

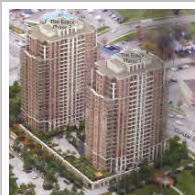


ESSEX 1 TSCC # 1577 Board of Directors

President: Fred Reichl
Vice President: Stephen Perelgut
Secretary/Treasurer: Nick Giarratano
Director: Carol Goldman
Director: Jessica Dwyer

ESSEX 2 TSCC # 1723 Board of Directors

President: Michael Watcher
Treasurer: Gary Mark Keiser
Secretary: Sheila Dowdell
Director: Chris Bastine



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

New Essex Site Administrator

Welcome to **Kristina Filicetti**, who joined us in August as our new Essex Site Administrator.

Kristina takes over from Sarah Palozzi, who has moved on to a new career opportunity.

Kristina's primary role is

responding to residents' questions and processing business transactions at the Management Office service counter.

She also provides a full range of administrative support to the Property Manager, Caroline Graham.



Essex 1 Electricity Suite Metering - OPTIONAL

On August 1st, 2007, the government final regulations on 'smart' sub-metering were announced. Contrary to the draft regulations and the previous stated intent of the government to require all condominiums to be submetered on or before December 31st, 2010, **it is now OPTIONAL for a Condominium Corporation to submeter for electricity.**

Beginning December 1st, 2007, boards have the full authority to submeter their buildings without having to amend their Declarations or enact new By-Laws as may

have been necessary in the past depending upon the wording of the condominium documents. Boards who consider submetering to be of benefit and decide to proceed must of course comply with the regulations about equipment and other related matters.

The Essex 1 Board has no plans to implement suite metering at this time.

Suite metering will be considered as one of the future energy conservation measures intended to lower energy costs for owners. Residents are encouraged to continue to do all they can to reduce energy usage.

What's inside

Essex Tridel Phase 5	2
Essex Amenities...	2
Are You New Around Here?	2
Great Expectations.....	3
Neighbourhood Tip	3
Reminders	3
About The Essex	4
Communications Team	4
Advertising	4

Summer Sizzler a Big Success



The 250+ Essex residents who came out on July 22nd had a great time inhaling the yummy burgers and other accompaniments.

Congratulations to the Social Committee volunteers for organizing another great community event.

Essex Tridel Phase 5 Coming Soon

According to Tridel, Phase 5 is moving forward in the design stages, with sales possible in early 2008. The high rise development is slated to have approximately 290 units and is being designed as a point tower with a glass and metal panel exterior, positioned on a 4-storey stucco podium facing Viking Lane, across from the public park. Above the podium, the tower will be square

instead of rectangular shaped, with about 2/3 the size of footprint versus the other Essex buildings, and will terrace back at various levels as the tower increases in height. All vehicle traffic will enter and leave the parking garage off Viking Lane. There is no surface parking. A row of 4-5 townhouses will face south at the rear of the tower.

Phase 3 (Nuvo 1) is 95% sold and was

registered on July 10th with final closing in late August. Phase 4 (Nuvo 2), is 80% sold, with occupancy by the fall of 2008.

As planned, the Essex complex will ultimately comprise about 1,500 units.

Tridel is renovating its sales office and operating out of Nuvo 1 until year end when staff will return to the renovated office.

Essex Amenities Get A Good Workout

The Essex amenities are certainly popular. We estimate that on an annual basis, the recreation centre facilities are visited by over 40,000 residents and their guests. About half of these are in the Exercise and Aerobics Rooms.

Recently, two new activity stations were added in the Exercise Room to better respond to people's individual health goals.

To get better value from the overall allotted space, the exercise bicycles were moved from the Exercise to the Aerobics Room.

Given the high usage across the recreation centre, a concerted

effort is required to maintain all the facilities in good order and appearance.

Early this year, cleaning procedures were reviewed to ensure the party room and guest suites are in good shape before every rental.

Late last year, all the guest suites were repainted and this spring wallpaper was installed in the guest suite hallway.

Table tops in the party and card rooms were fitted with protective glass to guard against surface damage. The carpet in the recreation centre foyer is shampooed regularly.

The pool and spa receive regular service to keep the water quality within health standards. To minimize foaming, spa users should take special care to ensure body oils and lotions are not introduced to the spa and the number of users is kept to the recommended maximum.

