

REMINDERS



October 31
Bring Children to
the Lobby to
TRICK or TREAT



FALL

AC TO HEATING
SWITCHOVER
DATE

October 9 - 11



FALL WINDOW
WASHING DATES

Essex 1:

October 15 - 19

Essex 2:

October 22 - 26



BBQS
CLEANED/STORED
FOR WINTER
DATE
Oct 15

Your

Newsletter Team:

Anne Bisson,
Cathy Kelly,
Bill McDougall,
Fred Reichl

To offer a suggestion:

Go to
theessex.ca/Contact.htm



Essex 1 – TSCC #1577

Essex 2 – TSCC #1723

5229/5233 Dundas St. West

Etobicoke, Ontario

M9B 6L9 / M9B 6M1

www.theessex.ca

Guide To Good Governance

In order to assure you that your boards of directors are always acting in the best interest of owners, the Boards of both Essex 1 and Essex 2 have adopted a Condominium Directors' Code of Ethics, recommended by the Canadian Condominium Institute and vetted by the Corporation's lawyers.

- Upon taking office, all new directors are asked to sign the document and agree to comply with the provisions during their term as a director.
- Should clear evidence of a serious breach of any of the provisions be brought to the attention of the board, the director agrees to tender an immediate resignation.

Essex Directors' Code of Ethics

The Essex Directors' Code of Ethics contains a list of promises to owners (summarized below) to:

- Act honestly and in good faith and not do anything to violate the trust of unit owners.
- Exercise the degree of care, diligence and skill of a reasonably prudent person in comparable circumstances.
- Immediately disclose a conflict of interest to the Board that might promote their own interests or those of any owner, resident, family member, friend or contractor to the detriment of the Corporation.
- Avoid personal gain from their position as a director.
- Not disclose to any person (including a spouse) information decided by the board to be confidential.
- At all times, conduct themselves in a professional and businesslike manner at meetings of directors or owners.
- Absent themselves from any discussion or decision in which they or a family member are the subject of a dispute with the Corporation.
- Abide by decisions of the majority of the directors even though they may disagree, but reserve the right to express their own views to owners on non-confidential issues.
- Not make erroneous or defamatory statements about the Corporation or any owner, resident, director, officer, manager, staff or contractor of the Corporation.
- Not engage in abuse of proxies.
- Promote good relations amongst persons involved in our condominium community.
- Commit the necessary efforts, exercise the appropriate leadership and assume such duties as may reasonably be required to fulfill the role as a Director or Officer.
- Not interfere with management's performance of its duties and obligations.
- Pay particular attention to the financial health, physical state of maintenance and repair, management, administration, appearance and welfare of the Corporation.
- Not put the integrity of the records of the Corporation at risk.
- Never exercise authority as a board member except when acting in a meeting of the board or as delegated to do by the board.
- Continue to educate themselves by reading relevant publications and support attendance by one or more board members at relevant condominium seminars at the cost of the Corporation.

A copy of the full text of the Essex Directors' Code of Ethics signed by directors can be viewed at our website: www.theessex.ca/rules.htm and scroll down to the document.

Keeping Us Looking Good Every Day

Keeping the Essex functioning well for residents requires a small army of service providers.

One key group is our dedicated on-site staff of cleaners who keep us looking good every day.

They are employees of our newly-contracted cleaning services company – SDA Building Services Inc.

Please recognize:

(Back Row) Gisella, Willy and Emily

(Front Row) Loreley and Monika



Watch Out For The Water

As suites age, maintenance becomes mandatory! Often owners are not aware of this. Some key water control maintenance items that are your responsibility are listed below:

Toilet Flapper: On the inside of the tank there is a round rubber flapper which opens and closes to allow the tank to refill after flushing. Over time, the flapper becomes warped, loses sealing capacity and causes the toilet to run unnecessarily, costing us all in wasteful water charges.

Shutoff valves at the base of the toilet and under the counter can become loose over time and leak. These valves must be exercised to ensure that they have not seized overtime. Twice a year you should open and close the valves throughout your suite to ensure they are working; last thing you want is to have your shut off valves NOT work in the event of an emergency!

Laundry Shut Off Valve: Laundry room valves should be tightened to ensure no leakage occurs and

when they leak, they need to be replaced. **TIP:** When leaving your home for an extended period of time, shut these valves off!

Water Faucet Cartridges: Many people are surprised that below the handle of your shower, kitchen and bathroom faucets are cartridges that control the water mixture, allowing for water temperature selection. If you find that your shower is only releasing scalding hot or lukewarm/cold water, the cartridge may need to be replaced.

