

The
AGMs
are
coming



Mark
your
calendars

Essex I
Wednesday
May 20

Essex II
Wednesday
May 27

7 – 9 pm
In the party
room



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

About Fire And Condominium Towers

Toronto Fire Services points out that buildings like The Essex are designed to be fire-safe:

- more fire-safe than an average single-family dwelling;
- contain a fire alarm system designed to alert occupants when activated;
- have interior fire-separated stairwell shafts;
- contain an interior water supply system of fire hose cabinets on each floor for use by firefighters.

However, due to equipment limitations, firefighters cannot rescue people from an outside balcony or window above the seventh floor. Firefighters must do interior firefighting and rescue tactics.

During a fire emergency, never attempt to leave a building by an elevator. Heat, smoke and water can play havoc with elevator controls and you could become trapped. In addition, fire fighters require designated elevators to carry them and their equipment to the floor below the fire.

What about when a FIRE IS IN MY SUITE?

- Alert everyone in your suite.
- Leave immediately. Close, but don't lock, all doors behind you.
- Sound the fire alarm by activating a red manual pull station (when safe to do so).
- Call **9-1-1**. Never assume that someone else has already done so. Make sure you give your name, the correct address and location of the fire.
- Exit the building via the stairwells.

What do I do when I HEAR A BUILDING FIRE ALARM?

- Wait for further instructions or information from authorized personnel over the building's internal speaker system.

If you are asked OR you choose to leave the building:

- Leave as soon as possible.

- Before opening any door, feel the door handle and the door itself, starting from the bottom, moving to the top. If the door is not hot, open it slightly.
- If you see or smell smoke, or feel or hear air pressure or a hot draft, close the door quickly.
- If the corridor is free of fire or smoke, take your keys, close the door behind you, and leave the building by the nearest exit stairwell, again closing all doors after you.
- If you encounter smoke in a stairwell, consider taking an alternate stairwell. Be sure to crawl low under smoke. If the alternate stairwell is also contaminated with smoke, return to your suite.

If you CANNOT LEAVE YOUR SUITE or have returned to it because of fire or heavy smoke:

- Close, but don't lock any doors to allow for possible entry by firefighters.
- Seal all cracks where smoke can enter by using wet towels or sheets. Seal ventilation outlets as necessary (a roll of wide duct tape is handy).
- Move to the balcony or to the most protected room and partially open a window for air. Close the window if smoke enters.
- Keep low to the floor. Heat and toxic gases rise.
- Signal firefighters by waving a white sheet or towel.
- Wait to be rescued. Remain calm. Don't panic or jump.
- Listen for instructions or information from authorized personnel over the building's internal speaker system.

Remember to keep your information up-to-date about needs for special assistance during an emergency. You can do so at www.theessex.ca/Form_Disability.htm

Your
Newsletter Team:
Sam Bilko
Carol Goldman,
Cathy Kelly,
Bill McDougall,
Jennifer Plant,
Fred Reichl

In-Suite Water Shutoff – Essex 2

Water shut off valves are located under the washroom sink. Each valve operates independently and there is a separate valve for each hot and cold water line. Depending on the size of your unit you may have 1 or 2 pairs of shut off valves under each sink in each bathroom.

Tools required:

1. Flat blade screwdriver (optional)
2. T-Handle wrench - provided to original owners on possession. If necessary, a replacement is available at the Management Office at a cost of \$15.00.

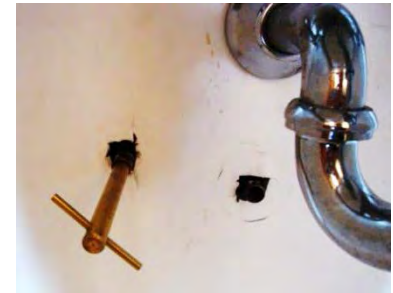
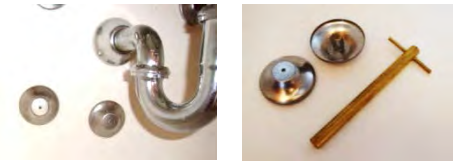
To shut off the valve:

1. Remove the cylindrical cover from each valve by pulling the

cover towards you. The covers are held in by a light spring tension. If necessary, use a small flat blade screw driver to pry it away from the drywall.