For safety reasons, security cameras were added to the exercise room and in the recreation centre rear entrance hallway.

So, continue to enjoy yourself!!

But please always be safe and respect your fellow neighbours.

Take care to treat the facilities kindly.

Are You New Around Here?

Whether this is your first independent living experience, (goodbye Mom and Dad) or you are joining us after many years in a detached home (how close are my neighbours?), we would like to welcome you and give you a bit of info that should help make your (Essex) condo living experience a pleasant one. So, in case you didn't know about...

- driving in the underground parking garage: Drive SLOWLY, and learn to recognize where headlights in the mirrors are coming from. Drivers turning on a curve or exiting the garage should be yielded to. Don't follow other cars too closely and use your FOB every time as the garage door might not stop until after it has dented your car.
- floors/shoes/chairs: Please put little felt pieces underneath your chair legs to avoid scraping noises.

Consider putting down area rugs and only wear socks or shoes/slippers without hard soles in your unit as the cloppety-clop sound of your walking can be heard clearly by your downstairs neighbour.

- dryer lint: Yes, a riveting topic, but not only do you have to clean out the regular lint trap in the dryer, look up, up, to your ceiling and see another lint catcher that must be cleaned out regularly. Mundane, but serious, as it is a potential fire hazard.
- the Essex website: www.theessex.ca. It has a wealth of information about condo living in general and details specific to the Essex buildings. You can also read past issues of this newsletter under Essex News. (Check out our new topic index). You will be well set to live happily at the Essex and your neighbours will thank you.

Great Expectations – Community Harmony

Reminders

As residents of The Essex, we share legitimate expectations of enjoying a harmonious community in this condominium we call home.

In meeting these expectations we also share **responsibility. It involves everyone doing their part** - unit owners, directors, tenants and other residents.

Directors and Corporation personnel expect owners and/or residents:

- to treat them with honesty, courtesy and fairness;
- to respect their personal privacy at home and in the community;
- to pay common expenses on time;
- to treat our condominium property with care and respect;
- to participate in the governing of the condominium by attending and voting at owners' meetings and standing for Board election;

- to maintain their units in accordance with the Condominium Act and by-laws;
- to provide up-to-date contact information about themselves and all who live in their unit;
- to stay informed about community matters.

Owners and Residents expect:

- to be served by a competent corporation that is honest, courteous and fair;
- corporation business to be conducted in a clear and open manner;
- common fees to be assessed prudently and their neighbours to pay these fees on time;
- the condo property to be well maintained so things look good and work properly;
- to live beside good neighbours who comply with the Condominium Act, by-laws and rules;
- to have appropriate access to the

Corporation's books and records and to receive copies of the Act, by-laws and rules;

- to receive timely and effective communications about the corporation and have ways to offer input on community issues;
- to be able to take part in events that foster neighbourliness and a sense of community.

A long list of expectations - but not more than are needed for us to be a truly harmonious community.

What do **you** think are the special ingredients for a harmonious Essex community? Just log on to www.theessex.ca/Feedback.htm and share your thoughts.

The above material was partially drawn from research on condominium communities developed by Denise Lash, a prominent Condominium law specialist

Please tie all garbage bags and make sure you push them down the chute. Loose garbage creates unnecessary work for our Supers and can cause a lot of "nasty" creepy, crawly problems.

A cash refund is given for empty liquor bottles and beer cans returned to your local Beer Store at Bloor and Islington.

Your excess plastic bags can be returned to any Dominion Store for re-cycling. "Green" bags are available at most grocery stores now for a dollar or less.

Please refrain from smoking in the stairwells, in the underground parking and outside the front entrances. Inside, smoking sets off the fire alarms. These are all "No Smoking" areas.

Our balconies are not meant for storage of any kind: blue boxes, garbage, bicycles or light items that the wind could pick up and turn into a danger to others.

Neighbourhood Tip

Joe's Pastizzi Plus

Evelyn says....

Joe's Pastizzi Plus offers a wonderful selection of Maltese food, including "tumpuna" (baked macaroni dish in crust), ravioli, assorted baked goods, and the all-famous "pastizzi" (individual flaky

dough pies stuffed with assorted fillings such as ricotta, spinach and leeks, meat and peas.)

These are perfect as a light meal or as a party food. They can be bought cooked or frozen by the dozen. Buy five dozen for \$43 plus tax and get one free.