The Carpet Is Coming To Essex 2

A few months back, to help choose replacement corridor carpeting, Essex 2 residents were asked for feedback on carpet samples displayed in the lobby. The current carpet is builder grade. On some floors it has not stood up well to stains or the attempts to

remove stains, with the result that colour in many areas is non-uniform and patchy. There were two carpet options chosen by the Board of Directors in consultation with a designer: Option "A" and Option "B". Residents chose Carpet Option "B"

by a wide 2.5 to 1 margin. The supplier and installer have been chosen and we expect work to commence the beginning of November. The installation should take about 4 weeks, just in time to show off to your holiday guests.

Essex 2 Board of Directors Update

For personal reasons, two members of the Essex 2 board of directors have resigned: Carol Carbonaro and Ron Barr.

We thank them for their service. The resignations prompted the Essex 2 Board of Directors to appoint two replacement

directors, who will serve until the next AGM in spring 2013. The two new members of the Essex 2 Board of Directors are: Sam Bilko and Paul Chant.

The Essex In Compliance With Asbestos Regulations

In strict compliance with Regulation 278/05 of the Occupational Health and Safety Act under the Ministry of Labour, the Essex corporations recently engaged *Pinchin Environmental* to update their previous asbestos assessment.

An annual update is a regulatory requirement once asbestos has been identified as a component of a building material anywhere on the Essex complex.

Asbestos is classed as either **friable** or **non-friable**.

Friable asbestos was banned for use in Ontario in March of 1986, while **non-friable** asbestos continues to be

used in some building materials.

A **friable** material is one that can be crumbled, pulverized or powdered by hand pressure. If a friable asbestos-containing material is damaged or disturbed, it presents an inhalation risk.

As expected, due to the age of our buildings **there was no banned friable asbestos identified.**

However, transite, a **non-friable** material, is present as rain water leaders (pipes that are part of the storm water drainage system) throughout the parking garage levels.

A **non-friable** asbestos

product is one in which the asbestos fibres are bound or locked into the product matrix, so that the fibres are not readily released. Such a product would present a risk for fibre release only when it is subject to significant abrasion through activities such as sanding or cutting with electric power tools.

In their Summary of Recommendations, *Pinchin* advised again that no remedial action is required.

Pinchin Environmental Ltd. (part of the Pinchin Group of Companies) is one of Canada's largest and most respected environmental, health and safety consulting firms.

FALL

**HOLIDAY
SEASON IS
UPON US**



Remember to get a parking pass for your overnight guests from your Concierge

Essex Living 101

Whether you're new around here or are a long time resident, you should know that there are a few main places to go and people to see to find information or answers to questions about living in the Essex buildings:

The Essex News: The back of every newsletter has all of the contact info you might need. The newsletter also

includes timely announcements, events and neighbourhood news.

All of the **amenities** and hours of operation are also listed.

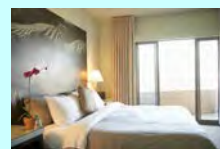
Our **concierges** can help with safety, security or noise issues as well as with bookings, deliveries and moves.

Our **property manager** is

available for questions or advice on any issues, including suite repairs or renovations.

The Essex Website: www.theessex.ca - has all of the info listed above, as well as the "Standard Unit Bylaw", our rules, forms, FAQs and much more.

Next issue: More Essex Living 101.



Book Your Guest Suite Early

(Begin online at www.theessex.ca or in person at the Management Office)

What's New In The Neighbourhood

Starbucks – The new store opened on September 20th at the southwest corner of Dundas and Aukland. We have been told that the Starbucks in Six Points Plaza will continue to operate.

Hasty Market – This new convenience store opened recently at the southeast corner of Dundas and Aukland. Hours are 6:00 a.m.

to midnight from Monday to Friday and 8:00 a.m. to 11:00 p.m. on Saturday and Sunday. Tel: 416-200-2111.

The store carries groceries and dairy products, snack foods and frozen treats, magazines, DVD movies and more.

Bulk Barn – Located in Six Points Plaza, this new bulk store is open 9:00 a.m. to

9:00 p.m. from Monday to Saturday and 10:00 a.m. to 6:00 p.m. on Sunday.

The store is huge and so is the selection – nuts and dried fruits, baking needs, cereals, candy, chips, cheese, cookies, pasta, soup mixes, honey, tea, coffee, soaps, birdseed, jars and containers, health supplements and more.



Book the Party Room Early

(Begin online at www.theessex.ca or in person at the Management Office)

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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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Total of \$150 for a single business card size ad shown in five issues.

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To order, just email us at news@theessex.ca

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Click on Update Forms, select Newsletter Preference and enter the requested info.

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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.

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

5 am – 12 midnight

Exercise/Aerobics Room
24/7

Call your Concierge to book ALL Moves, Deliveries, Virtual Golf, Billiards Rooms and BBQs

Property Manager:
416 239-9786
Mon.

10 am - 6 pm
Tue. – Fri.
9 am - 5 pm

Call the Property Manager or go online

For Party Room, Board/Meeting Room & Guest Suites Reservations