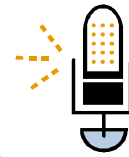


# Essex News



November 2014

Volume 11 Issue 5



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)

**2014  
Essex  
Holiday  
Gathering**



## 10<sup>th</sup> Anniversary Edition

**Tuesday  
December 2**

Time Flies!!

From the Inaugural Edition in November 2004 to the current number 56, The Essex community has grown.

**7 – 9 pm  
Party Room**

From the first Tridel-built Essex 1, we have added our partner, Essex 2 and later the two Nuvo buildings to the south of us, and finally, Parc Nuvo.

Remember,  
bring along your  
non-perishable  
donation to the  
food bank

And Essex News has been there as part of the communication process to ensure owners and residents are well informed about issues affecting their quality of life.



Essex 2 rising to the west  
As viewed from atop Essex 1  
December 11, 2004



**LEST  
WE  
FORGET**



Topping off Essex 1  
Circa 2002



Planning and Selling  
Circa 2001

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)

## TSSA – Evolving Elevator Safety Standards



The Ontario Technical Standards and Safety Authority (TSSA) is an Ontario Government

Regulatory body that sets the rules and monitors compliance to safety standards for a variety of operating equipment and procedures in high rise condominiums like ours.

From time to time, TSSA changes these rules. Our Property Manager, as part of her duties, keeps us up to date on these code changes so that we are forewarned on how they will impact our elevators and operating budgets.

In January of this year (2014) the TSSA released a rules update.

One change required the installation of new guard railings on the top of our elevators to ensure safe operations for elevator maintenance personnel.

Another change has a longer run impact. The five year traction elevator performance test that previously was carried out under no load now requires the maintenance contractor to

conduct the test at rated (full) speed and rated (full) load. This involves the use of test weights that will need to be transported to and from our site and loaded on to the elevator for testing. A full load test of our elevators has not been done since the elevators were installed. The test will be quite noisy and may cause damage to the equipment or elevator finishes and repair of any damage caused as a result of the test will be at our expense. TSSA states that "this change is to ensure elevator safeties, machine brakes, buffers, traction and traction limits can operate properly with loads up to capacity, as would be the case under real operating conditions." This change will affect The Essex when these are scheduled in future years.

A third change has also had an immediate effect. A more exhaustive written Maintenance Control Program (MCP) is now required.

These new requirements more than **double** the scheduled maintenance tasks from **28 to 61**.

In response, our elevator maintenance company has

proposed a reduction in the frequency of onsite visits from monthly to quarterly.

They believe this less frequent but more intensive maintenance program will achieve both safe and reliable elevator operations and do so with no increase in annual maintenance costs. We have accepted their recommendation and the revised schedule is in effect.



One unintended result of this schedule change is that minor but visible things like burnt out elevator call buttons won't be replaced as soon as we might expect, in order to avoid additional call out charges.

Responding to elevator outages when they occur will continue to be dealt with on an urgent basis.

So bear with us as we strive for regulatory compliance, enjoyment of sound operations and costs kept in line.

## 2015 Budgets and Fee Schedule



As noted in the last edition of Essex News, your Boards

are in a constant battle to keep your fees as low as possible, while grappling with costs that are ever on the rise, some out of our 1111control. Utilities (making up about 30% of our budgets) are the

most challenging. Electricity costs, in particular, with rates set by the province, are going up at least 10% per year, and water costs, with rates set by the city, are going up 9% per year.

The controllables, mainly Maintenance and Service Contracts (about another 30% of our budgets) that pay for the Concierge, Housekeeping,

Equipment Maintenance, etc. are essentially subject to inflation over time, and the degree to which we choose or are able to change or re-design the delivery of service levels. So, some cost control tactics:

- During 2014, many of these were put to competitive bid to retest value for \$ paid.

## 2015 Budgets and Fee Schedule - Continued

- Each board has questioned the spring and fall frequency of fan coil maintenance, garage power washing and window washing. They have questioned the frequency of scheduled special items such as kitchen stack cleaning and exhaust duct cleaning. Each board has weighed the tradeoffs and decided to reduce the frequency of some of these.
- Where possible, services have been discontinued

by implementing a different approach. Your individual building budget packages will highlight the decisions taken.

- Then, there are Reserve Fund Studies (about 20% of our budgets) that specify annual contributions (as determined by outside engineering consultants) for the major repairs and replacements of the common elements that Boards must budget for each year to comply with

the Condominium Act.

The intent is to ensure adequate fund balances for all 30 years of the study period.

There are also one-time costs that are imposed by regulatory change. Examples are the TSSA rulings regarding elevator maintenance services, the installation of elevator guards, and in 2015 the installation of safety railings on our cooling towers.

So indeed, it is a battle. Have faith, the war is being fought on your behalf.

**THE  
HOLIDAY  
SEASON  
IS UPON US**

**Overnight  
guests need  
a parking  
pass**

from your  
Concierge



## Tips For Essex Newbies And Not-So-Newbies

There is a song that has the words, "Everything old is new again." Did you know that here at the Essex there is a resident turn-over of approximately 20% every year? That means that the tips we give in Essex News are constantly reaching new readers.

If you are new, we hope our tips assist you to settle in more comfortably. If you are a well-established resident, we hope our tips provide helpful reminders so we can all enjoy our wonderful home.

**Garbage disposal** is always an important issue and it is handled differently in our two buildings. Essex 2 has one chute with a tri-sorter system that directs garbage/recycling into a specific bin dependent on which button you push. Essex 1 has a chute on each floor for small garbage only and a recycle room with separate bins for paper products, plastic and glass, and our food waste disposal bins.

Regardless of which building you live in, we cannot emphasize enough the importance of putting the right items in the right disposal facility. There are signs that direct you to make the correct choice and your Welcome package, which is available from our website if you want an updated copy, has very helpful charts.

Please remember that all paper boxes must be flattened before you toss them in the recycle facility. When wrong items are thrown in the wrong place or boxes are not flattened, there is additional cost involved for all of us.

The garbage doesn't go away for free! We pay a private waste handling company and mistakes add to the cost.

Our **maintenance fees** are payable to our condominium corporation by the first day of every month. While you may provide management with a year's worth of post-dated cheques, we strongly recommend using the super convenient and safe method of automatic pre-arranged electronic funds transfer.

Are you planning some **renovations**? Remember that you must first check with management in case there are any restrictions that affect your plans. In particular, structural changes require Board approval. To be a good neighbour, please confine noisy work to the hours of 9:00 am to 8:00 pm.

Speaking of **noise**, don't forget that music, television and appliances can sometimes be heard by your neighbours. Let's be thoughtful of each other.

**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  
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or in person  
at the  
Management  
Office)

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## About The Essex

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

- To get information on your corporation,
- To see the annual calendar of events,
- To update resident data,
- To book amenities,
- To ask a question,
- To offer a suggestion.

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2011

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

## Halloween Happenings



We're here for the party



Happy Group of Celebrants



Trick or Treat



Close Your Eyes and Make A Wish



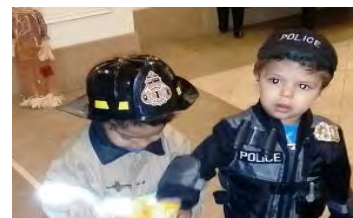
I'm Powerful and Handsome, Too



Rough Looking Dude in Comely Company



Trick or Treating is Tiring



We're Here to Protect the Loot!!!



You Can't Get Started Too Young



When Does The Fun Start?



Cheerleader Duo Ready for the Game



Batman and Superman Have It Covered