



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

THE AGMs ARE COMING

TSCC #1577

**Annual
General
Meeting**

**Wednesday
May 29
(revised date)**



January 2013 – Essex 1 Resident Survey

In January, Essex 1 residents completed a Resident Site Assessment survey sponsored by their Board of Directors. A total of 88 owners and tenants responded, 38% of our 234 suites.

The purpose of the survey was to understand how residents felt about the quality of management and maintenance of their condominium building, amenities and overall site. Highlights of the survey will form part of the discussions at the upcoming Essex 1 annual AGM.

Overall, Essex 1 respondents gave a strong positive rating.

- 95% of respondents “Strongly Agree or Agree” with the statement “I am pleased with the look and feel of the Essex building and overall Essex site.”
- 94% of respondents “Strongly Agree or Agree” with the statement “The Essex is being managed in way that enhances our collective property values.”

Respondents offered a total of 250 comments and suggestions, all of which are being carefully studied by the Essex 1 Board of Directors.

The responses and proposed courses of action will be discussed at the Annual General meeting.

Resolution of two of the survey issues are covered below:



Enter-Phone Connection Concern

TSCC #1723

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May 28**

A number of respondents reported that they are not able to use the building enter-phone system because they do not have a landline telephone account, choosing to communicate only through their cell phones.

The good news is that a landline

account is NOT necessary, but an inexpensive landline handset is.

So, just plug an inexpensive handset into the primary landline phone jack and you are ready to go. If for some reason you still cannot connect, then contact the Management Office for further advice.



Suite Alarm System Underutilized

A number of respondents reported that they do not use their suite alarm system. Many said they did not know how. The good news: it is simple to get started and join the many residents who are regular users.

Quick instructions are shown on page nine of the new resident Welcome Package and in the FAQ section on our website www.theessex.ca, along with the full VEREX Alarm Instruction Guide.

First, visit your Concierge and identify yourself. She/he will reset the current 4-digit PIN code to the default setting and tell you the default PIN setting.

Then, at the keypad near your suite entry door, Press * and then 0 then enter the default PIN code, then enter your new 4-digit PIN code and then enter it again to confirm.

Now you are ready to arm and disarm your alarm using the commands outlined in the documents noted to the left.

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

Rec Centre - Viking Lane Rear Access Door: Going Automatic

<p>There have been requests for easier access at the rear door off Viking Lane.</p> <p>Very soon, the door will be fitted with a FOB-activated, automatic door opener similar to those installed elsewhere on</p>	<p>the Essex site.</p> <p>This will also solve the frequent repairs that have been made necessary for the existing push bar operated door.</p> <p>Hopefully, the new door openers will be more</p>	<p>convenient for all residents, including the many children and parents meeting their school buses.</p> <p>This will also provide an alternate entrance for Wheel Trans riders.</p>
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New Party Room Usage Terms - For BIG and SMALL Group Events

<p>To respond to residents with varying needs for usage of our Party Room, we have modified the rental terms to balance meeting security needs and practical affordability.</p> <p>The rental fee stands at \$100, with a refundable security deposit of \$500, both of which</p>	<p>are standard for condominium party room rentals.</p> <p>However, we have adjusted the terms for security guard coverage.</p> <p><u>For smaller group events under twenty five people, including resident host(s), the requirement for a security guard has been</u></p>	<p><u>waived.</u></p> <p>The resident host assumes full responsibility for ensuring party room rules are obeyed.</p> <p>For groups of 25 and above, a security guard is still required, for the duration of the event, at a rate of \$20/hour, with a four hour minimum.</p>
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Now, You Can Rent The Card Room Too

<p>For even smaller guest groups (12 people or less) the <u>Card Room</u> can now be rented for private use as well.</p> <p>Again, in response to resident requests for access to a smaller, less expensive venue to host events, new</p>	<p>arrangements allow for residents to rent the Card Room whenever it is not being used for Corporation events.</p> <p>Food is allowed, however there is no access to the Party Room kitchen.</p> <p>The rental fee is \$50, with a</p>	<p>refundable security deposit of \$300.</p> <p>There is no requirement for an event security guard.</p> <p>The resident host assumes full responsibility for ensuring Card Room rules are obeyed.</p>
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Where Do I Find The Answer?

