

Essex 1 – TSCC #1577

Essex 2 – TSCC #1723

5229/5233 Dundas St. West

Etobicoke, Ontario

M9B 6L9 / M9B 6M1

www.theessex.ca

BIKE RACKS OK WITH OWNERS – BUT DEMAND LOW

BIKE RACK SURVEY RESULTS ARE IN



In response to resident requests, your boards of directors proposed installing about 30 bike racks in some long term visitor parking spots on P2, the only appropriate space for bike racks in our underground garage. These would be made available to interested residents on an annual rental basis.

To ensure we were in compliance with Section 18 of our Condominium Corporation Declarations and Section 119 of the *Condominium Act*, we followed the advice of our legal counsel and asked all our owners whether they supported the installation of the bike racks.

By September 1, 2013, a total of 105 Essex 1 and 2 owners (19% of the 548 suites) responded to the bike rack survey that was issued to all Essex owners the first week of July. Full results are shown in the table on the back page.

The results of the survey are clear in response to the two survey questions:

- Overwhelmingly, 90% of owners support the installation of rental bike racks in the two parking spots on P2, if there is sufficient demand.

Of the 105 responders, about half (49) supported the installation, while the other half (56) did not. When the opinions of the 443 owners who did not respond to the survey are counted, the total number of owners supporting the

installation is 492 (49 plus 443) or 90% of the total 548 suites.

It was specifically noted in the survey form, that ALL non-responses would be treated as a statement of support.

- However, only 9 owners declared an interest in a rental bike rack, far fewer than the minimum 20 rentals we believe are required to make the project worthwhile.

Conclusion:

While there is overwhelming support, insufficient demand precludes proceeding with the bike rack installation at this time. Should a declared demand develop for at least 20 bike racks in the future, we will proceed with the project.

Next steps:

- The Management Office will maintain a list of residents who register their interest in renting a bike rack for a monthly fee of \$8.00, payable annually.
- To register an interest, residents are asked to come to the Management Office and sign a provisional rental document.
- The installation will proceed in 2014 when and if at least 20 completed agreements are signed. Agreements will be honoured on a first-come, first-served basis. Any interest over 30 will be offered a spot on a waiting list.

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

What Happens When You Hear The Building Fire Alarm



When you hear the sound of the building fire alarm, a standard process starts:

1. Automatically, a call is placed to the fire department, which is usually onsite within minutes. (If the alarm is triggered in the underground garage, the alarms are set off in both buildings.)
2. The usual protocol is for the

security guard to announce that a call has been placed to the Fire Department.

3. When the fire department arrives, they take control of the situation:

- investigating the cause of the alarm,
- conducting all communication with the residents,
- taking all necessary action.

4. Usually in false alarm situations, the Fire Captain or the security guard will make an all-clear announcement.

5. When the fire department deems the situation safe (false alarm or fire threat eliminated), they reset the alarm.

6. If for some reason they cannot reset the alarm, the Fire Captain instructs the guard to call in the corporation's Fire System technicians.

Normally, the guard is able to silence the alarm to avoid sporadic repeats until the technicians are able to shut it off properly.

7. By law, we cannot override the alarm system, even if our staff is on safety watch. The regulations put safety first and our sound comfort second.

NOTE: There is a 10-minute alarm silencer button in your suite to mute the sound, usually on a bedroom wall.

You need to re-push the button as necessary for continued relief.

Sprinklers In Our Garage Are Great BUT Can Be Tricky

Currently we have about 550 dry pipe sprinkler heads in our underground garage levels that are designed to spray a flow of water when they sense a sufficiently high ambient temperature - usually because of a nearby fire.

Each sprinkler head is held closed by either a heat-sensitive glass bulb or a two-part metal link held together with a fusible alloy. Each sprinkler head activates independently, only upon sensing a predetermined heat level.

Because of this, the number of sprinklers that operate is limited to only those near the fire (in reality, normally one or two will activate), thereby maximizing

the available water pressure over the point of fire origin while also minimizing water damage.

Dry-pipe systems are designed for unheated parking garages where temperatures may be cold enough to freeze water in the pipes, so water is not present in the piping until the system operates.

