



The AGMs
Are
COMING

TSCC 1723

TOWNHALL
March 30

AGM
April 20

TSCC 1577

April 26



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

Essex Property Manager - Award Winner!

At the most recent Annual Del Achievement Awards Ceremony, our Essex Property Manager, Caroline Graham, RCM, was presented with the Condominium Manager of the Year Award.

We share DEL's high regard for Caroline's diligence, ability, and caring attitude for residents exemplified in her daily efforts here in the Essex community.

CONGRATULATIONS, Caroline!



Holiday Gathering 2010 - Fun For All!



(Left) Sylvia, Carol, Joe and Barbara, after all the preparations, ready for the fun to start.

(Above left) Jessica and Bill calling out the winning tickets for the long list of supplier-donated door prizes enlisted by Caroline.

(Above right) Gord, presiding over the generous party attendee donations to the foodbank. Many thanks to all who donated.

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Generous Donations Mark The Spirit Of The Season

Thank you again to all the Essex volunteers, led by **Carol Carbonaro**, who made the evening a success.

And also a big thank you to our many **suppliers and contractors** who donated a plethora of gift door prizes raffled off to lucky party attendees.

Our prize donation folks:

Al's Glass and Doors, Brampton Fire and Security, Clivio and Paul (resident electricians), Comfort Plus (HVAC Contractor), Del Property Management, G. Edick (landscaper), G4S Security, Gray's Plumbing, Moore Park Landscapes (interior plant maintenance), National Construction (general contracting and repairs), Norkem (water treatment),

Provident Energy Management, Rocktech Electric, Sani Chute (odour control specialists), Service Master, ThyssenKrupp Elevator, Waste Solutions Group (compactor maintenance).

A Big Thanks also to the many residents who donated food and toys in our **lobby donation boxes** over the Holiday Season.

Movie Night At The Essex – Winter Schedule (7:30 PM)

Jan 12	<u>Nanny McPhee Returns</u>	(PG)	109 minutes	(Emma Thompson, Maggie Gyllenhaal, Rhys Ifans)
Jan 26	<u>Extraordinary Measures</u>	(PG)	106 minutes	(Harrison Ford, Brendon Fraser, Keri Russel)
Feb 09	<u>Despicable Me</u>	(PG)	95 minutes	(Steve Carell, Jason Segel, Russell Brand)
Feb 23	<u>Remember Me</u>	(PG)	113 minutes	(Robbert Pattinson, Emilie De Ravin, Caitlyn Rund)

For further information, please call:
647 345 9184 or
416 232 0723

Bell Express VU – High Definition (HD) TV On The Way

On January 10, 2011, owners of TSCC #1577 and TSCC #1723 were mailed notification that their boards intended to enter into Telecommunication Agreements with Bell to permit Bell Canada to install the necessary equipment and wiring to provide HD (High Definition) TV services to residents in addition to their current digital TV programming.

The costs of installation for such services of two small roof top satellite dishes and associated wiring within the common elements will be borne by Bell, at no cost to the Corporation. The wiring will be located in corridor telephone closets. There will be no need to enter any suites.

This proposed agreement simply allows Bell to install necessary equipment and wiring to make Bell HD services available to residents, with no obligation. Rogers Cablevision services will continue to be available for all residents in our buildings. It will be up to residents to choose which provider and suite of programming services (if any) to use.

The agreements between Bell and each Essex Condominium Corporation are necessary to permit the installation of the new equipment and wiring in the common elements of our buildings.

The Condominium Act requires the board to give notice to the owners of the proposed agreements. Owners who object to the agreement have 30 days from receipt of an official notice that was mailed to them in early January 2011, to requisition a meeting of owners under Section 46 of the Condominium Act.

If at the end of the 30 day notice period no such meeting has been requisitioned, the agreement will be deemed to have been approved and the boards will be authorized to enter into agreements with Bell.

Your boards recommend owner approval, since no costs are to be incurred by the Corporations and residents will have more TV service options available to them.

Traffic Safety At The Essex – It's Important Every Day

Remember Elmer the Safety Elephant from your school days?



Well, here comes the Essex Safety Elephant with some important safety tips for navigating through our underground parking lot.

- Most importantly, PLEASE SLOW DOWN! The lanes are narrow and blind spots do occur, even with the round mirrors, so extra caution is required from all of us. Yes, we are all in a hurry but you will be a lot later if you have

a collision! Consider the consequences – the time it takes to exchange information, getting repair estimates, the cost of the repairs, being without your car while it's in the shop, a possible hike in insurance premiums, and the regret of possibly injuring someone. To save a few seconds, it absolutely is not worth it!

- When entering the garage down the front ramp, remember that you must YIELD THE RIGHT OF WAY TO EXITING TRAFFIC. Always use your fob to ensure the door stays open and WAIT about

halfway down the ramp until you can see in the mirror that there are no cars about to exit and the exiting driver has space to make the turn up the ramp. Simple, but boy does it make a huge difference if you're the one exiting!

