



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

**ADULT GET
TOGETHER**

WEDNESDAY DEC 5

8 PM - 10 PM



**CHILDREN'S
HOLIDAY PARTY
WITH SANTA!**

SUNDAY DEC 9

2 PM - 4:30 PM

(Children up to 10 years)



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

NEWSLETTER TEAM
Cathy Dranitsaris
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

2019 Budgets and Fee Schedule

Your boards have scheduled their meetings for their annual budget reviews in order to approve the 2019 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. As our buildings are getting older, planning repairs and improvements should be part of the estimated costs added to the budget. Another expenditure recently added to the budget is the dollar a month that each unit is obliged to contribute for the fee to the Condo Authority of Ontario. Traditionally, each board questions 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 will weigh the tradeoffs and decide on the frequency of some of these.

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. Past 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.

Morning Coffee 3rd Spring Pot Luck Fundraiser Luncheon

Submitted by Sylvia Mounthey

On Thursday, May 17, 2018, the Morning Coffee Group held its third annual Spring Pot Luck Fundraiser Luncheon. Each year, residents who attend this weekly event, select a local charity as the focus for fundraising. For 2018, Ernestine's Women's Shelter was chosen. Zoya Islam, Communications Coordinator at the Shelter, joined us for lunch and received our donation of \$620.00.



Frieda Barrett, Zoya Islam (Ernestine's Women's Shelter), Nancy Morino. Frieda and Nancy managed the collection of donations.

Morning Coffee has been a weekly event at the Essex Condominiums for over nine years. Residents gather in the comfort of the Essex Party Room every Thursday morning from 10 am to 11:30 am not only for coffee/tea and sweet treats but also for fellowship and lively and informative conversation – a great way to keep updated on current events in our Essex community. All residents of the Essex Condominiums are welcome to attend.

A Few Words about Cannabis here at the Essex Community

New federal and provincial legislation took effect on October 17, 2018 and it is now legal to possess, use and produce cannabis for recreational purposes in private residences.

In a multi-dwelling facility, *your air isn't your own*, and your Boards of Directors decided that here at the Essex we will regulate cannabis use similar to the manner in which we regulate tobacco use. The Corporation has a strict, **zero tolerance** policy against smoking in common areas including the garage. Any resident smoking in these areas, and/or causing smoke to migrate to other units or the common elements, will be subject to enforcement proceedings. Pursuant to the Corporation's Rules:

No one shall create or permit the creation or continuation of any noise or nuisance, which in the opinion of the board or the manager, may or does disturb the comfort or quiet enjoyment of the units or common elements by other owners.

What is a "nuisance"?

The word "nuisance", when used in conversational English, means an annoyance. However, a "nuisance" is also a legal term of art. A "nuisance" arises in law when one person uses his or her land in such a way that it unreasonably interferes with another person's use of his or her respective land. Traditional examples of nuisance included creating an offensive odour and creating smoke or pollution that escaped onto a neighbour's land. The early smoke cases dealt mainly with factories and industry, but the legal concept for tobacco or cannabis is the same: if smoke escapes your property and unreasonably interferes with your neighbour, then you have created a nuisance for which you are responsible at law. We cannot use our units in such a way that will "unreasonably interfere" with the use or enjoyment by others of the common elements or their respective units. This common language means that, in the absence of a specific smoking provision, our corporations' governing documents restrict the escape of smoke or offensive odours.

If you notice anyone smoking in the common areas or if you experience migrating smoke, please report it to the security desk immediately.

Also remember:

It is illegal to take cannabis across the Canadian border, whether you are leaving or coming to Canada. This applies to all countries, whether cannabis is legal there or not. Government of Canada

Essex Reminders

Amenity Booking Requests:

All bookings made through management or on the Condo Control system are not confirmed until all paperwork is received by management. To avoid losing your booking, submit your paperwork as soon as possible.

Guest Suite Bookings:

The use of the guest suites is limited to friends and families of Essex residents and NOT for business purposes. The Essex Shared Facilities Committee & Management has the right to refuse any and all bookings at their discretion.

Visitor parking is for visitors only:

Residents who park in the visitors parking areas are in violation of the corporation's rules and regulations. If you require another parking space, speak with management.

Library:

We no longer accept hardcover books. **WE ONLY ACCEPT PAPERBACKS**, in good condition and English books only please. Any other books that we can't accept, please take them yourself to a donation centre of your choice. It is very difficult for your volunteer librarians to manage this.

Morning Coffee Get together:

Morning Coffee is a weekly event held in the Party Room on Thursdays from 10:00 am to 11:30 am. All Essex residents are welcome to attend.

Essex Book Club:

Oct. 25- Since We Fell, Dennis Lehane

Nov. 29- Warlight, Michael Ondaatje

Jan. 31 - Sapiens:

A Brief History of Human Kind, Yuval Harari

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 sanitiser 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.



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.



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.

Condo Control Central

www.condocontrolcentral.com



Wash your hands thoroughly after coughing or sneezing. An alcohol based sanitiser is effective in killing viruses and bacteria.

Our advertisers – Here to Serve You

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



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About The Essex

Visit Our Website
www.theessex.ca
 use the [log in tab](#) to open and log in to [Condo Control Central](#)

- 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 or book with Condo Central
 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 and Guest Suites
Call the Management Office
 416-239-9786
 or go online at www.theessex.ca

Essex Community Events:

Open to all interested residents:

- Mondays: Gentle Pilates: 9-10 am (fee applies)
 Zumba: 7-8 pm (fee applies)
 Tuesdays: Aqua fit: 11:15 am - 12 noon
 Yoga: 8-9 pm (fee applies)
 Thursdays: Gentle Pilates: 9-10 am (fee applies)
 Morning Coffee: 10-11:30 am

Monthly Fire and Generator Testing dates will be posted.

Monthly Book Club dates will be posted



Etobicoke Community Events:

Etobicoke Santa Clause Parade:

Saturday December 1, 2018, 10 am. The parade will start at Dwight Ave and move along the Lakeshore to 37th St.

Outdoor public Skating:

From early December to March, weather permitting; the City operates over 50 outdoor rinks. Outdoor skating is free and rinks are generally open from 9 am to 10 pm, 7 days a week

Leach Free Parks:

Sir Sam Smith Park, at Lakeshore and Kipling has an outdoor skating path as well as a leach free dog park A great leach free park is just 5 km to the west, south off Dundas at the bottom of South Creek Road. At almost 20 hectares of wildlife, it runs along Little Etobicoke creek and is a nature filled hike.

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