The piping in the unheated part of the garage is filled with air (in our case nitrogen gas to reduce corrosion) to balance the upstream water pressure.

Nine major pressure valves control the sprinkler system. On one side of each valve is air and on the other side is water.

When the sprinkler head pops, this valve opens allowing the

water to run through the pipe. We are advised by our fire control system experts that in this battle of pressure (air/water) on either side of the valve, these valves can sometimes be "tricked" into opening slightly if the water pressure changes, which **triggers the fire alarms in both buildings**, thinking a sprinkler head has popped.

Over time, these valves need to be replaced. However for the age of our building, a general replacement is not yet warranted.

Management continues to closely monitor performance of individual pressure valves to assess the need to replace them.

Hallway Etiquette – Condo Connie Says

What happens in the hallway does not stay just in the hallway!

All conversations and activity can be heard by everyone who is home. Please keep in mind what time it is when having conversations or invite your companion in to your suite to have a chat.

Please remind children to walk in the hallways and to use an “indoor voice”.

Use the garbage chutes only during listed hours and try to avoid excessive banging and clanging, although your neighbours do want you to push your garbage till it drops so they don't have to.

Please do not leave anything in the hallway. It looks untidy for others and could cause someone to trip.

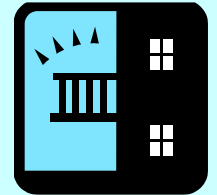
Be conscious of tracking grit, grime and other stain

causing materials into the building. If you regularly come in contact with such material, consider keeping a pair of clean shoes in your vehicle or backpack so that you can change before walking on the Essex floors and carpets.

If you spill something or see a stain, please report it so that cleaning staff can take care of it before it becomes permanent.



**BE
BALCONY
WISE**



Never toss **ANYTHING** off your balcony.

That includes empty plastic bottles, ashtrays and especially cigarette butts that are both a fire and personal injury hazard.

Take light-weight objects indoors on windy days.

Keep your neighbours below you **SAFE...**

Etiquette Is Cool When Using The Pool

If you like to enjoy a dip in our Essex pool, we hope you will keep these tips in mind for a fun and safe pool experience:

Always take a warm water and soap shower before entering the pool deck. Be sure to wash off any lotions.

No food or drinks are allowed in the pool deck area. Also, no shoes or street clothes are to be worn on the pool deck.

Please do not put on body or foot powder in the change room. Wet powder on the floor is messy and slippery.

Never put perfume, oil, lotion or even water on the sauna stones.

For everyone's health, do not use the pool if you have a communicable disease or open sores.

Non-toilet trained babies and toddlers must wear snug fitting rubber pants over a cotton diaper or suitable disposable swim pants or pool pant diaper.

Remember that you alone are responsible for the security of your belongings. Bring a padlock if you are

concerned about locker theft.

Ladies, if you use the two private change cubicles, please be considerate and do not leave your clothes in the cubicle while you swim. Store your clothes in a locker, leaving the cubicle tidy and clear for the next person.

Lastly, please read and obey the rules posted in the pool, sauna and change rooms. They are great guidelines for everyone's health and water safety.

Pool hours: www.theessex.ca/quick.htm

Party/Card Room Etiquette

Just a reminder for residents who rent the party room or card 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. A guard is not required for the card room as

numbers are capped. This allows an option for small intimate gatherings.

Having a prepared guest list helps ensure only legitimate guests are allowed entry.

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

Remind any guests who just have to go outside the rear entrance for a smoke break, that the door is alarmed and if kept open, the concierge

or your security guard will be alerted to close it.

For your convenience a key fob is available with your rental to allow your guests to go outside to smoke and get back in once done.

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

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

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BIKE RACK OWNER SURVEY

ESSEX - BIKE RACK SURVEY RESULTS - as of September 1, 2013

	RESPONDERS							
	1	2	3	4	5	6	7	8
					3 plus 4		5 / 6	
	TOTAL	Do Not Support installation of rental bike racks	Do Support installation of rental bike racks	Take No Exception to installation of rental bike racks	Total support	Total suites	% Support	Interested in renting a bike rack
Essex 1	49	25	24	185	209	234	89%	4
Essex 2	56	31	25	258	283	314	90%	5
Total	105	56	49	443	492	548	90%	9