<p>One of the great things about living in a condominium (besides not shoveling snow!) is that help is never far away, allowing you to enjoy a safe and happy lifestyle.</p> <p><u>Our concierges</u> – are available to assist you on a 24/7 basis. You can take your questions to them in person or contact them by phone or intercom. They can help you with booking board, billiard, meeting rooms, elevators, receiving visitors and deliveries, moving, and dealing with noise, safety and security issues.</p>	<p><u>Our Property Manager and Superintendents</u> – are also at your service to deal with your questions and concerns. In particular, they can offer advice when you make repairs and renovations to your suite. If you need a tradesman, such as a plumber or electrician, they can likely provide you with the name of someone who is familiar with the workings of our buildings.</p> <p><u>Essex News</u> – This newsletter is published every couple of</p>	<p>months. We try to keep you up to date on matters affecting our buildings and our immediate neighbourhood. Special Essex events are advertised, too, so you won't miss them!</p> <p><u>The Essex Website</u> – www.theessex.ca can keep you well informed on all things Essex! You will find registration forms, the Standard Unit Bylaw (re insurance), frequently asked questions, a chance for your feedback, and all the past issues of Essex News.</p>
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Better To Be Safe Than Sorry!

You have likely heard:

an ounce of prevention is worth a pound of cure.

That advice can certainly apply to condo living. After all, we literally live on top of each other, so problems in your own unit could also affect your neighbours.

Try these few tips to help make your own home and those surrounding yours a safe environment for everyone.

Suppose your BFF (Best Friend Forever) looks after your cat while you are away and dumps kitty litter down your toilet, plugging it and resulting in a flood that damages your unit and several others. Okay, so now your BFF is your BFN (Best Friend No More) but the damage is done.

Ensure that your helpful friends are properly instructed on any tasks that you want them to

do for you.

Never go out while a toilet, washing machine, clothes dryer, or dishwasher is running. If a problem occurs, you want to be there to respond immediately.

Avoid fires! Always promptly turn off your stove, oven, iron, and other electrical appliances that could overheat and cause a fire if left on too long.

Remember to clean the lint trap in your dryer and also the lint trap on the ceiling of your washer/dryer closet after each use. It saves on energy and can help to prevent a fire hazard.

Be sure you are adequately insured. Remember that you are responsible for the insurance for your personal property in your unit and any upgrades over the standard

unit bylaw and for the consequences of your actions that cause any damage or injury. This includes negligent actions that cause damage to our common elements. Yes, the Condo Corporation insures our common areas but if you are the cause of the damage, you and your insurance company could be held liable for the repair costs.

Co-operate with our management whenever they set up appointments to have technicians inspect your fan coil unit, smoke detector system, and washer/dryer units, etc. These services, paid for through our condo fees, are designed to ensure that the safety features of our homes are kept in top shape.

Oh yes, and best not to dump the kitty litter down the toilet!

Essex
Smoke
Detectors
Are
Hardwired
:
NO
Batteries
For You To
Change!

BUTTS ARE
BAD



Tossed
Over the
Balcony
Rail

CARELESS
BALCONY
SMOKERS
ARE A
HAZARD
To Us All



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 steps to secure their own property, communicate with the neighbours and 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, or notice anything else suspicious, police urge you to **NOT** become personally involved.

Instead, write down the description of any suspicious person, and/or make, model, colour and licence number of strange vehicles. Report it immediately to the Essex management office or Essex Security.

If you are going to be away Do not announce your vacation on "Facebook"; crooks use social media too.

Do cancel your newspaper; suspend your mail service.

Leave emergency contact information with a trusted friend, neighbour, or call the management office or use our Essex website vacation notice feature.

What else you can do If you know your neighbour is away and you see an obvious invitation to a burglar, correct

it. For example:

Remove the accumulation of newspapers from the doorstep.

Keep an eye out for strangers in your area.

We do not allow door to door solicitation. The unauthorized candy seller or the teenager selling newspaper subscriptions may use an unanswered knock as the opportunity to attempt to enter your suite.

Don't assume someone else has called...

IMMEDIATE SAFETY ISSUE,

Call 911

SECURITY ISSUE,

Call the Essex Management Office or Essex Security.

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For information about placing an ad, email news@thesessex.ca

About The Essex

Visit Our Website
www.thesessex.ca

For information, to 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:
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Sat – Sun:
9 am to 5 pm

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NEED A CAT SITTER?

Do you need your cat fed, loved and litter cleaned?

If you are going away on holidays,
I will be pleased to do the above for you.
I live in Essex I and will spend quality time with your pet.
\$20.00 for two visits / day or \$15.00 for one visit / day

Please call: Joanne Galbraith @ 647-351-0136
References available




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Andrea Davidson

"No other agent has sold more Essex/Nuvo condos"
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BBQs

ready for use

week of

April 1



Check the bulletin boards for your designated day and please move your car so your spot can be cleaned

Garage

Power Wash

Scheduled:

May 21 - 23

