

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

TSCC #1723
and
TSCC #1577

Annual
General
Meetings

COMING
In
MAY

Meeting
the
requirement

to be held
within
six months
of their
respective
fiscal
year ends



To Serve And Protect - Community Police Liaison

Toronto Police Services encourages local community police partnerships intended to improve the quality of life in Toronto.

The Essex has joined the local 22 Division Community Police Liaison Committee.

Essex resident, David Douglas, is the current volunteer community member representing The Essex community. He coordinates activities through the Essex Property Manager.

If you see any sort of criminal activity in or around our neighbourhood that is not an emergency, David is available to relay that information to the Community Police Liaison Committee.

For an emergency situation, call our Concierges or call 911 directly to report it.

David can be contacted by telephone through the management office at 416-239-9786 or via www.theessex.ca/Contact.htm.

Just use the standard feedback form, enter message recipient as **Other** and enter **Police Liaison** in the box to the right, followed by your message in the box below.

The Committee deals with issues ranging from drugs, prostitution, street crime, land development, vendors, cyclists, street safety, and community revitalization to traffic and parking issues.

All Committees meet monthly with senior management and community officers from 22 Division. The chairs of the committees also meet with senior police management quarterly to co-ordinate committee activities, to share resources and to discuss common problems.

The aim is to identify problems and challenges involving community safety and policing, and arrive at satisfactory solutions.

Holiday Gathering Festivities 2012



Everybody loves Santa and helpers, Belma and Bill, calling out the numbers for the lucky prize winners!!!



Natalie, Jennifer, Bill & David, welcoming residents, issuing draw tickets and tending bar...



Essex Board members, appreciative of residents' generous food bank donations

Your
Newsletter Team:
Anne Bisson,
Cathy Kelly,
Bill McDougall,
Fred Reichl
To offer a suggestion:
Go to
theessex.ca/Contact.htm

New Condo Act In The Works

<p>The Ontario Government is consulting widely as they prepare to pass new legislation to replace the current Condominium Act (1998).</p> <p>We believe the Joint Legislative Committee of the Association of Condominium Managers of</p>	<p>Ontario and Canadian Condominium Institute Toronto & Area Chapter is one credible source of such advice.</p> <p>In their brief, dated May 27th, 2011, the Committee offered many suggestions, most of which are technical in nature</p>	<p>or apply to start-up conditions that The Essex dealt with in the past and not likely to be relevant in the future. However, there are three Committee recommendations that we thought Essex owners would find of particular interest.</p>
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1. Committee Recommendation on Property Taxes

<p>Condominium homeowner taxpayers have been urging for years that there should be a new property classification for residential condominium units used for municipal assessment and taxation purposes. There should be different/lower rates that recognize and reflect the unequal delivery of services by</p>	<p>a municipality to corporations and condominium units when compared to non-condominium freehold residences.</p> <p>There are numerous examples related to facilities and services provided by condominiums to their owners which for other homes are provided by the</p>	<p>municipality, e.g. street lighting, road maintenance, sidewalk maintenance, sewer maintenance. However in spite of this inequity, the government assesses the condominium units for municipal property taxes as if they were receiving individual services.</p>
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2. Committee Recommendation on Reserve vs. Operating Fund

<p>The Committee points out that the current Act lacks clarity as to whether or not legislated or government ordered changes to facilities or operations or those that are of an environmental or energy saving nature fall within the definition of "major repair or</p>	<p>replacement" and can be paid from the reserve fund.</p> <p>Current owners should not be disproportionately out-of-pocket for the entire costs of these government-ordered or energy efficiency-driven projects, which happens if these costs cannot be paid out</p>	<p>of the reserve fund.</p> <p>So far here at The Essex, our auditor has advised that the costs of our energy conservation projects and the costs mandated by legislative or regulatory requirement be paid from our operating budget.</p>
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3. Committee Recommendation on Mandated Director Training

<p>Each newly-elected director of a corporation should attend an introductory directors' condominium course which provides basic knowledge with respect to the expectations and responsibilities of their position, at the cost of the corporation.</p> <p>So far, The Essex has been fortunate to have had a core of directors with significant experience as condominium</p>	<p>Board members or elected with relevant business experience to support sound business decision making.</p> <p>In addition our contracted management company, Del Property Management, has provided experienced Property Managers with professional credentials as Registered Condominium Managers with ready advice on the intricacies of condominium operations</p>	<p>and relationships.</p> <p>Additionally, your Boards of Directors regularly have members attend condominium conferences.</p> <p>Further, the Boards have sought legal advice on good governance and adopted a Condominium Directors Code of Ethics that clearly outlines key expectations for ethical behaviour of directors.</p>
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Watchful Eyes To Keep Us Safer



Improvements to exterior surveillance at The Essex site are underway: Recently, a camera was installed covering Viking Lane to the west of Essex 2 to

complement the one already installed covering the Shared Walkway. Another camera was installed to cover the BBQ area.

