

**REMEMBER
THE ESSEX
HOLIDAY
GATHERINGS
IN THE PARTY
ROOM**



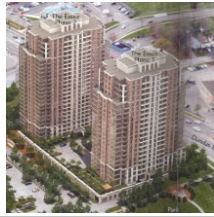
**CHILDREN'S
XMAS PARTY
WITH SANTA!
SUNDAY DEC 4
2 PM - 4 PM
(Children up to 10
years with one adult)**



**ADULT GET
TOGETHER
TUESDAY DEC 6
8 PM - 10 PM**



**Remember to bring
your non-
perishable food
items for the food
bank**



Essex 1 - TSCC #1577
Essex 2 - TSCC #1723
5229/5233 Dundas St. West
Etobicoke, Ontario
M9B 6L9 / M9B 6M1
www.theessex.ca

2017 Budgets and Fee Schedule

Your boards have met for their annual budget meetings in order to approve a budget that is prepared based on expected revenues and expenditures for the next 12 months. There is 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 control. 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.

General expenditures, which are our Maintenance and Service Contracts (about another 30% of our budgets) that pay for the concierge, housekeeping, equipment maintenance, administrative expenditures, landscaping and snow removal (to name a few) are essentially subject to inflation over time. 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. And the Shared Facilities Committee has just done the same, so for the 2017 budget the Committee has decided not to include the item of our annual Summer BBQ. The reason for this is very clear. The catering cost this year was \$4,261. Even though about 200 of us attended, the revenue generated from our attendance was only \$494. It was decided that the cost could not be justified. The Annual Year end parties will continue for the next budget year. The rental price for a guest suite (per night) will be increased by \$10.00 to \$60.00. This increase will start in the New Year.

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 changes. 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. Your boards are trying faithfully to win each battle of this war for all of us. Your individual building budget packages will highlight the decisions taken.



ERRATUM:

An omission occurred in the last edition and we must acknowledge that Luis Gallardo, another of our hard working and very competent concierges, was also very instrumental in the apprehension of the alleged thief who was vandalising our locker area.

THE NEW CONDOMINIUM ACT, BILL 106

This is an act of legislation that regulates the aspects of condo formation, purchasing, residency, and governance. Each condo document has to be based on this Act which, in Ontario, is in theory the responsibility of the Ministry of Consumer and Commercial Relations. Each province has its own act because housing is a provincial jurisdiction. In Ontario we have the Condominium Act 1998 which came into effect in May 2001. The new bill will be slowly phased in, probably by the spring of 2017. This bill marks the first overhaul of the province's condo law in over 16 years. It:

- amends the *Condominium Act* and the *Ontario New Home Warranties Plan Act*;
- enacts the *Condominium Management Services Act*;
- makes small consequential amendments to other relevant acts.

Information in this article has been taken from the Ontario Government's information page from:
<https://www.ontario.ca/page/condominium-law-changes>

Some changes included are:

Board Meetings and board voting:

These can be held by teleconference and other forms of communication as long as all board members consent.

Streamlining dispute resolution:

Two new self-funded administrative authorities will be established. One will be responsible for administering condo owner education, dispute resolution and a condo corporation registry. The other administrative authority will administer licensing of condo managers and condo management providers.

Status certificates:

The status certificate for a resale condo contains important information on the financial status of the unit and the corporation. Many experts expressed the view that status certificates should include extra information as a way of improving the understanding of the financial health of the corporation. The act will expand the information that needs to be included in a status certificate.

Stay Healthy This Winter and Remember

As the winter sets in, certain seasonal illnesses rise to their peak. Seasonal influenza, the common cold and the winter stomach flu are the most common viral illnesses to expect during the winter season.

Keep your hands away from your face. Flu viruses enter the body through the eyes, nose or mouth.

Cough and sneeze into your arm, not your hand. If you use a tissue, dispose of it as soon as possible and wash your hands.

Wash your hands frequently with soap and warm water for at least 20 seconds to help remove bacteria and viruses. Wash before and after eating, after you have been in a public place, after using the washroom, after coughing and sneezing and after touching surfaces that may have been contaminated. An alcohol-based hand sanitizer is also effective in killing viruses and bacteria.

Keep common surface areas clean and disinfected, especially when you or someone in your family is sick. Frequently touched surfaces such as doorknobs, light switches, telephones, keyboards, TV remotes, fridge door handles and other surfaces can become contaminated with all kinds of bacteria and viruses. Regular cleaning and disinfecting of these surfaces with normal household disinfectants can help. Viruses can live on hard surfaces for up to 48 hours.

