



REMINDERS



OCTOBER 31

Bring Children to the Lobby to

TRICK Or TREAT



FALL AC TO HEATING SWITCHOVER

OCTOBER 13 – 16



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)

## Westwood Theatre Lands Update

**Roadbed:**

You might have noticed that over the past few months, work has been underway on the Westwood Lands, focussed on building the road bed for the rerouting of Dundas Street.

Recently one resident noted that at the height of the activity, there appeared to be 50 dump trucks a day bringing in fill.

Eventually, the plan is to connect to Dundas on the west side of Kipling and on the east side connect north across Bloor St. to Dunbloor, so that the Dundas/Bloor overpasses can be torn down.

**New Vision:**

In his recent newsletter, Councillor Justin Di Ciano provided an additional update.

He began by announcing his commitment to a New Vision for the Westwood Lands. He clarified by saying that although the infrastructure plans and development blocks remain, there is room for much improvement on what happens on these very important city owned lands.

He goes on to say that he met with the respective parties, Build Toronto, the YMCA and city staff.

At this time, he states that he is moving forward with a new large park plan (which was not previously supported, to the west side of the site), above and beyond the smaller green spaces proposed prior to his election.

He informs that staff have confirmed that prior to his election only \$150,000 was secured for the new YMCA. This is a multi-million dollar project. A previous motion for one million was a "direction" only to staff not actual funds allocated. This motion is now null and void. He informed that he is working with the YMCA and will allocate Section 37 dollars for the project.

He encouraged readers to stay tuned for an exciting International Design Competition for The Westwood Theatre Lands! He promised further updates as details are confirmed.

Editor's Note: Section 37 in Ontario's Planning Act refers to a process where a municipality can ask for public realm contributions (e.g. parks, affordable housing, three bedroom units, heritage restoration and preservation) from property developers in exchange for increases in height or density beyond existing zoning and policy allowances.

## 2016 Budget Schedules

**ESSEX 1 BUDGET PACKAGE:**

**November 18:**

At Concierge desk for pickup & emailed to those signed up for electronic delivery.

**November 27:**

All packages not picked up are mailed via Canada Post.

**ESSEX 2 BUDGET PACKAGE:**

**October 16:**

At Concierge desk for pickup & emailed to those signed up for electronic delivery.

**October 30:**

All packages not picked up are mailed via Canada Post.

Your Newsletter Team:  
Cathy Kelly,  
Bill McDougall,  
Jennifer Plant,  
Fred Reichl

## Essex 2 – Laundry Valves May Need To Be Replaced

Essex II laundry rooms feature a special shutoff valve that regulates water flow to washing machines.

This extra control valve is important, particularly if you are planning on replacing your washing machine.

Some owners are finding that these valves are not holding

when it comes time to shut off the laundry room water supply when replacing the washing machine. Instead, the water supply to the entire suite needs to be shut off.

These valves, as others, need to be tested and exercised periodically to ensure they are operable when needed.



## Remember Your Fan Coil Unit Has A Heating Element

If the temperature happens to get a bit nippy on a night before the heating switchover is scheduled, not to worry. Your fan coil unit is equipped with a heating

element.

Just set your thermostat to the desired temperature.

If the room temperature falls

below the setting, the heating element will automatically activate and provide enough heating value to keep you comfortable.

## DON'T Send Drugs Down the Drain!!



### Are there unused or expired medications in your home medicine cabinet?

Have you heard about the Ontario Medications Return Program (OMRP)?

All prescription drugs, over-the-counter drugs and natural health products in oral dosage form are now part of this new stewardship program.

### Why use this program?

Pharmaceuticals that are washed down the drain or flushed down the toilet end up in our water system, which creates a potentially dangerous

environmental exposure to chemicals.

Throwing medication into the garbage that goes to landfills is no better for the environment.

Remember, too, that expired medications can be ineffective or even toxic.

### How does the OMRP work for you? It's easy!

You may take medications in their original containers (plastic bottles or blister packs, but not outer packaging) to any participating pharmacy across Ontario.