2. Insert the T-Handle shutoff wrench into the valve cylinder and line it up with the square valve head. For **OFF**, turn the wrench clockwise about 1 and ½ turns until you feel the valve stop. The valve is now closed. Repeat on the other valves.
3. To **OPEN**, turn the T-Handle wrench counter clockwise about 1 and ½ turns until you feel the valve stop. The valve is now open.
4. Once all water valves have

been opened, replace the cylindrical cover by lining up the tabs with the cylinder and press in.



Essex 1 - locations are the same; valves are visible; NO special tools required.

Keeping Healthy In Our Exercise/Aerobics Rooms

Gym Equipment:

Experts have found that germs are found in every nook and cranny of the gym - on the bench-press, the bikes, literally everything.

Sweaty residue on gym equipment, particularly the machines often used by several people in quick succession, such as weights and exercise bikes, can also harbour bacteria that can be transferred to others.

Cold and flu viruses on our hands can also live on the equipment and spread to others.

The Shared Facilities Committee under the direction of your Boards of Directors continues to work with

our cleaning company and staff to make sure that we are maintaining the best standards and practices to keep everything clean and free of germs.

Our housekeeping staff routinely clean all areas using a disinfectant cleaning agent.

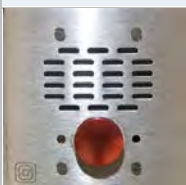
What you can do!

- Start with clean hands! Wash your hands after coughing, sneezing and blowing your nose.
- Cover Up Cuts - put a band-aid on any skin break or cut you have before your workout. Do not leave your dirty old band-aid lying around – throw it in the

garbage please.

- Aim for clean machines - The spray bottles and paper towels provided are intended to keep you healthy, not to keep the cardio machines shiny. Before and after using a machine, disinfect the places that will be — or were — in contact with your body, such as elliptical handlebars, the bike seat, mats and the weights.
- Always place a towel on any equipment that you are going to sit on.
- Stay away if you have a cold or the flu.

Concierge Desk Two Way Call



Sometimes, the on-duty 24/7 Concierge is away from the front desk to attend

to a delivery or a move or a patrol.

If you need urgent attention, you can contact them via their wireless radio. Just use the call box

to the left of the concierge desk. Usually, the Concierge will leave the return clock sign set so that you can judge whether to just wait or make the call.

Easy steps:

1. Press and hold the button while you identify yourself and location.

2. When you release the button, the Concierge will respond.

3. If necessary, press the button again while you respond.

The Concierge will usually be able to return to the desk within minutes.

Are You Covered?

Unit Owners' Insurance

All condominium owners should have a comprehensive unit insurance policy to cover:

- damage to their personal possessions, including those in a separate storage locker;
- damage to their unit upgrades;
- damage that they might incur to a suite below or adjacent to theirs as a result of an accident or their negligence; and
- a sufficient amount for liabilities in the event of an injury in the suite, such as if someone falling as the result of a toy left on the floor.

The rule of thumb is that everything within an individual unit, including equipment behind the walls that serves an individual unit, is the owner's responsibility, unless specifically noted otherwise in the Standard Unit By-law.

The **Standard Unit By-law** contained in our condominium corporations' documents defines those parts of a unit that are covered by the condominium corporation's insurance policy.

When a unit is damaged:

- All items listed in the "standard unit" definition form the part of an owner's unit that is covered under the corporation's insurance policy, subject to the insurance deductible.
- Items that are not

included in the definition of "standard unit" are considered to be improvements or upgrades to the unit and are not covered under the corporation's insurance policy.

Each unit owner should ensure that all items in his/her unit that are not included in the Standard Unit By-law are covered by his/her insurance policy.

Of note, the Essex 1 and 2 corporations' master insurance policies cover only the concrete floor slab of each unit. Insurance coverage for any floor coverings above the bare concrete is the owner's responsibility. On the other hand, the corporations' master insurance policy does cover some appliances, kitchen cabinets, lighting, wall coverings, and electrical facilities, etc.

However, when any items in the "standard unit" definition are replaced over time by the unit owner, they are deemed to be an "improvement" to the unit. As a result, unit owners, whether they realize it or not, are responsible for insuring these replacements and upgrades.

Check out our website www.theessex.ca for a copy of your Standard unit By-law.

*Just Click on the **FAQS** tab and scroll down for the version that applies to your building.*

Maintenance responsibilities

The Standard Unit By-law

does not shift maintenance responsibilities from the corporation to the owners or vice versa, nor does it affect liability for damage and/or insurance deductibles.

Avoid coverage gaps

One way to avoid a coverage gap is for unit owners to obtain coverage from the same company that insures the condominium corporation.

All owners should also have a car insurance policy.

