



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

If you would like to receive newsletters and notices by email instead of paper, when possible, please contact management at essex.admin@delcondo.com

A FEW REMINDERS

Going on vacation?
 Let management know in case of an emergency while you are away.
 Go to www.theessex.ca
 And fill in a form from "Update forms – Vacation"

The form will give us the following information:

- Who to contact should it be necessary while you are away.
- Who has a key to your suite while you are away.
- If you are taking your car, and if not: Who has the key(s) to your car(s), in case the cars need to be moved while you are away.

Is anyone in your suite disabled? Up to date information about resident disabilities is especially important in a time of emergency.

The Fire Department requires such a list in case of building evacuation.

Let management know in case of an emergency.

Go to www.theessex.ca
 And fill in a form from "Update forms- Disability"

All of this information will be sent directly to the Essex Site Administrator and entered into the Essex database. If you prefer to communicate on paper, you can pick up an Update Form at the Concierge desk in your building.

2017 AGM Updates

Essex 1	Essex 2
<u>Board of Directors 2017-2018</u>	<u>Board of Directors 2017-2018</u>
Carol Goldman Doug Hubel Mathew Stiver-Balla Stephen Perelgut John Tan	Bill McDougall Lianne Pinto Elisabetta Nicoletta Michelle Rach Alan Webb

Each board will select its executive at the next board meeting.

You can contact any board member or committee by clicking on www.theessex.ca/feedback.htm or through the management office at 416-239-9786

A FOND FAREWELL PROPERTY MANAGEMENT NEWS

Please join us in wishing Jennifer Morley bon voyage and best of luck! After 5+ years with the Essex Community, Jennifer is leaving us to take on new challenges with Del Property and to start her family! After her pregnancy leave she will be assigned to another condominium. Jennifer, thank you for all your hard and committed work!!
 Best of luck!



At the time of publication, your Boards of Directors are completing the process of hiring a new Property Manager.

Many thanks to Andrew Canali, who has been our Interim manager during this transition.

And also a big thank you to Trish Neebar our Site Administrator!



THE NEW CONDOMINIUM ACT, BILL 106
SOME INFORMATION ABOUT MANDATORY COMMUNICATION COMING INTO FORCE
ON JULY 1, 2017

Taken from Lash Condo Law blog

In order to address some concerns and improve transparency and accountability, the Government of Ontario is **proposing a new regulation** under the Protecting Condominium Owners Act (which has received royal assent but has not yet been proclaimed in force), that will require condominium corporations to make mandatory communications to owners.

Under the proposal, condominium corporations would be required to send out three different types of information certificates to owners using a mandatory, standardized form found on the Government's website. A **periodic information certificate** is to be sent out to owners within 30 days of the end of the first fiscal quarter and within 30 days of the end of the third fiscal quarter containing the following information:

- Address for service of the corporation, the directors, officers and the condominium manager;
- A statement of all outstanding judgments against the corporation and the status of all legal actions to which the corporation is a party, as well as their financial implications;
- Certificates of insurance and a statement describing deductibles and the maximum amount that could be added to common expenses payable for an owner's unit, as well as a statement identifying any required insurance policy that the corporation fails to obtain or maintain;
- Any physical address or electronic method of communication that the board has decided can be used to receive record requests;
- A statement identifying any director who:
 - is a party to any legal action to which the corporation is also a party;
 - was a party to any legal action that resulted in a judgment against the corporation and the judgment is outstanding; or
 - has common expenses that are in arrears for 60 days or more.
- The total number of leased units for which the corporation has received notice during the current fiscal year;
- If the corporation has passed a by-law that establishes a standard unit and the by-law number that identifies this;
- A copy of any disclosures made by directors;
- Budget and all budget amendments for the current fiscal year and a statement whether the budget may result in a surplus or deficit and the amounts projected;
- Information about the reserve fund, including the balance, annual contribution and anticipated expenditures from the reserve fund for the remainder of the year and whether the board plans to increase reserve fund contributions;
- Status of any outstanding claim under the Ontario New Home Warranties Plan Act by an owner;
- A statement of whether the corporation failed to comply with its obligations to pay the annual fee to the Condominium Authority or file a return;
- Copy of any compliance order issued by the Registrar that has been made against the corporation; and
- If the corporation's by-laws require any additional information to be included.

An **information certificate update** is to be sent out to owners when certain events trigger the need for an update (usually within 15 days of the event unless otherwise specified below), for instance:

- Change of address for service of the corporation, directors, officers or management;
- Any change in the address or methods for receiving records requests;
- Any change in the deductible clause or maximum amount that could be added to the common expenses payable for an owner's unit;
- Termination of an insurance policy that the corporation is obligated to maintain;
- When a vacancy arises in the condominium board and there are not enough directors remaining in office to constitute a quorum, then a statement of that fact and the number of vacancies on the board, as well as a request that each individual who intends to be a candidate for election to the board notify the board in writing. This certificate would need to be sent within 5 days of losing quorum, and the candidate's information must be delivered to the board within 5 days after this certificate is sent by the board;
- Any other information set out in a by-law.

