there is an assortment of

great sandwiches. The tasty dinner selections include pork souvlaki and chicken souvlaki (meat, potato, rice and Greek salad) and halibut fish and chips. A choice of all-day breakfast items is also available, including wonderful home fries.

If you want to bring your meal home, you may ask for take-out. After all, it's a real close walk.

The **Red Cabin Diner** is open:

7:00 a.m. to 10:00 p.m. from Monday to Saturday and

7:00 a.m. to 8:00 p.m. on Sunday.

Call 416-239-9364.

### Your Newsletter Team:

Anne Bisson,  
Cathy Kelly,  
Bill McDougall,  
Fred Reichl

To offer a suggestion:

Go to [theessex.ca/Feedback.htm](http://theessex.ca/Feedback.htm)

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Not intended to solicit properties already listed FOR SALE

**CONDO Stats Report from The CONDO KING**

**This District W07 Condo Apt. Sales in 2009**  
270 sold Avg: \$290,343 Med: \$265,000 Low: \$152,000 High: \$927,000

**Essex 1 5229 Dundas St. West**  
22 sold Avg: \$285,134 Med: \$289,550 Low: \$218,700 High: \$373,000

**Essex 2 5233 Dundas St. West**  
31 sold Avg: \$291,160 Med: \$273,000 Low: \$230,000 High: \$425,000

**Nuvo 1 @ Essex 35 Viking Lane**  
37 sold Avg: \$294,111 Med: \$285,000 Low: \$200,000 High: \$500,000

**Nuvo 2 @ Essex 25 Viking Lane**  
41 sold Avg: \$273,595 Med: \$270,000 Low: \$203,000 High: \$515,000

(Above MLS statistics as per Toronto Real Estate Board.)

**Contact The CONDO KING,**  
**STEVE Krstinovski, Salesperson since 1984**  
416-464-5464 cell Steve@CondoKingToronto.com

**RE/MAX** Condos Plus Corp., Brokerage  
416-203-6636 office

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**About The Essex**

Visit Our Website  
[www.theessex.ca](http://www.theessex.ca)

For a wealth of information,  
To update resident data,  
To ask a question,  
To offer a suggestion.

**Concierges**  
(24 hours a day):  
Essex 1:  
416 239-0685  
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: 8 am to 8 pm;  
Sat: 8 am to 5 pm

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Mon. 10 am - 6 pm  
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9 am - 5 pm

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Guest Suites  
Reservations