

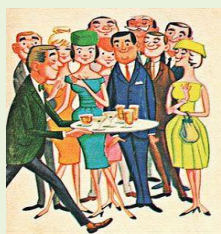
**MARK YOUR  
CALENDARS FOR  
THE ESSEX  
HOLIDAY  
GATHERINGS IN  
THE PARTY ROOM**



**CHILDREN'S  
HOLIDAY PARTY  
WITH SANTA!  
SUNDAY DEC 3  
2 PM – 4.30 PM  
(Children up to 10 years)**



**ADULT GET  
TOGETHER  
TUESDAY DEC 5  
8 PM - 10 PM**



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

**NEWSLETTER TEAM**  
Carol Goldman  
Cathy Kelly  
Danielle Casha



**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)

## Welcome to our new management staff!

Leslie Desimini

Danielle Casha



**Leslie Desimini:** has worked in property management for 8 years as a Site Administrator, working in the rental department for a large high-rise community in Mississauga. Condominiums are new to her and she is looking forward to getting to know our residents here at The Essex.

**Danielle Casha, R.C.M.:** has worked with DEL for the last 10 years, and has been assigned sites in the financial and entertainment districts of downtown Toronto. For the last six years she has managed 2 high rise towers in the Square One area of Mississauga.

## Morning Coffee 2nd Spring Pot Luck Fundraiser Luncheon

Submitted by Sylvia Mountney

On Thursday, May 11, 2017, Morning Coffee held its second annual Spring Pot Luck Fundraiser Luncheon. Each year, residents who attend this weekly event, select a local charity as the focus for the fundraising. This year, The Dorothy Ley Hospice located at 220 Sherway Drive in Etobicoke was selected as the recipient. On behalf of the Hospice, Melody Courtney, Senior Fund Development Officer, received the donation of \$500.00.

Morning Coffee has been a weekly event at the Essex Condominiums for over seven years. Residents gather in the comfort of the Essex Party Room on Thursdays from 10:00a.m. to 11:30a.m. Those who attend enjoy lively and informative conversation and fellowship – and, of course, coffee/tea and sweet treats, often homemade. All residents of the Essex Condominiums are welcome to attend.



Leah Rose, Joy Paterson, Cathy Kelly,  
Saeeda Chadhury



Beverley MacLean (left), Barbara Morgan (right),  
Melody Courtney from Dorothy Ley Hospice (centre)

(On behalf of the Essex community, the Newsletter team congratulates and thanks you all for your generosity and kindness.)

## **THE NEW CONDOMINIUM ACT, BILL 106: The Condominium Authority of Ontario and The Condominium Management Regulatory Authority of Ontario**

Information in this article has been taken from Condovoice, Fall 2017, Tom Wright and Armand Conant pp21-23, and from articles published in the Condo Adviser 2017

As was reported in the Fall 2016 Newsletter the New Act came into law in the spring this year, but only now the regulations and administrative bodies are being set up. The provincial government created the Condominium Authority of Ontario (CAO) to inform owners, residents and directors about their rights and responsibilities, and offer support to solve issues that may arise.

The CAO is an administrative authority, not a government agency nor an arm of the provincial government. Administrative authorities help to protect consumer rights and public safety. The CAO is not funded by the province or by developers, nor do any of the funds collected go to the government. This is a non-profit corporation funded via an assessed annual fee payable by each condo corporation. The CAO has set assessment fees for each condo unit. ***For fees here at the Essex Community, you are advised to discuss this with our Property Management staff and your Board of Directors. A good time to discuss this is at a Town Hall meeting. Town Hall meetings have been set up for each of our towers. Please check the dates.***

The CAO will provide information and self-help tools for the public. These tools will eventually include condominium guidelines for prospective buyers, owners and residents. An on-line guided pathway that people can follow to resolve disagreements will be launched. For more complex issues the CAO will also administer the Condominium Authority Tribunal (CAT). This will provide on-line mediation and adjudication for a faster, accessible and more cost-effective way to resolve some disputes- rather than going to court.

Once CAO has legal authority, it is expected to launch mandatory training for directors, which will be free and available through on-line courses. The training will take approximately three hours to complete, will be delivered in short modules and will be mandatory for all condominium directors who are elected, re-elected or appointed after the legislation has been proclaimed. Every director will have to take this required training within six months following the election or appointment. The training will be valid for a period of seven years and after that, the directors will have to take additional courses. Boards will be better equipped to run their corporations transparently and fairly with accurate and updated information on legislation and condo owner rights.

The Condominium Management Regulatory Authority of Ontario (CMRAO) has been created to administer a mandatory licensing system for Ontario's condominium managers and condominium management service providers. The goal is to improve the way condos are managed and run, aiming for high-quality condominium management services throughout Ontario. When it is fully operational the CMRAO will administer a compulsory licensing system for all condo managers and providers, and also provide on going regulatory oversight. Training and educational requirements will be established. The CMRAO will also be responsible for promoting and enforcing compliance with the ACT, including a code of ethics for licensees and responding to complaints from the public about licensees.

