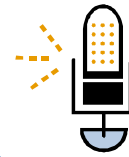


Essex News



January 2012
Volume 9, Issue 1

Mark Your Calendars

THE AGMs ARE COMING

TSCC #1723

Annual General Meeting

April 10, 2012

TSCC #1577

Annual General Meeting

April 25, 2012

PARTY ROOM

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

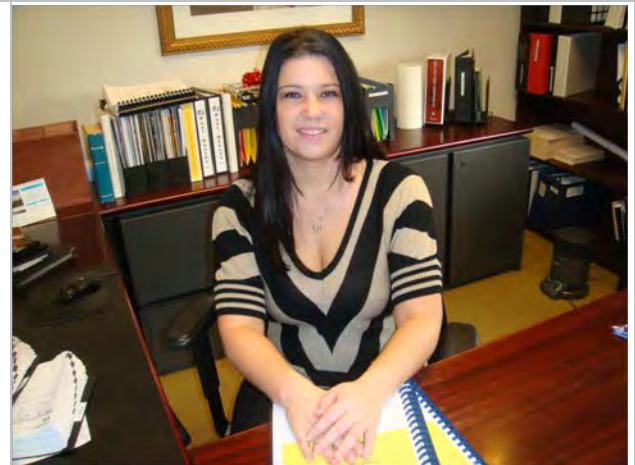
Please Welcome Our New Property Manager

Effective January 9, 2012, Jennifer Plant (RCM) joined us as our new Essex Property Manager.

Jennifer brings with her extensive property management experience in other properties in the GTA.

Jennifer replaces Caroline Graham who, as reported earlier, has been promoted to Del Area Manager.

Caroline will retain our buildings in her new area manager portfolio.



Please welcome Jennifer in her new role with us as leader of the Essex property management team.

Holiday Gathering Good Cheer



Residents began their celebration of the giving season by bringing their food bank donations.

Then, the hosting crew took over and orchestrated another holiday evening of fun, food, prizes and entertainment.

This year our talented Essex 2 resident, Ontang Sirait, volunteered to entertain fellow revellers with his rousing guitar renditions. He charmed his audience, young and old.

Many thanks again to Caroline for collecting the valuable prize draw items, donated by our many Essex vendors and contractors, as a token of appreciation of our patronage.



Your Newsletter Team:

Anne Bisson,
Cathy Kelly,
Bill McDougall,
Fred Reichl

To offer a suggestion:

Go to
theessex.ca/Contact.htm

Major Garage Repair Project To Begin Mid January

During 2011, we engaged an engineering consulting firm Construction Control Inc. to conduct an engineering survey of the condition of the underground garage to identify the location of any water penetration and actual and/or potential deterioration in the structure of all the levels.

Periodic surveys such as this represent sound practice to ensure the ongoing integrity of our garage structure.

While no structural issues were found, there were many locations where water seepage has and is occurring that need to be repaired to prevent any structural damage from developing.

Three major areas needing repair/replacement were identified:

1. Compression seals, designed in part to prevent runoff water from seeping into the concrete slab at the base of all the inside walls of the garage, have deteriorated, are leaking in

- many locations and need to be replaced.
2. Areas around the storm sewers on the outside top level of visitor parking need to be repaired.
3. Worn-through areas of the protective membrane on the ramps and on other locations of the underground visitor and other parking levels need to be repaired.

The cost of this project will be in the order of a half million dollars to be paid from funds available in the Shared Facilities Reserve Fund. This work was put out to tender and five pre-qualified vendors offered sealed bids. The lowest bid was accepted.

Consistent with good fiscal planning, prior to approving the work, we updated the Shared Facilities Reserve Fund Study in 2011 to ensure the cost of this and future potential projects of this kind are properly reflected in the forecast 30 year planning

horizon. Revised contribution levels have been incorporated into 2012 budgets.

This current work will be carried out over the coming months with the technical aspects of the work overseen by our engineering consultant.

The Property Manager will do everything possible to have the work scheduled so as to minimize the inconvenience for residents.

However, a good deal of patience will be required on all our parts as groups of cars are required to be moved temporarily (usually between 8:00 am and 5:00 pm) when work is being done in their parking spots.