A **new owner information certificate** must be sent out to all new owners of a condominium unit, containing information from the most recent periodic information certificate and information certificate update.

REPAIRING AND ENHANCING OUR SHARED FACILITIES!! SORRY FOR THE INCONVENIENCE

It's wonderful that so many of us take advantage of our amenities in the recreation centre, but nothing stays intact forever. The Shared Facilities Committee has approved the following repairs and replacements:

Men's & women's shower stalls – Remove and replace all tiles, repair and assure integrity of the wallboard (or replace). Replace all plumbing fixtures & enhance handicap stalls to meet code compliant seat/rail. A bank of lockers will be removed in the men's change room to make room for more benches.

Men's & women's washrooms (off change rooms) – Remove existing wall paper, prep, prime and paint walls.

Swimming pool – Drain pool, acid wash interior of pool, patch and paint interior of pool.

SWIMMING POOL CLOSED MAY 23 – JUNE 30

Jacuzzi – Has been closed for a while because the heat exchanger needs to be replaced. Unfortunately a new one takes at least 8 weeks because it has to be specifically built for the tub.

Your Shared Facilities Committee (your Boards too!) continually investigate options for cost savings, safety and structural features. The following have been approved:

LED lighting retrofit – Will be installed in the garage and amenity areas. It is estimated that this will save our Shared cost approximately \$30,000 per year. (Look for changes in your tower corridors too!)

Membrane repairs to the garage – Start date to be announced

Cameras - 7 new cameras have been installed in the rec centre and upgraded ones have been installed at the garage entrances to better identify licence plates of cars.



BE BALCONY WISE

Please do not throw *anything* off your balcony. It's dangerous!

Be safe! *Nothing* must be hung from balcony railings, walls and ceilings.

Avoid injury! Never toss cigarette butts off balconies.

Take light-weight objects indoors on windy days.

Don't shake dusty mops and carpets off balconies.

Sweep dust and debris onto dust pans, not off the balcony.

Never sweep, spill or drip water off balconies.

Don't store "stuff" on balconies – only seasonal furniture and planters.

Sound travels! Let's be considerate of our neighbours.

Relax and enjoy your balcony! Have a great summer everyone!

NEWSLETTER TEAM
Carol Goldman
Kathy Kelly
Jennifer Morely

Our advertisers – Here to Serve You

For information about placing an ad, email essex@delcondo.com

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For more information about placing an add, email essex@delcondo.com

WANT YOUR NEWSLETTER DELIVERED ELECTRONICALLY?
Go to www.theessex.ca

About The Essex

Visit Our Website
www.theessex.ca

- For information on your corporation,
- To see 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

To reserve the Party Room and Guest Suites

Call the Management Office
416-239-9786
or go online at www.theessex.ca

Events Calendar

Date	Calendar Item	Time of Day	Considerations for residents
June 2017			
May 23 to June 20 – POOL CLOSED: Change Room Shower Renovations & Pool Painting			
Mondays	Zumba	7 pm to 8 pm	Open to all interested residents – fee applies
Mondays	Gentle Pilates	9 am to 10 am	Open to all interested residents – fee applies
Tuesdays	Yoga	7 to 8pm & 8 to 9pm	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
June 7	Monthly Fire Testing	9am to 5pm	Be aware of test alarms and elevator interruptions
June 14	Monthly Generator Testing	9am to 12pm	Be aware of test alarms and elevator interruptions
June 29	Book Club	7pm to 9pm	Hosted in the Party Room / All are welcome
July 2017			
Mondays	Zumba	7 pm to 8 pm	Open to all interested residents – fee applies
Tuesdays	Yoga	7 to 8pm & 8 to 9pm	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
July 3	Management Office Closed	Canada Day	Check with Concierge or www.theessex.ca
July 5	Monthly Fire Testing	9am to 5pm	Be aware of test alarms and elevator interruptions
July 12	Monthly Generator Testing	9am to 12pm	Be aware of test alarms and elevator interruptions
July 27	Book Club	7pm to 9pm	Hosted in the Party Room / All are welcome
August 2017			
Mondays	Zumba	7 pm to 8 pm	Open to all interested residents – fee applies
Tuesdays	Yoga	7 to 8pm & 8 to 9pm	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
August 2	Monthly Fire Testing	9am to 5pm	Be aware of test alarms and elevator interruptions
August 7	Management Office Closed	Canada Day	Check with Concierge or www.theessex.ca
August 9	Monthly Generator Testing	9am to 12pm	Be aware of test alarms and elevator interruptions
August 31	Book Club	7pm to 9pm	Hosted in the Party Room / All are welcome