

REMINDERS



Tuesday,
December 3

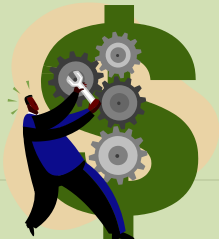
Annual Holiday Gathering

Party Room
7:00 pm

REMEMBER

bring along your
non-perishable
donation to the
food bank

.....



2014
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

2014 is approaching. Owners will soon 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 2014 building budget packages 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 (CPI) pressures. However whenever advisable, multi-year fixed price agreements are negotiated to constrain inflation effects.

Utilities: Around **30%** of total costs are for the consumption of three commodities:

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, aside from the regulatory parts.
2. Electricity consumed in our suites (*Essex 2 owners are directly billed for their suite electricity usage*), common area lighting, elevators and other building systems:

Electricity is a provincially regulated utility with price increases over the past five years of about 8% per year.

To keep costs down, both buildings have invested in gas and electricity saving projects that have returned attractive near term 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: Almost **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: Just over **15%** goes to pay for the annual contribution to building reserve funds. 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 all owners to fairly share these costs, regardless of when they happen to be owners over the 30 year study period.

Both buildings are experiencing sharp upturns in Reserve Fund contribution levels in their 2014 budgets. The most recent study updates reflect the need to start saving for future major repairs and replacements that have now entered at the end of the respective 30 year planning periods.

Healthy Essex – Achoo!!

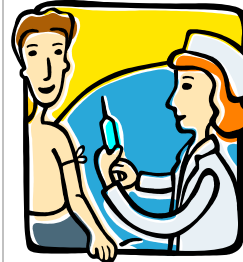
It's that time of year again. We will each start the Great Canadian Battle against cold and flu bugs. As soon as we catch anything, we will be quick to blame the germ spreaders among us. So in the hopes of keeping Essex residents as healthy as possible this fall and winter, let's all practice some preventative habits.

Have tissues handy, but if you must cough or sneeze unprepared, please do so into your sleeve to protect those around you, especially if you are on a crowded elevator!

However, we all know that germs can live on surfaces for longer than we want to think about. Try these techniques to avoid coming into contact with common germ spots.

Use your knuckle to choose your floor number on the elevator. Use the top of your hand to push on the automatic door openers. Keep your hands away from your face. If you are unwell, please take a break from using the gym or pool. In your suite, disinfect handles, knobs, keyboards and remotes, and any other place where hands regularly touch.

Wash your hands frequently and thoroughly. Keep hand sanitizer or sanitizing wipes in your briefcase or purse. Reduce your chances of getting sick even more by visiting your doctor or pharmacy to get the **flu shot**.



Shoppers Drug Mart at Six Points Plaza is a convenient place to get yours.

You can drop in or book an appointment online.

<http://www1.shoppersdrugmart.ca/en/Health-and-Pharmacy>

Time For An Update?

Yes, the Essex buildings are getting a little older and your unit might be in need of an update. Or perhaps you have just moved in and want to put your stamp on the place. Either way, if you want to do anything besides basic cosmetic changes such as painting, you must submit your renovation plans to the Property Manager for review and approval by the Board of Directors before starting any work.

Such renovations would



include anything related to plumbing, electrical wiring or structural walls of the suite. Also, if you wish to change your flooring to any kind of wood, laminate, tile or stone, you must provide a sample of the under padding or cork underlay to ensure it has the correct impact insulation class rating of 60 or higher.

Installation of window film or changes to any doors or windows must be requested through the Management Office as well.

Once your information is received in the Management Office, and approval has been received, an In-Suite Renovation Agreement will be drawn up and signed by you and the Board of Directors.

There are limited hours during which renovation work (hammering, drilling) can take place: They are Monday to Saturday, 9:00 a.m. to 8 p.m. Keep in mind that changing any of the above major parts of your unit will have insurance implications regarding what is considered and covered as "common elements". It's always best to check first so that you do not have to remove any expensive work later.

Check out The Essex website under condominium rules for the section called Essex Processes to view this information in its entirety.

<http://www.theessex.ca/Site/Rules%20pdfs/Renovation%20Information%20webcopy%20v1c.pdf>

Insurance Matters – Be Sure You Are Covered!

The Essex 1 and 2 condo corporations each have comprehensive insurance policies to cover damage to our “common areas.”

It is important to know that the owners, too, are responsible for maintaining insurance coverage.

Personal property – You need coverage for your furniture, clothing, appliances, etc., and for all improvements made to your unit.

For example, the corporation insures the concrete floors but you are responsible for all floor coverings – laminate, hardwood, carpet and tiles. Your corporation’s Standard Unit Bylaw outlines the split of responsibility between the corporation and unit owners.

Locker contents – You are responsible for any insurance coverage on what is in your locker.

Personal liability – The ownership of your unit and your personal activities can result in legal liability if others are hurt due to your actions or neglect. It is crucial to carry liability insurance to protect yourself from such potential law suits.

If damage or loss occurs to property covered by the corporation’s insurance but the damage is your fault, then you may be responsible for the deductible portion of the insurance coverage. We recommend that you check with your insurance broker to ensure you have the right coverage and give your insurance broker a copy of your corporation’s

“Definition of a Standard Unit.”

This can be found in your condominium documents or from the management office. An even more convenient source is a PDF copy from our website at: www.theessex.ca/FAQ.htm.



If you are looking for suite insurance, you might want to consider obtaining a quote from the corporation’s insurance broker. A discount might be offered and some future claims might be dealt with more easily and therefore faster.

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)

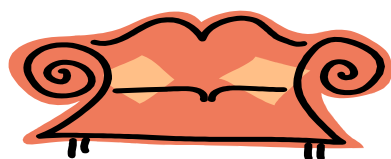


Book the Party Room Early

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

Q. How Do I Arrange For Disposal Of Large Items?

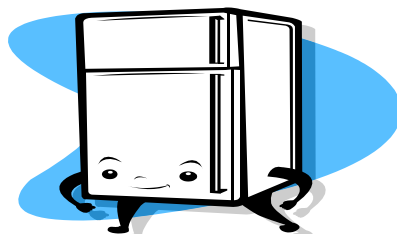
A. Be aware that there is no space in our buildings for multi-day storage of surplus furniture or appliances without interfering with building operations or other resident traffic.



We ask that you make every effort to arrange with the vendor or delivery company to take the old item away as part of your

purchase agreement.

If that option fails, for any large items, such as



appliances, sofas, beds and other furniture, contact security to arrange for the service elevator in order to bring the item down to the designated area. (Essex 1, in the Loading area, wall closest to the park. Essex II at the garbage area near

the back roll up door)

Do not leave large items in the P1 recycling room.

Large item pick-ups are scheduled as needed and occur on Fridays.

You are responsible for the removal of any construction waste. Do not deposit in the bins or leave in the large item pick up area.

Remember, additional pickups for the disposal of large items cost extra, which may increase maintenance fees.

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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

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. – Fri.
9 am - 5 pm
Summer – Fri.
9 am – 12 pm

Call the
Property Manager
or go online

For
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Board/Meeting
Room &
Guest Suites
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