

A FEW REMINDERS

- Our underground parking spots are for cars, NOT trash and garbage. Ask your guests to use the trash bins, and not drop empty bottles, cans, etc., on the ground. And residents, please use our recycling rooms or the garbage chute on your floor to throw your garbage away. DO NOT discard your household waste in the bins in the underground garage.
- The summer is a time for celebration and fun! We have a few statutory holidays during the summer when fireworks are part of the celebration. The safest way to enjoy fireworks is to attend an exhibition fireworks show handled by professionals. If you choose to hold a family fireworks show with "common fireworks" sold to consumers, remember that injuries almost always result from improper handling and a disregard for safety. Fireworks of any kind are prohibited on your balcony. You MUST receive a permit from the Fire Chief through Toronto Fire Services for a "Special Occasions Fireworks Discharge Permit". This rule applies to our park next door. Please note that many city venues, such as civic squares and parks, prohibit the use of fireworks and open flame.



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

2018 AGM Updates

Essex 1

Board of Directors 2018-2019

Doug Hubel

Rein Peterson *(elected for a 3 yr. term)*

Stephen Perelgut

Matthew Stiver-Balla

John Tan

On Behalf of the Board of Directors, Management and the Essex Community, I would like to extend our sincere thanks to **outgoing Director Carol Goldman** for her many years of service to the Essex Community.

Danielle Casha, R.C.M. Condominium Manager

Essex 2

Board of Directors 2018-2019

Cathy Dranitsaris *(elected for a 3 yr. term)*

Bill McDougall

Lianne Pinto

Michelle Rach

Alan Webb

On Behalf of the Board of Directors, Management and the Essex Community, I would like to extend our sincere thanks to **outgoing Director Lisa Nicoletta** for her time of service to the Essex Community.

Danielle Casha, R.C.M. Condominium Manager

Each board will select its executive at their 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

CONDO CONTROL CENTRAL INFORMATION

As you all know by now, we have a new updated system that allows us as residents an easier friendlier online booking system. Condo Control Central provides a web-based software solution that helps condo property managers, board members, security guards and owners to communicate quickly and easily and to manage files. It is a customizable condo system that includes board meeting minutes tracking, amenity booking and much more.

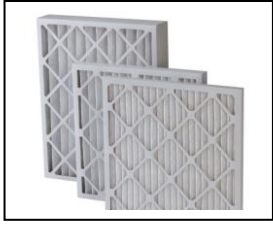
We have all begun to receive announcements regarding the construction in and around our community. Certainly we can appreciate that we've saved money on printing and paper by distributing these announcements electronically. All in all our communication has improved. Also reminders can be sent to us for many reasons.

Lost or missed packages can be very frustrating, especially during busy periods like the Christmas season. The package tracking system logs the arrival and the pick up of the parcel. We will get an email alerting us to a newly arrived package. Our signatures are captured electronically using the signature pad. This permanent record and signature are kept on file for easy retrieval if needed later. This saves us and our concierge the bother of a signature book, and it eliminates all the books!

We can book our own service requests and will receive a confirmation number with request details and a message once the request is closed. As well, we can also book guest suites the party room and other amenities easily. This feature prevents double bookings and the convenient "Take out of service" feature allows our property manager to take an amenity out of service and cancel all related bookings, for example, if the party room is closed for renovation or a repair. The system will also automatically notify all residents by email whose bookings are impacted.

If you are unsure of how to use this system please contact our Property Management staff.

UNDERSTANDING OUR AIR FILTERS



With all the construction around our community we need to be aware that dust and debris might make their way into our homes. For an optimal air handling system, remember to change your filters regularly. Our boards organise preventive maintenance on our units twice a year, and at that time the filters are also changed. But we should change the filters at least 2 more times each year – they should be changed for each season. And for now we might need to change them more frequently. Check your filters at least monthly.

Failure to replace the air filter can present some negative results, including:

- Lower AC / heater system efficiency
- Higher energy bills
- Increased carbon footprint
- Diminished home comfort
- Poor indoor air quality

Filter Efficiency

The American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) established a standardized method for testing air filter efficiency back in 1987 called Minimum Efficiency Reporting Value (MERV). All air conditioning and heater filters today are given a rating on the MERV scale, which ranges from 1 to 16. Technically, filters can also rate 17-20, but these are High Efficiency Particulate Air (HEPA) filters and are not designed for use in residential heater and air conditioning systems. Filters are rated on their ability to trap smaller and smaller particles. Different types of filters have different MERV ratings.

