

## Mark Your Calendars

THE AGMs ARE COMING

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**TSCC #1723**

Annual General Meeting

April 10, 2012

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

## Meet the Essex Property Management Team

The faces of the Essex Property Team, giving their best every day to make sure your homes are safe and attractive and all systems are working.

Essex Property Manager:  
Jennifer Plant, RCM (front, centre)

Essex Site Administrator:  
Natalie Martinez (back, centre)

Essex Concierge Supervisor:  
Tatyana Mazunina (back, left)

Essex 2 Concierge: Adeel Mubashar, (back, right)



Essex Superintendent Team:  
Bolek Ziobroski and Jozef Hanec (front, left and right)

## PARC NUVO – The Crane Is Gone.....



PARC NUVO, the fifth and final Essex site condominium tower, was topped off in January, 2012.

Over the February 16-20 weekend, the construction crane was removed by a huge, hydraulically retractable, mobile crane.

As you recall, most of Viking Lane was closed for that weekend to allow for assembly and operation of the mobile crane, which required a second smaller mobile crane to help with this giant “lego-like” effort.

Tridel advises that move-ins are expected to begin in May, but the building will not be fully completed until November 2012.

### Your

### Newsletter Team:

Anne Bisson,  
Cathy Kelly,  
Bill McDougall,  
Fred Reichl

To offer a suggestion:

Go to

[theessex.ca/Contact.htm](http://theessex.ca/Contact.htm)

## Major Garage Repair Project Update

The replacement of the worn out compression seals between the floor and base of the inside walls of our underground garage is a three step process.

These seals are all about keeping the water (especially salty water runoff) from attacking the metal reinforcing

rods that are embedded in our concrete structure.

The new compression seals have a much longer expected life of being leak free than our present seals.

Work is proceeding on schedule.

However, the completion pace for step 3 of the

compression seal installation process as well as for finishing the repairs on the ramp membranes is controlled by the ambient underground temperature.

Since our underground garage is not heated, nature controls when the temperature is right for the sealing material to cure properly.

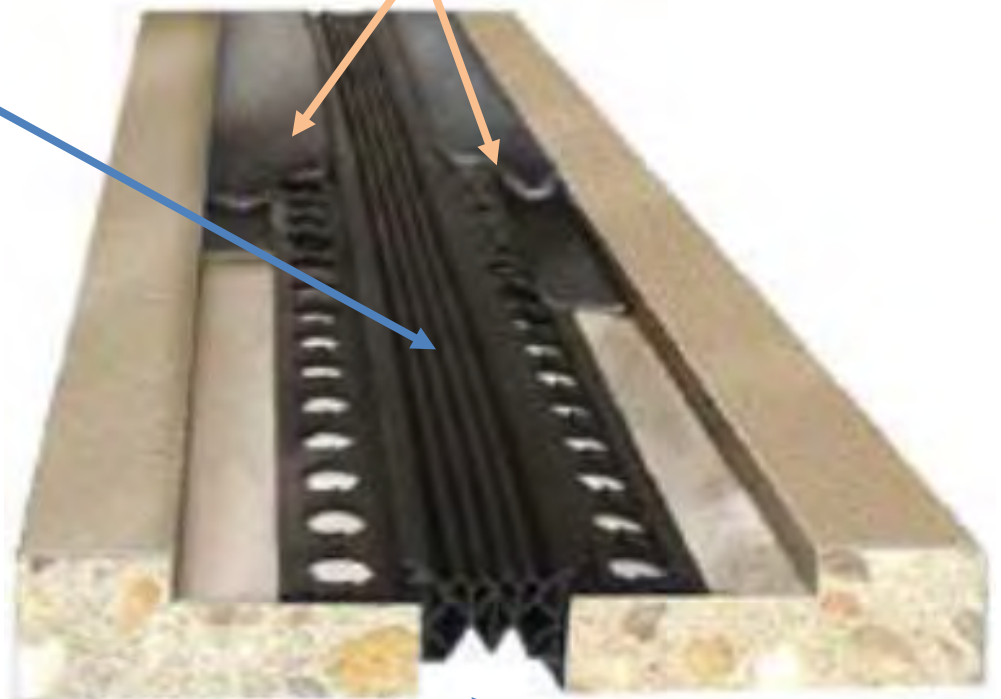
## Compression Seal Replacement 1, 2, 3 Process

**Step 2:** Insert the new compression seal that comes as a continuous strip of pliable material.

Contrary to this illustrative example, the wall side flange in our case is bent upward against the wall, instead of flat as shown for compression seal installations in other open areas of our garage, where cars drive over.

