

Essex Holiday Gathering



Mark your
calendars

**Thursday,
December 6**

7 – 9 pm

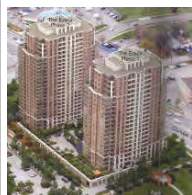
In the party room

Another great
opportunity to
come out and meet
your neighbours!

Essex Coffee Gathering:
Reconvenes January 10

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Essex 1 – TSCC #1577

Essex 2 – TSCC #1723

5229/5233 Dundas St. West
Etobicoke, Ontario

M9B 6L9 / M9B 6M1

Six Points Update

Over the past two years, your Essex boards of directors have been in a continuing dialogue with Councillor Milczyn and other city officials about the proposed Six Points Interchange Reconfiguration and the adjacent Westwood Theatre Lands development and how it might impact the Essex site.

We endorse the city's all-at-grade preferred option that would replace the current highway-like interchanges with "normal" city streets, like Islington and Bloor, with only the Kipling bridge over the rail tracks and its ramps remaining.

The new street design is a much more pedestrian-friendly urban environment and also results in a more attractive layout for future development of the Westwood lands.

So far, our only major concern had been the threatened loss of motorist access to the Essex site off Kipling Avenue, with access to Viking Lane from Kipling Avenue being restricted to "buses only" in order to satisfy TTC traffic concerns.

As of October 9, 2007, our concerns were resolved to our satisfaction in a meeting with city officials (Uwe Mader and Mike Wehkind) and the boards of

Essex 1, Essex 2 and Nuvo1.

"The proposed reconfiguration of the Six Points Interchange will not impact direct access to and from Viking Lane.

Motorists travelling southbound on Kipling Avenue will be able to make a right-turn from Kipling Avenue onto Viking Lane, as they do today. However, they will not be able to make a left turn and travel south on St. Albans Road. Motorists travelling northbound on Kipling Avenue who make use of the loop-ramp on the east side of Kipling Avenue to access St. Albans Road will also be able to do so when the interchange is reconfigured."

For further details on proposed motorist traffic patterns around the Essex, go to:
<http://www.theessex.ca/images/SixPoints.pdf>

We are reserving judgement on the latest Westwood Theatre Lands development proposal until we have greater clarity on the density of the development and implications for potential vehicle traffic gridlock.

For more information on the Westwood Lands proposal go to:

http://www.toronto.ca/business/pdf/wddi_westwood.pdf

Halloween Howls!

Our Concierge staff playing host to goblins and other spooky creatures.

Goodies, courtesy of our generous residents.



Essex 1 Electricity Suite Metering - NOT A Good Deal Quite Yet

As part of their maintenance fees, our 234 owners now spend an estimated \$100,000 a year on the electricity they use in their suites. Experts tell us that they could save 20-30% of that amount if they could keep track of their usage with individual suite meters.

Unfortunately, the cost of installing and maintaining those meters, doing the meter reading and billing in condos costs more than what might be saved in electricity. The best price for doing the meter

reading, billing and collection is about \$10 a month per suite. The amortized monthly cost of installing the 234 new meters would add about another \$4 a month. So before any savings are incurred, Essex 1 owners would spend an additional \$39,000 a year for administration and meters – an immediate cost increase of 39%.

Even assuming the optimistic 30% or \$30,000 a year in potential electricity savings, owners would end up paying a total of \$9,000 a year more than

they do today. So right now and until electricity prices rise to make the value of the electricity savings big enough, going to individual suite metering in Essex 1 is not a good deal.

In the meantime, Essex 1 residents are encouraged to continue to do what they can to reduce suite energy consumption by installing energy efficient lighting and minimizing the use of appliances that drain power on an inefficient basis.

Focus on green projects

Both Essex Boards of Directors continue to focus on identifying and evaluating potential common areas energy conservation projects and implementing those that promise a good economic return for owners. Variable speed drives have been

installed in both towers to control fans that provide temperature treated fresh air in hallways. Recreation centre and lobby lighting has been converted to low energy bulbs. Next year, carbon monoxide sensors will be installed in the garage levels to control the

operation of fresh air intake fans to run only enough to ensure safe air quality, instead of running continuously.

We will continue to identify, evaluate and implement other projects when they make economic sense.

Pedestrian Safety Alert

You are not a car!
Please don't walk through the driveway as if you were a car. For your safety, please use and remain on the sidewalks when exiting the buildings and heading onto Dundas. It is much safer if you cross our driveway at the island at the head of the driveway.

Dundas is very busy, and it can be difficult and dangerous for cars to have to stop suddenly on the street because they can't turn in.
And remember, if you're going to the plaza across the way, use the light at the intersection; dodging seven lanes of traffic is irresponsible!

When You Lose A Pet

It is always very sad when we have to say good-bye to a much loved family pet. In the sadness of losing a pet and the fun of acquiring a new one, there are several records to be carefully updated.

Please advise the concierge of the loss of your pet and complete a Pet Registration Form for your new pet so that vital information is current in case of an Essex emergency.

