



The AGMs Are COMING

TSCC 1723

TOWNHALL
March 30

AGM
April 20

TSCC 1577

AGM
April 26



Essex 1 – TSCC #1577

Essex 2 – TSCC #1723

5229/5233 Dundas St. West

Etobicoke, Ontario

M9B 6L9 / M9B 6M1

www.theessex.ca

Six Points Park - New Equipment For Little Kids

NEW JUNIOR PLAYGROUND EQUIPMENT will be installed by late spring as ground conditions permit:

- A new Junior Structure by KSL (shown right);
- One of the new spring toys (ladybug or bumblebee) shown lower right.

To make room, the triple spinner structure will be removed and moved to another park. The saddle spinner will be moved to a safe location within the safety surface.

This committed follow-up action by Councillor Milczyn and Netami Stuart from Toronto Parks, Forestry and Recreation was presented at the recent neighbourhood meeting held in the Essex Party Room on February 17.

The plan was favourably received by those in attendance, along with the opportunity to dialogue with David Chapman, the Park Supervisor, on evolving issues as this public park gets more use.

Also in the spring, new standard park signage will be installed under the title “**SIX POINTS PARK**”.

Click on www.theessex.ca for a bigger picture.



Suite Comfort

How much humidity should your home have?

Humidity levels above 20 percent help prevent dry, sore throats and should make the air feel warmer and more comfortable.

On the other hand, humidity levels over 40 percent can cause frosting and fogging of windows, staining of walls and ceilings, peeling paint, mould growth and odours.

When relative humidity is over 50 percent, airborne diseases become more difficult to control.

Condensation on your windows can provide a good indication of too much humidity. You may, however, want to buy a humidity sensor to keep an accurate measurement on

humidity levels in your unit.

Be aware that in winter, humidity levels of the intake fresh air that is heated and injected into our corridors is low, often below 20 percent. Our installed building air movement system is not capable of controlling humidity levels. The building code does not require it.

In the summer, the outside air is usually quite humid. When this outside air is brought in and cooled, it automatically lowers its humidity to more comfortable levels before being injected into the halls.

Our suite fan coil units do not have any humidity controls. They simply heat or cool the air that passes over the heating or cooling coils.

So in winter, if the humidity levels in your suite are lower than you would like them to be, you'll have to invest in a humidifier.

If you rely on running your shower to raise the moisture levels in your suite, be careful.

If the “steam effect” is too dramatic, it will set off the suite heat detector alarm. It also wastes water.

Whenever relative humidity is higher, good ventilation is the key.

Always use your bathroom fans when showering and your kitchen fans when cooking and your washer and dryer exhaust fans when doing laundry.

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Movie Night At The Essex – Early Spring Schedule (7:30 PM)

| | | | | |
|----------|--|----|----------|--|
| March 9 | Life as We Know It (Comedy Drama) | PG | 114 min. | <u>Katherine Heigl</u> , <u>Josh Duhamel</u> and <u>Josh Lucas</u> |
| March 23 | Red (Action Comedy) | PG | 111 min. | <u>Bruce Willis</u> , <u>Helen Mirren</u> and <u>Morgan Freeman</u> |
| April 6 | Due Date (Comedy) | R | 95 min. | <u>Robert Downey Jr.</u> , <u>Zach Galifianakis</u> and <u>Michelle Monaghan</u> |
| May 4 | Going the Distance (Comedy Romance) | R | 102 min. | <u>Drew Barrymore</u> , <u>Justin Long</u> and <u>Ron Livingston</u> |
| May 18 | Black Swan (Drama Mystery) | R | 108 min. | <u>Natalie Portman</u> , <u>Mila Kunis</u> and <u>Vincent Cassel</u> |

For further information, please call:
647 345 9184
or
416 232 0723

Bell Express VU – High Definition (HD) TV Now an Option

On January 10, 2011, owners of TSCC #1577 and TSCC #1723 were mailed notification that their boards intended to enter into Telecommunication Agreements with Bell to permit Bell Canada to install the necessary equipment and wiring to provide HD (High Definition) TV services to residents in addition to their current digital TV programming.

Since no owner served notice of objection during the 30 day notice period, owner approval of the proposed agreement was deemed to have been granted and the boards of directors authorized to enter into agreements with Bell.

Such agreements were negotiated and signed by the two

corporations on February 22, 2011.

Bell is now authorized to proceed with installation of necessary equipment and wiring to make Bell HD services available to residents, with no obligation.

Rogers Cablevision services will continue to be available for all residents in our buildings. It will be up to residents to choose which provider and suite of programming services (if any) to use.

The corporations are not involved in any relationship between Bell and individual unit owners.

More About Faucets

If you have one of these faucets in your bathroom,



and it starts dripping, you will need to replace the cartridge.

First, check with the property management office, they may have one available from Price Pfister, the manufacturer.

If these were installed by TRIDEL, they have a lifetime warranty from Price Pfister.

As a courtesy to owners, the

property manager can direct you to where these can be ordered and sent to you free of charge.

Or if you are lucky, she may have one on hand.

Here are two websites to help you as well:

www.pfisterfaucets.com/kitchen/Product/F-026-3NCC.aspx# and

www.pricepfisterdepot.com/pricepfister/productdetail.asp?link={3E0F3EC1-3429-4878-9730-495D852ACF4E}&Product=14251

When you have a replacement cartridge, these instructions might be helpful:

TURN OFF your master water supply levers, usually in the little wall cabinet under the master bathroom sink.

1. Pop the cap of the faucet in question.
2. Look down in the open cavity, use a star shaped screw driver to unscrew the tap lever and remove it. Voila! Before your eyes is the old cartridge.
3. With a wrench, carefully unscrew the cartridge and remove it.
4. Make sure the plastic washer (usually white) is in place on your new

cartridge. See the old one for the proper positioning.