And currently, cameras are being installed in the Essex 1 elevators, similar to the installations put in place in Essex 2 elevators some time ago.

THE VISITING SEASON IS ALL YEAR LONG



Essex Living 101- Part 3

Typical of living in Toronto, we don't have many extra parking spaces. Visitor spots need to remain available to visitors. Residents need to park in their assigned spots only and always. Parking spots on different levels have the same number so make sure you're in the right spot. FOBs contain batteries which need replacing every once in a while, so if yours doesn't

seem to want to open doors anymore, that's probably why.

Space is tight in the garage and parking lot and it can be difficult for cars to pass each other and get by parked cars without incident. It is important to drive very slowly inside and outside of the Essex.

Never follow too closely in

case someone needs to back up. Stop at each corner to check what's around the bend before proceeding.

Pedestrians need to walk on the sidewalks, not in the middle of the driveway and should always cross Dundas at the light. No one wants to have a collision or tragedy at The Essex.

Please be safe!

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

Stuff Be Gone!

Are you renovating? Redecorating? Just cleaning house? Here are some tips for getting rid of what's unwanted.

Are you buying a large item that you plan to bring home from the store yourself? Ask the store if you may unpack the item at the store and let them dispose of the packaging. The item might fit in your car easier and you will reduce garbage at The Essex.

Did you order something on delivery? Many stores calculate a clean-up and waste removal charge that is included in the client's cost. Ask the delivery people if they will take away the packaging, a service that you may have already paid for.

Movers also frequently include clean-up costs in their bills. Be sure they do all clean-up and waste removal that you have paid for.

Many renovation contractors operate in the same way, with clean-up work being part of their charge to you, the customer. Don't be afraid to ask them to clean up and remove the waste. Save yourself the work and save The Essex the removal cost.

You might have some old electronics to discard. Future Shop will take old batteries (any kind), cell phones, CD, DVD and MP3 players, CD's (any kind) and televisions. Unfortunately, they won't accept electronics that are

not in working order. You can take computers and non-working electronics to a City of Toronto Transfer Station for recycling.

Our closest station is at 120 Disco Road, 416-392-2292.

Old paint and chemicals, which are considered to be hazardous waste, should never be put in regular garbage.

They, too, can be taken to a City of Toronto Transfer Station, like the one at 120 Disco Road.

If the amount is 10 litres or more, the City of Toronto offers a free "Toxic Taxi" that will come and pick these items up.

To make arrangements, call 416-392-4330.



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)

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Uh...Oh, ...better get,



19 Advance Road, Etobicoke
3 Blocks South of The Essex
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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




Vision Realty Inc, Brokerage
2210 Markham Road, Unit 1
Toronto, Ontario M1B 5V6
Satellite Office Downtown

Andrea Davidson

"No other agent has sold more Essex/Nuvo condos"
* stat based on Toronto MLS from 2004 to present

416.321.2228

davidsonandrea@rogers.com
andreadavidson.com

Parissa Klepatch, B.Sc.
Broker



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If you would like to continue to receive it at your door, you don't need to do anything.



Season for Giving –
Many thanks to the suppliers of goods and services who donated over 30 prizes
won by lucky Essex residents
at the December 4, 2012 Annual Holiday Gathering.



Aztec	- Garage Restoration
Comfort Plus	- HVAC Maintenance
DEL	- Property Management
Dino Simone	- Painting Contractor
Firenza	- Plumbing Contractor
G. Edick & Sons	- Landscaping Contractor
G4S	- Security/Concierge Staff
Mercury	- Lighting Contractor

Moore Park Landscapes	- Indoor Plant Maintenance
Oxford Glass	- Glass Contractor
PPL (Pool People Ltd.)	- Pool/Spa Maintenance
Provident	- Energy Management
Sani-Chute	- Chute Cleanliness
SDA	- Building cleaning staff
Service Master	- Carpet Cleaning contractor
Tyler-Williams	- Elevator Maintenance

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