As a courtesy, notify any vets who may have a record of your pet.

Remember, all dogs and cats in Toronto must be licensed. Contact Toronto Animal Services at 416-338-7387 to cancel your lost pet's license and be sure to license your new pet. The balance of your lost pet's annual tag fee

can be credited to a new pet license.

If your new pet is not already microchipped, your vet can do it. Make sure 24PetWatch at 1-866-597-2424 has your current contact information.

Looking for a new pet? The local pet hospitals often have pets needing new homes. Pet stores like Pet Value (on Bloor Street around the corner from Six Points Plaza) and Pet Smart help the local animal shelters to find new homes for pets. Don't forget the Toronto Humane Society, the Etobicoke Animal Shelter, and the Ontario Society for the Prevention of Cruelty to Animals.

You'll be surprised how many pets are waiting to be loved just by you!

<h2 style="text-align: center;">Insurance Matters – Are you covered?</h2>			<h3 style="text-align: center; color: #ff8c00;">Alert</h3> <p style="text-align: center; font-weight: bold;">ESSEX 1 TSCC 1577 & ESSEX 2 TSCC 1723</p> <p style="text-align: center; font-weight: bold;">The 2008 Budget and Maintenance Fees package</p> <p style="text-align: center;">will be mailed to Essex 2 owners on November 12 and to Essex 1 owners on December 1.</p> <p style="text-align: center;">There is a form in the package to fill out to adopt automatic monthly maintenance fee payments.</p> <p style="text-align: center;">Most owners are already enjoying this convenient way to pay their maintenance fees.</p> <p style="text-align: center;">The process is safe.</p> <p style="text-align: center;">You can stop the process anytime you wish.</p>
<p>Does your condo policy cover the right stuff? Essex 1 & 2 have separate comprehensive insurance policies covering their common elements.</p> <p>Unit owners are responsible for insurance coverage for:</p> <ul style="list-style-type: none"> • Personal Property – i.e. furniture, clothing, etc. and all improvements or betterment's made to the Unit, i.e. wallpaper, paneling, light fixtures etc. Your corporation's Standard Unit Bylaw outlines the specifics about the split between the Unit Owner's and Corporation's responsibility. <p style="text-align: center;"><i>For instance, NO floor coverings are included in the corporation's policy;</i></p>	<p style="text-align: center;"><i>the corporation only insures the concrete floor, everything above that is the unit owner's responsibility.</i></p> <ul style="list-style-type: none"> • Personal effects stored in lockers. • Personal Liability - Your legal liability arising out of your personal activities as a Unit Owner and the ownership of your Individual Unit. • Unit Owners may be responsible for the deductible under the Corporation's Insurance Policy if a loss occurs to any property the corporation is responsible for insuring and the damage was a result of an act or omission on the part of the unit owner. 	<p>Check with your insurance broker to make sure you have the right coverage. Each condo is unique; not all policies provide the same coverage.</p> <p>Give your insurance broker a copy of your Corporation's "Definition of a Standard Unit" included as Appendix "A or A-1 to BY-LAW #1 in your Condominium Documents. For Essex 1 owners, this is on pages 83 through 86. For Essex 2 owners, it is on pages 87 and 88.</p> <p>For your convenience, a PDF copy of these pages outlining the Standard Unit definition can be found at our website, at www.theessex.ca/FAQ.htm, or the management office.</p>	
<h2 style="text-align: center;">What Happens In The Hall...</h2>			
<p>Unlike Las Vegas, what happens in the hall does not stay in the hall. Although you cannot see any of your neighbours from there, they can certainly <i>hear</i> you as</p>	<p>you chat with family and friends to and from the elevator.</p> <p>Daily living noises, during regular waking hours are to be expected, however</p>	<p>shouting, boisterous activity and barking dogs are not appreciated at any time. Please be considerate as you come and go, remind children to speak in "indoor voices", and control pets.</p>	
<h2 style="text-align: center;">Drips, Drops & Spills</h2>			
<p>If you cause any kind of spill or mess on any floor or carpet within a common area, please report it to the</p>	<p>concierge right away so that a proper clean up can be arranged immediately.</p> <p>Otherwise, a small problem</p>	<p>can become a slippery danger to another resident or a permanent ugly stain for all to have to live with.</p>	
<h2 style="text-align: center;">Neighbourhood Tip</h2>			
<p>Milano's Pizza</p> <p>Doug says....</p> <p>I have seen many of my neighbours walking into the building with big chain pizza</p>	<p>boxes and missing out on Milano's great taste, especially when Milano's is so close by.</p> <p>Milano's Pizza is at 3886 Bloor St. West, on the north side,</p>	<p>just west of Aukland. They provide fast, friendly delivery and great pizza! Phone: 416-622-0222 Sun. to Thurs. 4:00 – 11:00 pm Fri. & Sat. 4:00 – 12:00 pm</p>	
			<h3 style="margin: 0;">Garage Powerwash</h3> <p style="margin: 0; font-weight: bold;">November 12, 13, 14</p>

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



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