- When you are about to turn down a lane, PAUSE, LOOK AHEAD. If you see a car coming, TAKE THE NEXT LANE instead. This is really easier than trying to manoeuvre and squeeze past.
- Always AVOID TAILGATING. It is rude and dangerous, as the driver of the car ahead

may need to stop suddenly or reverse for someone, so please leave ample space.

- WATCH FOR PEDESTRIANS! Pedestrians need to watch, too! If you are walking onto Dundas, remember that you may be hidden from sight by the gates and pillars. A driver turning into our lot could hit you. It is safest to use only the sidewalks.
- Finally, please remember that there is NO LEFT TURN ONTO DUNDAS STREET. Please remind your visitors of this, too, so that nobody gets a ticket or has an accident.

Etobicoke Guardian – How To Get Your Local News

The Etobicoke Guardian is a free newspaper that provides highly local news. Whether you are looking for a summer yard sale, a Christmas choir concert or information on the local candidates in an election, The Etobicoke Guardian is where

you can find it. There are lots of local advertisements, too. You may have picked up one of their weekly "Saver Bag" of flyers, though not the newspaper itself, in our mailroom.

Unfortunately, this neighbourhood newspaper, published on Thursdays and Fridays, is delivered to houses but not to apartments. However, they usually deliver several copies to Shoppers Drug Mart in Six Points Plaza

and to the Richview Library (Islington, north of Eglinton) and some Swiss Chalet Restaurants. Happy reading!
Etobicoke Guardian,
307 Humberline Drive,
Etobicoke, ON, M9W 5V1,
416-675-4390

Do You Have A Handyman Handy?

If you are one of our residents who has downsized from a detached house, you know all about the responsibilities of home ownership. Living in a condo is not much different except for the shovelling and mowing.

If you are a resident who has come from a string of rentals or your parents' house, you may be surprised to find out what you need to take care of.

Fear not, however, for here at the Essex buildings, we have a few "secret weapons" against the variety of issues you need to deal with as a condo owner. These invaluable helpers are our superintendents and our property manager.

While they are not responsible for any repairs or maintenance

for individual units, they have a wealth of experience, knowledge and resources to point you in the right direction. Never hesitate to call the management office to get advice or to arrange a visit from a superintendent to help diagnose a problem, get suggestions on how to proceed, and receive recommendations on which professional(s) to contact, if necessary.

If you are renting a condo in our buildings, contact the owner of the unit first.

Some suggestions for this month:

- Check the caulking around your tub and shower to ensure it's not wearing away and allowing for a

potential leak to the unit below.

- Check all faucets for drips or other of evidence of less than perfect functioning. (A common problem here is a "cartridge" that needs replacing.)
- Remove lint from the filter in the ceiling above your dryer (frequently!)
- Fan coil unit filters are automatically changed yearly as part of your fees, but you may need to change yours more often. See the Concierge for additional filters available at a nominal fee.

Remember, preventative maintenance is easier and less expensive than an emergency repair.

Your Newsletter Team:

Anne Bisson,
Cathy Kelly,
Bill McDougall,
Fred Reichl

To offer a suggestion:
Go to theessex.ca/Feedback.htm

Alert

KITCHEN DRAIN RISERS IN BOTH BUILDINGS WILL BE CLEANED VERY SOON

This scheduled maintenance is necessary to avoid backups in your sinks.

Plumbing riser cleanout points are located in selected suites on certain floors.

YOU WILL BE NOTIFIED IF AND WHEN YOUR SUITE WILL NEED TO BE ENTERED.

Don't Touch That!

Do not tamper with any wiring or hardware related to fire or smoke alarms or to the public address speaker system, even

within your own unit. These are all in place by law, for everyone's safety. Any interference with these systems triggers an alert on the

concierge's panel and you will be immediately contacted and held financially responsible for any necessary repairs.

Essex Park Update on Junior Play Structure

We are advised that Toronto Parks, Forestry & Recreation has developed two options to consider for including a junior play structure in the park. As reported in the September

Newsletter insert, city officials committed to do so and get back to interested Essex residents in time to take action in Spring. In the near future, we expect

Councillor Milczyn to propose a date for a meeting of interested Essex residents to review the options and elicit feedback.

Frequently Asked Question of the Month

Q: How do I arrange for disposal of large garbage items, such as a sofa or an appliance?

A: Please call the Management Office (416 239-9786) before disposing of any large items, so that the next available pickup date by can be determined and relayed to you.

Be aware that there is no space in this building for multi-day storage of items, without interfering with building operations or other resident traffic. We ask that you minimize the number of items that must be disposed of in this way, by either:

- making every effort to arrange with the vendor or delivery company to take the old item away as part of the sales

agreement, or

- making an arrangement with the delivery person to do so.

If these options fail,

- For large items, such as a sofa, bring the item down to the area designated by management on the designated day, and NOT before.
- For items such as appliances that are considered "white goods", bring the item down to the area designated by management on the evening before the agreed pickup date, and NOT before.

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