You may want to remove any personal identification, such as your name, from the container before taking it to the pharmacy.

If you have sharp items, such as needles or syringes, ask your pharmacist for "sharps" approved containers.

*Pharmacies are legally obliged to accept and dispose of all drugs*

*brought to them by any member of the public.*

The OMRP will ensure the safe and appropriate storage and disposal of all such medications according to health and environmental regulations.

The information in this article has come mainly from a brochure that you can read on-line by going to [www.healthsteward.ca](http://www.healthsteward.ca), the Health Product Stewardship Association website.

If you have questions, ask your pharmacist or send an e-mail to [info@healthsteward.ca](mailto:info@healthsteward.ca).

The wise use and stewardship of medical drugs in our homes is up to every one of us. Let's do our part to keep our families and our environment safe.

As a safety precaution, keep all medicines out of the reach of children!

# Annual Budget Preparation Is Underway



The Essex Boards of Directors, ably supported by our Property Manager and Del Management accountant, are in the process of preparing the 2016 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 and repairs, the forecast of utilities consumption, and prices for water, electricity and natural gas. Then added to that

are 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 ongoing service contracts out to competitive bidding on a scheduled basis. In some circumstances, credible competitive data is already available and we can negotiate better terms if necessary. Individual maintenance and repair expenses are also put 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. For these, it is especially important for residents to conserve energy in their suites. For common areas, Boards adopt energy saving practices and pursue economically attractive energy saving projects

when justified.

Boards must always meet the requirements of the law and specifically adhere to the Condominium Act of Ontario.

For instance, annual contributions to the reserve funds must be consistent with the recommendations of the current Reserve Fund Study plan. At least every three years, outside engineering consultants must be hired to conduct a study update and determine the contributions necessary to meet the needs for the major repairs and replacements of the common elements in the upcoming 30 year planning horizon. Annual budgets need to include the recommended contribution.

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 then pays 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.

**HOLIDAY  
SEASON  
ALERTS**

**Holiday  
Gathering**

**Tuesday  
December  
1st**



\*\*\*\*\*

**Overnight  
guests need  
a parking  
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\*\*\*\*\*



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

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\*First time clients only

## Events Calendar

Date	Calendar Item	Time of Day	Considerations for residents
<b>October- 2015</b>			
Mondays	Zumba	7 pm to 8 pm	Open to all interested residents – fee applies
Tuesdays	Yoga	7 to 8 pm & 8 to 9 pm	Open to all interested residents – fee applies
Thursdays	Gentle Pilates	9 am to 10 am	Open to all interested residents – fee applies
Thursdays	Morning Coffee	10 am to 11 am	Open to all interested residents
Oct. 5-6	Essex 1 Annual In-Suite Fire Testing	9 am to 5 pm	Suite access with escort guard
Oct. 12	Management Office Closed	Thanksgiving	Check with Concierge or use <a href="http://theessex.ca/contact.htm">http://theessex.ca/contact.htm</a>
Oct. 13-14	Essex 2 Annual In-Suite Fire Testing	9 am to 5 pm	Suite access with escort guard
Oct. 14	Monthly Generator Testing	9 am to 12 pm	Be aware of test alarms and elevator interruptions
Oct. 13-16	Switchover from AC to Heating	9 am to 5 pm	Reset Thermostats for desired temperature
Oct. 16	Essex 2 Budget Packages available	24/7 with picture ID	Pickup at concierge or emailed to electronic registrants
TBD	Annual Roof Anchor Inspection	9 am to 5 pm	Those suites requiring access will receive notice
Oct. 28	BBQ's	9 am to 5 pm	Cleaned & Stored for Season
TBD	Essex 2 Fall Window Washing	9 am to 5 pm	Be alert to window washers
Oct. 30	Essex 2 Budget packages	Mailed	To owners via Canada Post
Oct. 31	Halloween		Trick or Treating welcome in the Lobbies only

## About The Essex

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

- Information on your corporation,
- Annual events calendar,
- 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