

## REMINDERS



OCTOBER 31

Bring Children to the Lobby to TRICK or TREAT

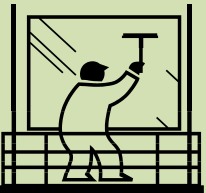
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FALL AC TO HEATING SWITCHOVER

OCTOBER 14-16

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FALL WINDOW WASHING

OCTOBER 20-31

\*\*\*\*\*



Essex 1  
FALL GARAGE POWERWASH  
NOVEMBER 6 - 7

\*\*\*\*\*

Your Newsletter Team:  
Cathy Kelly,  
Bill McDougall,  
Jennifer Plant,  
Fred Reichl  
To offer a suggestion:  
Go to  
[theessex.ca/Contact.htm](http://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](http://www.theessex.ca)

## Dundas Aukland Update

In August, upon receipt of a revised proposal by Main and Main, the developer of the adjacent Dundas Aukland condominium and retail project, City planners met with Essex Working group representatives to clarify key changes in the revised plan. The revised proposal was the developer's response to the concerns voiced by the Working Group and City Planners.

The City is in process of their full review of this latest proposal which should wind up by the first week of October. In mid/late October, another formal Working Group meeting with City planners will be held to determine next steps in the approval process.

The latest proposal contains some key changes as indicated in the plan drawings:

- The condominium tower has been shifted to the northwest corner of the podium, instead of centred on the base, as far away as possible from Essex II and Nuvo. This will also allow for more sun light to pass through the south side of the new development.
- The main residential entrance to the condominium is still facing on Viking Lane, but the sidewalk along the west side of Viking Lane in front of the entrance appears to be widened to allow a row of trees to soften the appearance

and to draw the building back further from Essex II.

- The car capacity of the pickup/drop off layby in front of the entrance has been increased from two to three cars. The initial proposal specified just two. Apparently studies of such entrances (including one we asked for reflecting our neighbour, Parc Nuvo) conclude that three cars is the maximum needed.
- The laneway to the south of the development has been increased in width, responding to our assessment and supported by professional advice that the original width was inadequate for safe maneuvering of vehicles, especially trucks.
- At the meeting, we continued to argue that the requested reduction in the provision of underground commercial parking is inadequate. The negative result being illegal parking on Essex property.
- The Working Group also requested that:
  - 24 hour a day commercial offerings not be considered, and,
  - sound barriers be installed to avoid annoying our residents, especially in light of late night garbage pickups.

## 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 Ltd.* 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.

## Be A Neighbourhood Quality Reporter



"The more things change the more they stay the same", so they say.

We all lead busy lives; that's a reality. We live in a wonderful community. Sometimes we miss the obvious, sometimes our staff may.

It's called complacency and we all suffer from it from time to time.

The boards of the respective buildings, the management and our staff are looking for some help. Be our eyes and ears.

If you see something out of the ordinary like a spill, a loose tile or an elevator light out, **REPORT IT!**

If you're walking in the various parking levels and see a drip or hear a fan squealing, **REPORT IT!**

This is your home and your neighbours'. Let's continue to keep it to the high standard of cleanliness and repair that we enjoy.

Talk to our concierge staff, the management office or drop us an email at [essex@delcondo.com](mailto:essex@delcondo.com) or use the handy online feedback option at [theessex.ca](http://theessex.ca) and click on Contact.

***We appreciate your assistance!***

## Shared Facility Flooring Replacements – Spectacular Results

If you have not already done so, check out the **new ceramic tile in the foyer** at the entrances to the Party and Card Rooms, including the corridor to the Guest Suites.

We are more than pleased with the spectacular result, exceeding our expectations, tying in so well to the existing attractive ceramic

finishes in the lower and upper lobbies.

The medallion that mirrors the other existing signature medallions completes the coordinated architectural effect.

Co-incident with the above project, the worn **carpet in the Party Room** has been replaced as

well with attractive carpet tiles.

This tile-form carpet will allow us to replace worn or stained spot areas more easily.

Also, the transition strip between the engineered hardwood and the carpet has been improved for better wear performance.

# Annual Operating Budgets - In Process



The Essex Boards of Directors, ably supported by our Property Manager and Del Management accountant, are in the process of preparing the 2015 annual operating budgets for Essex 1 and 2. These budgets also incorporate the Essex Shared Facilities and the Shared Roadway/Walkway budgets.

Some people believe that the Board just debates over the percentage increase or decrease in fees with the focus being on the revenues (condo fees). In fact, the budget is created from the bottom up.

The Board begins with a study of current year budget performance and an assessment of requirements for the upcoming year.

Then a line-by-line review is conducted of anticipated operating expenses for the upcoming year of: contracted services,

expected maintenance, repair, and forecast utilities consumption (water, electricity and natural gas) and then adding to that the required contributions to the various reserve funds.