5. Place the new cartridge where the old one was and tighten for a snug fit. Don't over tighten.
6. Turn on the water to test.
7. If all is well, put the tap lever back in place. Insert and tighten the screw.
8. Pop the little cap back on. ALL DONE.

Over time we will identify other faucet types typical in our buildings and offer advice that might be useful to you.

FAQ: Can I Change The Lock On My Suite Door?

Yes, but only with the authorization of the management office and through a recommended locksmith to ensure the lock is keyed to the building master.

Suites must be accessible to management for emergency reasons such as a flood in your unit or the one above you.

There must also be access for fan coil filter changes, smoke

alarm inspections and other such maintenance and repair issues.

Safety chains or any extra locks are not permitted without the

consent of the Board of Directors.

Everyone is encouraged to make careful use of their in-suite alarms.

On Being Locked Out

This lock and key policy can also prove useful to you should you lock yourself out of your unit. Security is happy to let you in under the following

circumstances:

1. You are listed as a resident on the Owners Registration Form and

2. You can provide photo identification to prove your identity.

This is another reason why it is

important that your suite information with the management office be kept up to date.

Crime Prevention Tip Of The Month

The prevention of crime, particularly crime involving residential neighbourhoods, is a responsibility that must be shared equally by police and private citizens. Neighbourhood Watch is based on this concept of cooperation. When citizens take positive steps to secure their own property, communicate with their neighbours and learn how to report suspicious activity, break and enter and related offences can be decreased.

For instance, if you see vehicles passing by numerous times, tail gating, suspiciously parked or constantly travelling through the underground, note the description and call Essex Security.

If you notice anything else suspicious, police urge you NOT to become personally involved. Write down the description of any

suspicious person. Get the make, model, colour, and licence number of strange vehicles. Call the management office.

If you are going away

Do not announce your vacation on "facebook", crooks use social media too. Cancel your newspaper.

Leave the following information with a trusted friend, neighbour or call the management office:

- Where you are going
- How you can be reached, in case of emergency
- When you expect to return
- If anybody will be at your home

What else you can do

If you know your neighbour is away and you see an obvious invitation to a burglar, correct it. Inform the management office.

Remove the accumulation of newspapers from the doorstep. Why not be friendly? Keep an eye on strangers in your neighbourhood. We do not allow door to door solicitation. The unauthorized candy seller or the teenager selling newspaper subscriptions may use an unanswered door knock as the opportunity to attempt to enter your suite.

Don't assume someone else has called... **CALL THE MANAGEMENT OFFICE or SECURITY IMMEDIATELY.**

For more about Neighbourhood Watch, go to: www.torontopolice.on.ca and click on Crime Prevention under Community Safety. In addition to a downloadable Neighbourhood Watch pamphlet, you will find many other pamphlets on topics specific to protecting you, your family and your property.

Your Newsletter Team:
Anne Bisson,
Cathy Kelly,
Bill McDougall,
Fred Reichl
To offer a suggestion:
Go to
theessex.ca/Feedback.htm

REMINDERS

Fancoil Maintenance and New Filters

Early June

Too Hot? Too Cold? Just Not Right?

If you're having problems with your heating, cooling or anything related to the fan coil unit, contact the management office. The property manager or superintendent can likely help you resolve the issue. If a visit from a

technician is needed, management will make the arrangements and can let the repair person into your unit if you're not able to be home. You will be billed for any necessary work.

Remember, the filter in the fan coil unit is changed yearly for you as part of your condo fees. If you feel it is necessary to change it more often (due to smoking, perhaps), additional filters can be purchased from the concierge.

Garage Power Wash

May 9, 10, 11

Balconies – The Condo World's Version Of Backyards

It's March already and Daylight Savings Time is here again! In spite of recent snow, can spring be far behind? If you are looking forward to many warm and wonderful hours on your balcony, here are some helpful tips for a season of safe enjoyment.

Let's be careful that absolutely nothing is tossed from a balcony! It

could easily land where it can cause personal injury or property damage.

To ensure that the exterior appearance of our building is always attractive, only seasonal furniture and planters may be kept on balconies. Balconies may not be used for storage purposes.

For everyone's safety, we are not

allowed to hang or place any items from balcony ceilings, walls, or railings. If such an item were to fall, someone could be badly hurt.

To conform to a standard appearance, please refrain from painting or decorating your balcony or altering its appearance in any way without obtaining prior written approval from the board of directors.

Exterior Window Washing

How Do You Like My Music?

Peace and quiet! Sound good? With a little thoughtfulness, we can all help to keep it that way.

When tossing good-bye to our garbage, let's remember that several residents live within earshot of the chute. Please try to avoid banging and clanging the chute doors and observe the chute's access hours of 7:30 a.m. to 10:30 p.m.

We all love to listen to our radios, CD's, and favourite TV shows and we enjoy lively conversations with our family and friends. Remember that your neighbours can't press a "mute" button on a remote control to block out excessive noise you might be making. Even balcony noises can carry extremely well.

Occasionally you might want to redecorate or make repairs or renovations to your unit. Some noise may be inevitable so we are asked to always plan such activities for the hours when the noise will be least likely to disturb others.

It's all about being courteous and considerate. Even the sounds of your daily routine activities can travel through walls, floors, ceilings, ventilation systems and hallways to the people who live above, below or next to you. Don't disturb their comfort and quiet enjoyment of their home or have others disturb yours.

Whenever you are disturbed by significant noise from outside your suite, report it to security.

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Beginning Week Of April 25

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Sonia or Maria

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