Get immunized. Get your seasonal flu shot.

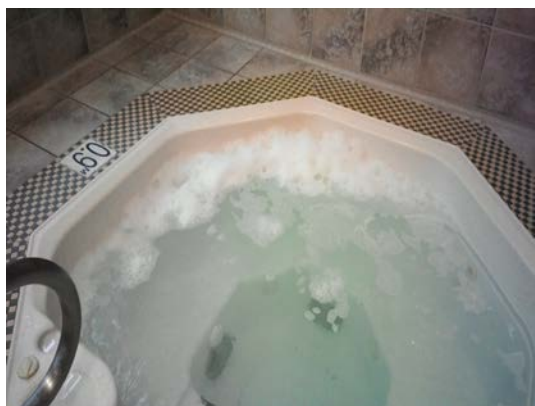


LOOK MOM, A BUBBLE BATH!

No, that is not a bubble bath!
That is our whirlpool water!

Why does it look that way?

Because people forget to wash before they go into the whirlpool or the swimming pool and their cream, shampoo, perfume, deodorant and any



Here are some tips before swimming and having a whirlpool bath:

- Wait several days and ideally two weeks after a diarrhea illness before swimming or going into the whirlpool.
- Shower before swimming, and use soap, particularly on the hands and backs of the legs.
- If you leave the pool to go to the washroom, take a rinse shower again before going back in.
- Wash hands with soap and water after using the toilet or changing diapers.
- Take children for bathroom breaks often.
- Change diapers in the bathroom, not at the poolside, where germs can rinse into the water.
- Don't swallow pool water.
- If your hair is chin length or longer wear a bathing cap.



dirt makes the water in the whirlpool very dirty and it looks like bubbles.

That means we need to wash before we go into the swimming pool too?

Yes! Imagine if every swimmer in the pool for that day had a little dirt or body soil on them. The amounts would begin to add up, wouldn't they?

The more contaminated the water becomes, the disinfectants in the pool begin to lose strength. More chlorine has to be added to be sure the water is clean and safe and the pool's pumps and filters will have to work hard to remove these contaminants from the water. The less the filters and pumps have to do to keep the pool clean, the easier it is on them both in terms of time and the money it costs us. So even if you just showered that morning, chances are if you used a washroom that day, you could have tiny traces of matter on your hands or the back of your legs that could help to contaminate a pool.



Please remember the Ghosts and Goblins on Oct 31st Halloween eve.

You may donate some treats at your Concierge's desk.



We warmly welcome the Essex children to visit their lobby to choose their treats!

No door to door 'trick or treating' please.

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Michelle Rach

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Go to theessex.ca/Contact.htm

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About The Essex

Visit Our Website
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. – Thurs.
9 am - 5 pm

Call the Property Manager or go online to reserve the

Party Room, & Guest Suites Reservations

Events Calendar

Date	Calendar Item	Time of Day	Considerations for residents
October 2016			
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. 10	Management Office	Closed	Check with Concierge or go to http://theessex.ca/contact.htm
Oct. 12	Monthly Generator Testing	9 am to 5 pm	Be aware of test alarms and elevator interruptions
Oct. 25	Common Area BBQ's	Closed	Re-open in spring
TBD	Annual In-Suite Fire Testing	9 am to 5 pm	Be aware of test alarms and elevator interruptions
November 2016			
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
Nov. 1	Essex2 – 2016/2017 Budget Pkg		Mailed/Emailed to all Owners
Nov. 2	Monthly Fire Testing	9 am to 5 pm	Be aware of test alarms and elevator interruptions
Nov. 9	Monthly Generator Testing	9 am to 12 pm	Be aware of test alarms and elevator interruptions
December 2016			
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
Dec. 1	Essex I – Budget Pkgs.		Mailed/Emailed to all Owners
Dec. 7	Monthly Generator Testing	9 am to 5 pm	Be aware of test alarms and elevator interruptions
Dec. 14	Annual In-Suite Fire Testing	9 am to 5 pm	Be aware of test alarms and elevator interruptions
Dec. 26 & 27	Management Office	Closed	Check with Concierge or go to http://theessex.ca/contact.htm
TBD	Annual Holiday Party	TBD	P1 Level Party Room