The constant battle for the Boards of Directors is to ensure that the condominium is getting the best possible value for each dollar spent on services and maintenance. That is why the policy is to put all ongoing service contracts out to competitive bidding on a scheduled basis, and also put maintenance and repair expenses out to competitive bid, the exceptions being when individual costs are relatively small and good value can be well assessed without competitive bidding.

On the other hand, the price of some costs, such as water and electricity are simply out of the Board's control. Water rates set by the city and electricity rates set by the province are major examples. That is why the Boards encourage residents to conserve energy in their suites. For common areas, Boards

adopt energy saving practices and pursue economically attractive energy saving projects.

Boards must also continue to meet the requirements of the law and ensure contributions to the reserve fund are adequate (as determined by outside engineering consultants) for the major repairs and replacements of the common elements. Therefore, if the reserve fund study calls for a large increase in contributions for the next year, the Board must follow and add that increased amount into the budget in order to adhere to the Condominium Act of Ontario.

When all these anticipated costs for the upcoming year are added up, total fees can be compared to the previous year and the percentage increase or decrease is calculated. Each owner would then pay their ownership percentage of that total budget on a monthly basis for the next year.

Many owners forget that the members of the Board of Directors are owners too and any increases are just as unpleasant for the board as for other owners.

## 2015 Budget Schedules

### ESSEX 1 BUDGET PACKAGE:

**November 14:** At Concierge desk for pickup & emailed to those signed up for electronic delivery.

**November 28:** All packages not picked up are mailed via Canada Post.

### ESSEX 2 BUDGET PACKAGE:

**October 24:** At Concierge desk for pickup & emailed to those signed up for electronic delivery.

**October 31:** All packages not picked up are mailed via Canada Post.

**THE  
HOLIDAY  
SEASON  
IS UPON US**

**Holiday  
Gathering**

**Tuesday  
December  
2nd**



\*\*\*\*\*

**Overnight  
guests need  
a parking  
pass**

from your  
Concierge

\*\*\*\*\*



**Book Your  
Guest Suite  
Early**

(Begin online at  
[www.theessex.ca](http://www.theessex.ca)  
or in person  
at the  
Management  
Office)

\*\*\*\*\*



**Book the  
Party Room  
Early**

(Begin online at  
[www.theessex.ca](http://www.theessex.ca)  
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Management  
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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

## About The Essex

Visit Our Website  
[www.theessex.ca](http://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

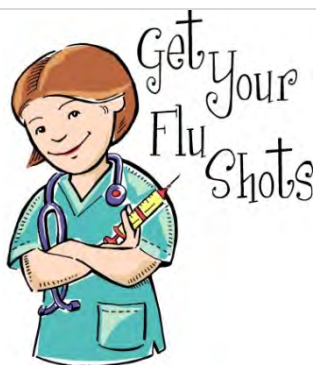
**Call your Concierge**  
to book ALL  
*Moves, Deliveries, Virtual Golf, Billiards, Board, Meeting Room and BBQs*

**Property Manager:**  
416 239-9786  
Mon. – Fri.  
9 am - 5 pm

Call the Property Manager or go online

For Party Room, & Guest Suites Reservations

## Help Keep Us All Healthy



Who wants the flu? Not you! The Shoppers Drug Mart website offers excellent information and advice for this year's struggle to fight colds and the flu.

Unlike the common cold, influenza (the flu) is a serious respiratory infection that can lead to dangerous complications such as pneumonia. The flu is spread by droplets that are disbursed through coughing, sneezing and even talking. Direct contact with surfaces that are contaminated with flu germs can also spread this highly contagious illness.

Did you know that you can be contagious for a few days before you're even aware you have the flu and until 5-7 days after you become sick? Approximately 20,000 Canadians are hospitalized each flu season due to the flu and its complications.

There are several effective ways to help you and your Essex neighbours avoid colds

and the flu:

- Wash your hands frequently and thoroughly.
- Have tissues handy but otherwise sneeze or cough into your sleeve, especially in a crowded elevator.
- Keep hand sanitizer or sanitized wipes in your purse or briefcase.
- Avoid touching your face when possible.
- Clean household surfaces frequently.
- Use your knuckle to choose your floor number on the elevator.
- Use the top of your hand to push the automated door openers.
- If you are unwell, please take a break from using the gym or pool.

The best defense of all is to get your annual flu shot in the fall. Since the flu strain can change every year and the flu vaccine is formulated every year to match the current strain, an annual vaccine is recommended.

**Shoppers Drug Mart at Six Points Plaza** is a convenient place to get your flu shot, so drop by or book an appointment online.

## Essex 1 Board of Directors Update

**Belma Curovic**, a member of the Essex 1 Board of Directors, has moved and resigned, effective August 31. We wish her well in her new home.

Under provisions of the Condominium Act, the Essex 1 Board of Directors has appointed **Doug Hubel** to fill the vacancy until normal elections are held at the next Annual General Meeting.