Joe's Pastizzi Plus is located at 5070 Dundas Street West on the north side of Dundas in the strip mall across from Michael Power Place.

Hours: Tuesday to Friday 8:00 a.m. – 6:30 p.m.;

Saturday, Sunday and Monday 8:00 a.m. – 4:00 p.m.

Phone: 416-233-9063.

About The Essex

Essex Website: For a wealth of information, to update resident data, ask a question, or to offer a suggestion, go to our website at <http://www.theessex.ca/>

Concierges (24 hours a day): Essex 1 - 416 239-0685 or Essex 2 - 416 239-2286.

Moves/Deliveries: (Mon – Thurs: 11am to 8 pm; Fri: 8am to 8 pm; Sat: 8 am to 5 pm)

Essex Club Recreation Centre hours (5 am - 12 midnight)

Call your Concierge to book ALL **Moves, Deliveries, Virtual Golf, Billiards and BBQs.**

Property Manager: 416 239-9786 Mon. 10 am - 6 pm; Tue. – Fri. 9 am - 5 pm

Call the Property Manager to book **Party, Board/Meeting Rooms & Guest Suites.**

Your Essex Communications Team:

Anne Bisson, Sheila Dowdell,

Cathy Kelly, Fred Reichl and

Renata Zuger

Email: Essexnews@theessex.ca



For all your real estate needs...
BUYING, SELLING or LEASING
please contact

SHEILA DOWDELL
Sales Representative

(416) **231-3000**
dowdell.s.toronto@sympatico.ca



Accounting Services

MARKGAR FINANCIAL MANAGEMENT INC

"We're in Business to help you stay in Business"

Offering Tax & Accounting Services, specialising in Personal, Small and Medium sized Ventures, incl:

- Sales & Commission Employees
- Bookkeeping Services, incl. GST & PST preparation
- Rental Properties, and Real Estate Development
- Budgeting Services

Our Markgar Professionals each have over 10 years of experience!

Be Safe...Be Sure...Trust Markgar!
416-249-4348

admin@markgar.ca



RE/MAX Excellence Realty Inc.
Each Office Independently Owned and Operated

Jo-Ann Folino
SALES REPRESENTATIVE
"Trust Jo-Ann, Cause You Can"

3700 Steeles Ave. W.
Toronto, ON L4L 8K8
t. 416-748-9598
t. 905-856-1111
f. 905-856-9782
e: gfolino@trebnet.com
w: www.housesinvaughan.com



Sam Amid
Sales Representative

3080 Yonge Street, Suite 2060
Toronto, Ontario M4N 3N1

Bus: (416) 487-4311
Fax: (416) 487-3699
samamid@sympatico.ca



Residential Commercial Investment

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKER



RE/MAX
Vision Realty Inc. REALTOR®
Independently Owned and Operated

Jasi Singh
Sales Representative

Cell: (416) 455-3178
Email: jasi@remaxvision.ca
Web: www.remaxvision.ca

(416) **321-2228**

2210 Markham Road., Unit 1, Toronto, ON M1B 5V6

BMO Financial Group

Vince Cerullo, MBA, CFA
Financial Planner
Investment & Retirement Planning
BMO Investments Inc.

BMO Bank of Montreal
3835 Bloor Street West
Toronto, Ontario M9B 1K9
Tel.: (416) 239-4705
Fax: (416) 239-3651
vince.cerullo@bmo.com

STEVE Krstinovski
Salesperson, since 1984

RE/MAX
Condos Plus
CORP. BROKERAGE
Each Office Independently Owned and Operated

The **CONDO KING**

416.464.5464

1.877.587.5464
F: 905.947.9114

45 Harbour Sq, Toronto
ON. M5J 2G4 Canada
110 - 1170 Bay Street
10 - 2230 Lakeshore Blvd. W.

Steve@CondoKingToronto.com
www.CondoKingToronto.com

Serving GTA Condo Clients Since 1987

김 찬 희 변호사
Chan H. Kim, Barrister & Solicitor

Residential & Corporate Real Estate 주거용 & 상업용 부동산
Corporate & Commercial Law 회사법 & 상법
Wills & Estate Law 유산상속법
Notary Public 공증

93 Queen Street South, Mississauga, Ontario
Tel: 905-285-0788 Fax: 905-826-5673
www.ckimlaw.ca