For instance, cement may detach itself from the garage ceiling and fall on a car and dent it.

A garage door may malfunction and damage a car. Condominium corporations are not responsible for such damage unless, of course, the damage results from negligence to carry out repairs in a timely fashion on the part of the corporation.

Special note: Always use the access FOB before entering the garage. A problem that frequently arises is that residents follow others rather than use their FOB—despite notices to the contrary and sadly, there are occasions when the door comes down on a vehicle or a cyclist.

The corporation is neither responsible for injury nor damage because a basic safety rule has been disregarded.

Be safe, be covered.



Avoid letting strangers into your building!

When you do, they become your guests and you are vouching for their honesty and good intentions.

When strangers do manage to enter, direct them to the Concierge.

If they do not talk to the Concierge, tell the Concierge and give a description.

We are all each other's keeper when it comes to safety and security.

Direct your pizza delivery person to use the Enterphone and give them your name or suite.

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2011

Andrea Davidson
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10 years of real estate sales experience.
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"No other agent has sold more Essex/Nuvo condos"
* stat based on Toronto MLS from 2004 to present

MEMBER OF RE/MAX 100% CLUB
MEMBER OF RE/MAX EXECUTIVE CLUB

About The Essex

Visit Our Website
www.theessex.ca

- Information on your corporation,
- 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 to book ALL Moves, Deliveries, Virtual Golf, Billiards, Board, Meeting Room and BBQs

Property Manager:
416 239-9786
Mon. – Fri.
9 am - 5 pm

Call the Property Manager or go online

For Party Room, & Guest Suites Reservations

Events Calendar

Date	Calendar Item	Time of Day	Considerations for residents
MARCH - 2015			
Mondays	Zumba	7 pm to 8 pm	Open to all interested residents – fee applies
Tuesdays	Yoga	7 to 8 pm & 8 to 9 pm	Open to all interested residents – fee applies
Thursdays	Gentle Pilates	9 am to 10 am	Open to all interested residents – fee applies
Thursdays	Morning Coffee	10 am to 11 am	Open to all interested residents
Mar 4	Monthly Fire Testing	9 am to 5 pm	Be aware of test alarms and elevator interruptions
Mar 11	Monthly Generator Testing	9 am to 12 pm	Be aware of test alarms and elevator interruptions
APRIL - 2015			
Mondays	Zumba	7 pm to 8 pm	Open to all interested residents – fee applies
Tuesdays	Yoga	7 to 8 pm & 8 to 9 pm	Open to all interested residents – fee applies
Thursdays	Gentle Pilates	9 am to 10 am	Open to all interested residents – fee applies
Thursdays	Morning Coffee	10 am to 11 am	Open to all interested residents
TBD	BBQ's Available	For Reservation	Located beneath the gazebo, reserve through security
Apr. 3	Management Office Closed		Check with Concierge or use theessex.ca/contact.htm
Apr. 8	Monthly Fire Testing	9 am to 5 pm	Be aware of test alarms and elevator interruptions
Apr. 8	Monthly Generator Testing	9 am to 12 pm	Be aware of test alarms and elevator interruptions
TBD	Spring Garage Power wash	9 am to 5 pm	Move vehicles on designated days
TBD	Switchover from Heating to AC	9 am to 5 pm	Reset Thermostats for desired temperature
MAY - 2015			
Mondays	Zumba	7 pm to 8 pm	Open to all interested residents – fee applies
Tuesdays	Yoga	7 to 8 pm & 8 to 9 pm	Open to all interested residents – fee applies
Thursdays	Gentle Pilates	9 am to 10 am	Open to all interested residents – fee applies
Thursdays	Morning Coffee	10 am to 11 am	Open to all interested residents
TBD	Spring Window Cleaning	9 am to 5 pm	Be alert to window washers
TBD	Essex I Corridor Carpet Cleaning	9 am to 5 pm	Be alert for wet areas
TBD	Essex II Corridor Carpet Cleaning	9 am to 5 pm	Be alert for wet areas
May 6	Monthly Fire Testing	9 am to 5 pm	Be aware of test alarms and elevator interruptions
May 13	Monthly Generator Testing	9 am to 12 pm	Be aware of test alarms and elevator interruptions
May 18	Management Office Closed		Check with Concierge or use theessex.ca/contact.htm
May 20	Essex 1 Annual General Meeting	7 pm Registration	Owners attend; leave a proxy if you are unavailable
May 27	Essex 2 Annual General Meeting	7 pm Registration	Owners attend; leave a proxy if you are unavailable