



REMINDERS



Tuesday,
December 4

Annual Holiday Gathering

Party Room
7:00 pm



2013 BUDGET PACKAGES ON THE WAY

ESSEX 2 mailed
NOVEMBER 1

ESSEX 1 mailed
DECEMBER 1

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

Condominium Fees – Where The Money Goes

It is that time of year again when owners receive their annual budget package outlining what the Essex Boards of Directors need to spend to keep your buildings operating and looking good for the following year. As with most other life expenses, the amount for next year is a bit higher than the current year.

While each Essex building has a different total dollar budget, the major cost category percentages are almost the same. Your individual upcoming 2013 building budget package will show actual numbers, but the following is typical.

Services and Maintenance: Close to **40%** of our budget goes to pay for an array of scheduled services (the major ones being concierge, property management and housekeeping) and the cost of normal maintenance and repair.

These services are almost entirely contracted out to external vendors, with the exception of our two employee Superintendents. Competitive bidding is normally used to obtain the best price for the specified service. Over time, all of these costs are subject to inflation pressures. However whenever advisable, multi-year fixed price agreements are negotiated to constrain inflation effects.

Utilities: About **30%** of total costs are for the consumption of three utilities:

1. Natural gas to heat our buildings and suites and to heat water for washing: Natural gas is subject to open market prices. However, both buildings are currently favoured by multi-year contracts that are keeping the short term lid on gas costs.

2. Hydroelectricity consumed in our suites (*Essex 2 owners are directly billed for their suite electricity usage*), common area lighting, elevators and other building systems: Hydro is a provincially regulated utility with electricity price increases often in excess of CPI (Consumer Price Index).

To keep costs down, both buildings have spent money on gas and electricity saving projects that have returned attractive paybacks.

3. Water consumed in our suites and building heating and cooling systems: Water rates are set by the City of Toronto and have been rising at 9% per year to help fund the replacement of Toronto's aging water distribution infrastructure.

Shared Facilities: About **20%** of our budgets goes to pay for each building's proportionate share of maintenance of the recreation centre and other amenities, including the grounds and the Viking Lane shared cost roadway and walkway. Cost increases are driven by the same variety of factors as in building budgets, offset by energy saving projects.

Reserve Fund: Almost **15%** goes to pay for the annual contribution to the building reserve fund. As per the legal direction of the Condominium Act, this annual contribution is set by outside professionals. They recommend contributions with increases in the upcoming three years and beyond to ensure funds are available to carry out necessary major repairs and replacements over the 30 year span of the study. The intent is for owners to fairly share these costs, regardless of when they happen to be owners over the 30 year study period.

New Computer Support System

Earlier this year, The Essex approved the implementation of a computer support system to enhance our management office operations and certain services offered by our Concierge staff.

The Internet-based system, called *FrontDesk*, is licensed from a local vendor and has been customized to our needs. We are using it to improve internal record keeping and to speed up and track amenity bookings.

It also helps improve communications between the Management Office and Concierge desks.

The system will be in place December 1, 2012.

Concierges will have direct up-to-date read-only access to resident information that they need to serve you better.

For instance, they will be able to authorize and print overnight parking passes right at their desk

and will be able to view available bookings for the guest suites and party room.

Reservations still need to be finalized through Management, Monday to Friday, 9am to 5pm.

Security considerations have been paramount in ensuring your privacy continues to be protected from improper access by anyone. You may rest assured that no owner banking information is stored in this system.

Meeting The Needs Of Our Resident Exercisers

The Exercise and Aerobics rooms at The Essex are very heavily used by residents. In all, there are 20 different exercise stations:

4 stationary bicycles,
2 elliptical trainers,
9 weight training stations, and
4 treadmills.

And just recently in response to requests, we have been able to add a rowing machine in the Aerobics room.

We are about at capacity in terms of space, so from now on we will only be able to replace exercise equipment as it reaches

the end of its useful life.

Because of the continuing popularity of our Exercise and Aerobics rooms, particular attention continues to be paid to keeping the equipment functioning well and meeting the needs of residents.

A Safer Workplace - Essex Site Staff In First Aid/CPR Training

In the case of an emergency in the workplace, the more staff members who have been trained in first-aid/ CPR the better!

If there is an incident, a person who has received this training may be able to prevent further injury.

Staff who are first-aid trained gain confidence in their skills which makes a difference—skills that will enable them to respond competently and promptly to life's emergencies.



Party Room Etiquette

Just a reminder for residents who rent the party room.

As part of your formal hosting responsibilities, remember to accompany any of your guests who leave the Party Room to ensure they do not get lost.

The Security Guard assigned to your event is there to facilitate their arrival and guide them to the Party

Room.

It is always helpful if you have a prepared guest list to help ensure only legitimate guests are allowed entry.

The Essex Shared Facilities, including the Party Room, are a non-smoking environment.

Remind any guests who just have to go outside the rear

entrance for a smoke break, the door is alarmed and if kept open, the Concierge or your security guard will be alerted to close it.

As host, you are also responsible for ensuring all your guests abide by the posted Party Room rules.

The rules exist to ensure the safety and security of everyone.

**THE
HOLIDAY
SEASON IS
UPON US**



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



Book Your Guest Suite Early

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



Book the Party Room Early

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

Essex Living 101

For many, the Essex condo they live in now was a first ever purchase. Others have come to the Essex after years of living in a house. And even if you've lived in a condo before, there are likely some differences about the type of building or the way things are taken care of here that are worth explaining or repeating. For example...

Concrete is not soundproof

If you've ever heard someone else's music, barking dog or hammering, you already know this is a fact. It is important that we

remember how close we are living to each other and make every effort to ensure that whatever we are doing in our units remains in just our units. Wear socks or slippers indoors and take children and pets outdoors for active play. Even daily activities such as vacuuming and running the dishwasher should be done during common waking hours.

Look out below!

Unlike some buildings, we at the Essex are blessed with our little bit of outdoor space with our balconies. While stepping out to check the

weather, you may be surprised to have something land on you. All residents should remember to sweep balcony dust and leaves into a dustpan to be emptied indoors, not over the sides and not to shake carpets or tablecloths over the railing. The dust and debris do not disappear into thin air but rather fall down onto your neighbours' balconies.

Same goes for cigarette butts that are thrown or blown off.

Patio furniture needs to be secured or taken indoors during storms or high winds.

HALLOWEEN FUN FOR ALL AGES



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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

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