**Step 1:** Prepare the installation space by extracting the current foam seal material and grinding the opening between the wall base and floor to provide a clean installation trench.

**Step 3:** Apply adhesive sealing compound over the pliable flashing material to each side of the compression seal to lock out water penetration.



## Essex 2 – The Carpet is Coming! The Carpet Is Coming!

The Essex 2 Board of Directors has been working with a design consultant to identify suite corridor carpet replacement options. The choice has been

narrowed down to two attractive possibilities. The final choice between the two options will be done by a majority vote of residents.

Samples of the options will be put on display in the lobby. Ballots for the vote will be delivered to suites. Stay tuned for details.

## Some Spring Chores Taken Care Of For You

### Fancoil Maintenance

Our heating/air conditioning units contain a fancoil that must be checked and a filter that must be changed annually to ensure healthy, clean air circulation in our units. The cost of this is included in our maintenance fees.

When you see the notices in the elevators, check for the day assigned to your floor. Keep in mind however, that the initial dates are *tentative* and could change once the work progresses more or less quickly.

To be prepared for the technician's visit, you must clear the area by your heating/air conditioning unit(s) so that the door can be opened completely with room for the technician to work. If you are not at home when the technician comes, a security guard will enter the unit with the technician and a report sheet will be left on your counter indicating that the work was completed and listing any concerns to be followed up on, if necessary.

### Window Washing

Exterior window washing for Essex 1 is scheduled for the week of April 23 and Essex 2 week of April 2. Naturally, completion is dependant on weather conditions.

To be prepared, residents must remove their own screens so that all windows can be cleaned properly.

It is recommended that everyone keep their blinds closed during this time for privacy and to avoid being startled by a face at your window - especially 20 floors up!

## TTC Passes Available At Six Points Shoppers Drug Mart

Did you know that TTC tickets, tokens and passes are available at over

1,200 Authorized TTC Fare Media Sellers, including the Shoppers Drug Mart just

across Dundas Street at Six Points Plaza.

## Pets Are Residents, Too!

Are you a pet owner or going to become one? If so, the following tips will help you and your pet to enjoy your time together here at The Essex.

**Registration** – Please complete an online Pet Registration Form for your pet (dogs, cats and other pets, too) at the Essex Website or ask your concierge for a paper form.

It is important that management knows your pet is an Essex resident. It could be vital to your pet's safety if there is an emergency and you are out. Our security staff will know that your unit has a pet that might require rescue.

Knowing you have a pet is also helpful during routine checks such as fan coil

maintenance.

**Walkies** – Many of your neighbours are delighted to make friends with your dog, however some may be more timid of dogs or even allergic to them.

Please keep dogs on leash and in the "heel" position when in the halls and elevators. This will help to ensure that every "meet and greet" is a happy one.

### **Off limits area** –

Please remember that:

- Pets are not allowed anywhere in the Recreation Shared Facilities. Consequently, please do not use the Viking Lane door when entering or exiting with your pet.
- The lawn around our buildings is part of our

home. We are all proud of our building's appearance and our lawn is an important part of that.

**Washroom duties** – The public park to the east side of the sidewalk off Essex 1 is where your pets are welcome. You may take your dogs there to play and "go to the bathroom" and please remember to always "stoop and scoop."

Inside, please securely bag all used kitty litter before depositing it down the garbage chute.

**The sound of silence** – Dogs can bark for joy but often they are trying to send a message of hunger, boredom or the need to go to the washroom. Please try to anticipate these needs.

Essex  
Smoke  
Detectors  
Are  
Hardwired:  
NO  
Batteries  
For You To  
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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

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## About The Essex

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

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

Concierges (24 hours a day):

Essex 1:  
416 239-0685

Essex 2:  
416 239-2286

Moves/  
Deliveries:

Essex 1 and 2:

Mon – Fri:  
8 am to 8 pm

Sat – Sun:  
9 am to 5 pm

Statutory Holidays:  
NO Moves

Recreation Centre

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