The good news is that the repair work on the entry and exit ramps will be carried out swiftly over a three week period, during which we ask that you follow the daily instructions about changing traffic flow patterns so we all can keep safe and sane.

Bike Security Eyebolt Available For Your Parking Spot

Would you like to improve theft prevention of your bike parked in your underground parking spot?

On request and for a nominal fee, we are now able to install a heavy duty anchoring eyebolt to the inside wall or

pillar of your parking spot to attach your bike.

To see the essence of the agreement you will need to sign to make it happen, go to our website www.theessex.ca, click on **FAQ** tab and scroll down to

[How do I go about having a bike](#)

[eyebolt installed in my parking spot?](#)

If you are interested in this option for better security for your bike, drop down to the management office to see exactly what is being offered, pay your \$25.00 fee and sign your agreement.

No STOP Sign? How About A PAUSE Sign??

The underground parking garage is a perilous place at the best of times. The upcoming repairs will likely involve all kinds of detours and require a great deal of extra caution.

However, even under normal circumstances a little common sense goes a long way underground. Although there are no

STOP signs, it is wise to PAUSE and CHECK what's ahead instead of speeding around a corner potentially into another car or into a person walking to their car.

If you check and see an oncoming car, you can take the opportunity to drive to an alternate lane (such as on P2 and P3)

and avoid having to squeeze by the other vehicle.

When parked in your spot, please make sure your car is pulled in all the way past the pillar.

If your car's nose or tail is sticking out, it makes it even more difficult when two cars do have to pass each other in our narrow laneways.

Check Out Our Website www.theessex.ca

We have a new look for 2012.

Try the new site search feature - find what you are

looking for about life at The Essex even faster.

Start your booking for the party room, guest suites,

Board Room, Meeting Room and Long term Visitor Parking online.

Caroline Has The Last Word

It seems it's time to say goodbye. I wanted to express my gratitude to you all for allowing me to serve your community for almost seven years.

Although this is your home it has always felt like mine as well, so thank you for making me feel so welcome.

For the last few months my focus has been on starting my new job and I have purposefully avoided thinking about leaving. As the time draws nearer, that is proving to be very difficult. It is going to be very hard to say goodbye, just as it feels like home, it

also feels like family. I'm going to miss you all, the staff, the contractors, the residents and the Boards of Directors as you have made my job very enjoyable.

I can honestly say that I look forward to coming to work everyday and that has been true since the beginning. I understand that I am very fortunate in this regard. I want to say a special thank you to the Boards of Directors for TSCC 1577 and TSCC 1723.

These men and women work very hard for you and represent your interests fairly and with the utmost

integrity.

Leaving will be bittersweet but I'm confident that you are in great hands and look forward to serving you in a different capacity in the future.

January 11th is my last day in the office and I expect to shed many a tear on that day.

I wish nothing but the best for the Essex Community now and in the future. It has been an honour and a pleasure to serve you.

I won't say "Goodbye", instead I'll say "Be seeing you".

Caroline Graham, (RCM)

TIPS from the Recycling Room

PLEASE....

FLATTEN ALL CARDBOARD BOXES

before placing them in the recycle bin. Flat boxes take up less space and reduce our costs.

Place all burned out **COMPACT FLUORESCENT LIGHT BULBS**

(CFL's) in the

special

container provided for your convenience.

These bulbs contain mercury, which is a potential toxic environmental hazard if the bulbs are not disposed of properly.

Discard **ITEMS THAT ARE TOO BIG FOR THE GARBAGE CHUTE** and not

suitable for recycling in the big garbage bin on P1.

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About The Essex

Visit Our Website
www.theessex.ca

For information, to update resident data, book amenities, ask a question, offer a suggestion.

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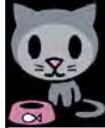
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NEED A CAT SITTER?



Do you need your cat fed, loved and litter cleaned?

If you are going away on holidays,
I will be pleased to do the above for you.

I live in Essex I and will spend quality time with your pet.
\$20.00 for two visits / day or \$15.00 for one visit / day

Please call: Joanne Galbraith @ 647-351-0136
References available within Essex One

Beauty FX Esthetics Salon

10% off on your first visit

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For an appointment call:
Sonia or Maria

Tel: 416.239.8381

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