You might want to change the type of filter that the company has used. **Pleated air filters** are a very popular choice for homeowners and our needs. While available in sizes from one to six inches, people usually select a design of two inches or less. Many builders use these filters because of availability, durability and costs - and they work. Air particles land on the cover of this type of filter, as opposed to getting inside. Remember, the more the air is filtered, that much less air flow comes through the unit. Therefore, the folds add surface area to collect particles while allowing plentiful air flow. If you have allergies, you can still use the pleated air filter, but need to find one with a MERV rating of 10 or 12.

A Few Words of Warning

Before you go out and buy the best filter you can find, consider the following:

Poor fit – Make sure the filter fits. Also, without a proper fit, contaminants can make their way around the filter and circulate back into the air you breathe, decreasing the filter's effectiveness.

Diminished airflow – Filters with extra tight weaves reduce airflow, which increases your utility bills and can even cause premature equipment failure.

Increased cost with little air quality difference – High-efficiency filters cost significantly more than low or medium efficiency options. They may be able to trap minuscule particles, but unless you have respiratory problems, you probably won't notice a difference between MERV 7 and MERV 14 filtration.

If you have never changed the filter yourself, don't start without getting instructions first.

And don't forget to clean your dryer lint and the vent above your dryer!!





WHY CAN I SMELL MY NEIGHBOURS' COOKING??

Odours (cooking, cigarette smoke, etc.) are carried by air as it moves through a building – if you control air movement, you control odours. Properly investigated and addressed, odour transfer troubles can be solved.

The corridors of condominiums are pressurized by fan systems. The pressure difference between the corridor and each unit helps keep odours where they belong: inside the unit.

The air comes from the outside into air intake units on the roof of our buildings. For lower floors, air may come from side units on the ground or basement units that are hidden. The air system is designed to provide a prescribed number of fresh air exchanges within every suite each hour.

The fresh air that is pushed through the corridor hallways creates a positive pressure in the hallways which is designed to push fresh air through the corridors and into our suites. That's why doors are designed to let some air in all around and underneath. The air in our suite is then pushed out through the kitchen and bathroom exhaust vents of our units.

The problem is, that many of us think by opening our balcony doors and windows or even our suite door, the odours in our own suites will disappear. But, this only creates a negative pressure, which means that instead of the air flowing out of our vents and windows, it is pulled back into the corridors and then pushed into other suites.

It is important for us to do our part to make sure that we are not creating a negative pressure environment.

Here are a few simple steps to remember:

1. DO allow your kitchen and bathroom fans to run for at least an hour after cooking, smoking or when your suite has some odours.
2. DO open a window about 2-3" (6-9 cm) near where you smoke.
3. DO NOT open your balcony door when you cook or smoke. This will create a negative pressure.
4. DO NOT open your balcony door when you smoke on the balcony.
5. DO NOT prop your suite door open.



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
Danielle Casha

Our advertisers – Here to Serve You

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

Azzenix Photography
Antonio Infante
 (905) 745-8059
photo@azzenix.com
 Twitter: @azzenixphoto
 Facebook: AzzenixPhotography
 Instagram: @azzenixphotography
 Portraits, Weddings, Family

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.

8 am - 6 pm

**To reserve the Party Room,
 Guest Suites and other amenities**

Go online to
condocentral.com

or call the Management Office

416-239-9786

Events Calendar

Date	Calendar Item	Time of Day	Considerations for residents
July 2018			
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
Notices will be posted informing us of dates.	Monthly Fire Testing	9am to 5pm	Be aware of test alarms and elevator interruptions
	Monthly Generator Testing	9am to 12pm	Be aware of test alarms and elevator interruptions
	Book Club	7pm to 9pm	Hosted in the Party Room / All are welcome
August 2018			
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
Notices will be posted informing us of dates.	Management Office Closed	Civic holiday Monday	Check with Concierge or www.theessex.ca
	Monthly Fire Testing	9am to 5pm	Be aware of test alarms and elevator interruptions
	Monthly Generator Testing	9am to 12pm	Be aware of test alarms and elevator interruptions
	Book Club	7pm to 9pm	Hosted in the Party Room / All are welcome
September 2018			
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
Notices will be posted informing us of dates.	Monthly Fire Testing	9am to 5pm	Be aware of test alarms and elevator interruptions
	Management Office Closed	Labour Day Monday	Check with Concierge or www.theessex.ca
	Monthly Generator Testing	9am to 12pm	Be aware of test alarms and elevator interruptions
	Book Club	7pm to 9pm	Hosted in the Party Room / All are welcome