Both of these new authorities will be governed by independent Boards of Directors composed of senior professionals made up of experts from the fields of condominium law and industry, dispute resolution, technology and administrative authorities.

It is hoped that this new legislation will strengthen consumer protection for condo owners and us here at the Essex community. Our voices are valuable.

Share your thoughts via the Contact link at [www.condoauthorityontario.ca](http://www.condoauthorityontario.ca)



## IMPORTANT LIBRARY NOTICE

We thank you for your donations to the library but the shelves are almost full and we are running out of space. We must therefore limit the kinds of books we accept. The purpose of this small library is to share books for simple reading pleasure. The library is not a book disposal service, nor is it a public or reference library. Please be considerate when donating.

### WE WILL NO LONGER ACCEPT HARDCOVER BOOKS

WE WILL ONLY ACCEPT PAPERBACKS, in good condition and English books only please

We are delighted to accept only the following categories:

Fiction - Mystery thrillers, romance, classics, etc.

Non Fiction - biographies only

Canadian Authors

Cookbooks

Children's

Magazines (no older than 3 months please)

*Your volunteer librarians will be reviewing the books and duplicates will be removed. Over time other books will be removed.*



## Dog Owners' Guide to Condo Etiquette

- Only allow your dog to urinate or defecate in designated areas. In particular, do not allow your dog to urinate on the pillars or posts of our buildings, especially at entrances or exits. It is unsightly, foul smelling, and infuriates all your neighbours. It also encourages other dogs to do the same. The same goes for urinating on landscaped areas with flowers or shrubs.
- Always carry bags and pick up after your dog.
- We have a public park just next door!!!!

*Remember, we all pay for our landscaping and cleaning. These inconsiderate actions only add to our costs.*

## 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 toilet, 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.

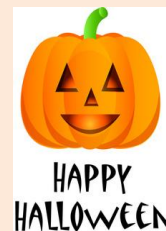
**Keep common surface areas clean** and disinfected, especially when you or someone in your family is sick. Frequently touched surfaces such as doorknobs, light switches, telephones, keyboards, TV remotes, fridge door handles and other surfaces can become contaminated with all kinds of bacteria and viruses. 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.**

## TOWN HALL MEETINGS in the Party Room

ESSEX 1:  
Mon. Nov 13  
7p.m.-9p.m.

ESSEX 2:  
TBD  
Please check notices



Please remember the Ghosts and Goblins on Oct 31<sup>st</sup> 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.



Help the environment and let's save some money!  
If you can receive the newsletter and notices by email please contact management at;  
[essex.admin@delcondo.com](mailto:essex.admin@delcondo.com).

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Go to [www.theessex.ca](http://www.theessex.ca)

## About The Essex

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

## Events Calendar

Date	Calendar Item	Time of Day	Considerations for residents
<b>October 2017</b>			
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
Oct 4	Monthly Fire Testing	9am to 5pm	Be aware of test alarms and elevator interruptions
Oct 11	Monthly Generator Testing	9am to 12pm	Be aware of test alarms and elevator interruptions
Check notices	Book Club	7pm to 9pm	Hosted in the Party Room / All are welcome
<b>November 2017</b>			
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
Nov 5	Management Office Closed	Del meeting	Check with Concierge or <a href="http://www.theessex.ca">www.theessex.ca</a>
Nov 8	Monthly Fire Testing	9am to 5pm	Be aware of test alarms and elevator interruptions
Nov 8	Monthly Generator Testing	9am to 12pm	Be aware of test alarms and elevator interruptions
Check notices	Book Club	7pm to 9pm	Hosted in the Party Room / All are welcome
<b>MON NOV 13</b>	<b>TOWN HALL MTG ESSEX 1</b>	7pm to 9pm	Hosted in the Party Room / All are welcome
<b>CHECK NOTICES</b>	<b>TOWN HALL MTG ESSEX 2</b>	7pm to 9pm	Hosted in the Party Room / All are welcome
<b>December 2017</b>			
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
Dec 6	Monthly Fire Testing	9am to 5pm	Be aware of test alarms and elevator interruptions
Dec 13	Monthly Generator Testing	9am to 12pm	Be aware of test alarms and elevator interruptions
Sunday Dec 3	Children's Holiday Party	2pm to 4.30pm	Party room- <b>Children up to 10 years</b>
Tuesday Dec 5	Essex Holiday Wine and Cheese	8pm to 10 pm	Party room – <b>bring your donations for the food bank</b>
<b>CHECK NOTICES</b>	Management Office Closed	Statutory holidays	Check with Concierge or <a href="http://www.theessex.ca">www.theessex.ca</a>