

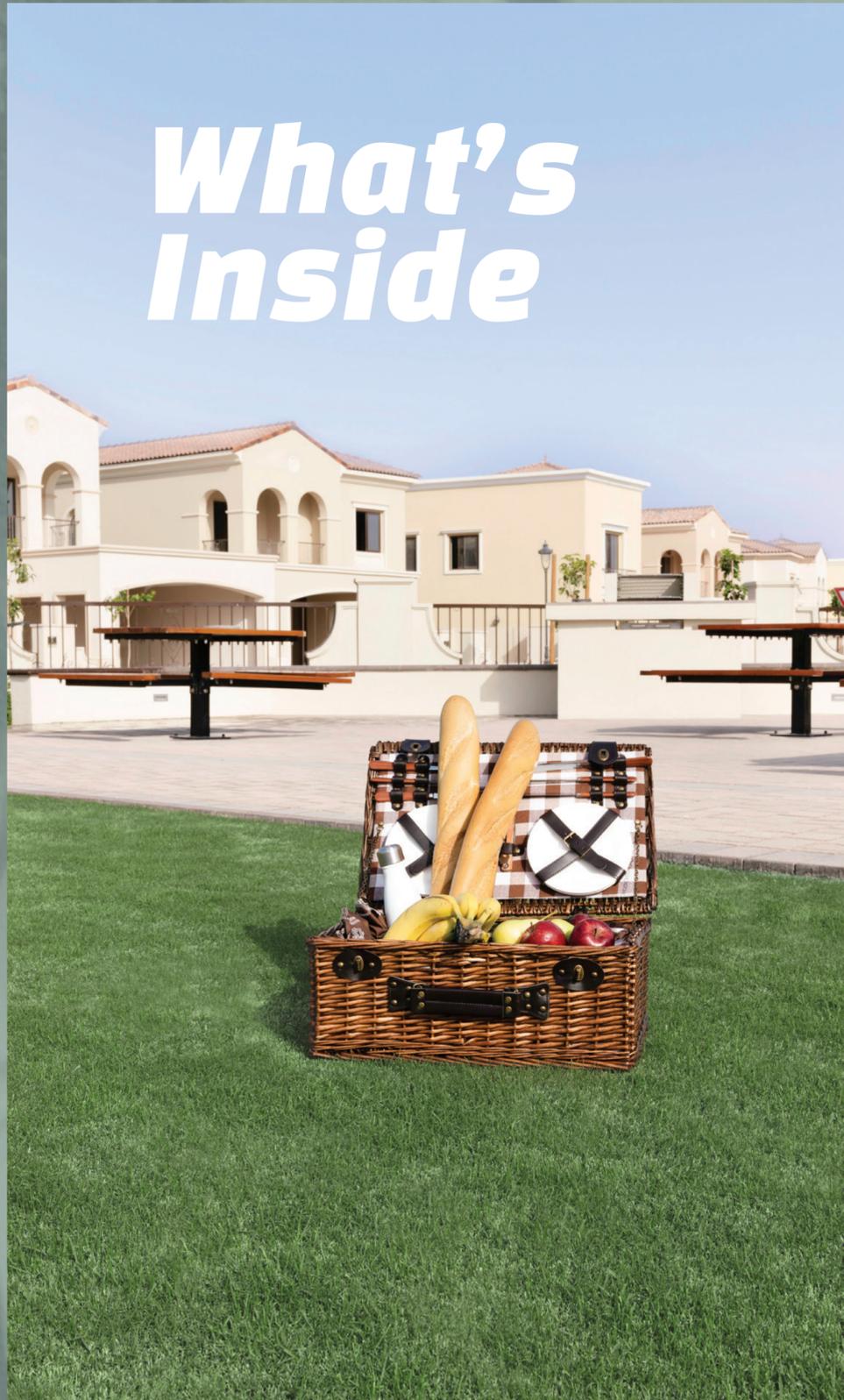
community buzz

JUNE 2024

ARABIAN RANCHES II

EMAAR

What's Inside



Community Buzz

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In & Around

Exciting News: Revamped Kids Play Zones!

Prepare for a thrill as the kids play areas at Casa, Rasha, Yasmin, and the Master Community get a stunning makeover. Out with the old EPDM flooring and in with top-notch material, boasting superior absorption and durability.

This upgrade is all about crafting a safer, cozier space for our little adventurers to explore and enjoy to the fullest.



A photograph of a residential street intersection. In the foreground, a speed bump with yellow and white stripes is visible. Below it is a pedestrian crossing with white zebra stripes. A blue circular sign with a white arrow pointing down and to the left is mounted on a pole. The background shows a row of two-story houses with light-colored facades and red-tiled roofs, separated from the road by a white wall and green hedges. The sky is clear and blue.

Speed Control and Pedestrian Safety Measures

In our relentless pursuit to ensure the safety of our community, our young pedestrians and cyclists traveling to school, we've taken a significant step. Brace yourself for smoother rides and safer walks as we've installed additional speed bumps and designated pedestrian crossing zones at every vital intersection and community entrance across five strategic locations.

Rule Refresher

Noise Management at Home: Tips for a Peaceful Living Space
Creating a tranquil home environment is essential for well-being and community peace. Here are some practical tips to manage household noise.

Noise Etiquette

Maintain noise etiquette by keeping conversations and media at moderate volumes, especially during late hours, to avoid disturbing neighbours.

Door Slamming

Prevent door slamming by installing soft-close mechanisms or encouraging gentle door handling to reduce noise and maintain calm.

Conflicts / Fights

Manage conflicts quietly by adopting calm communication strategies to minimise loud outbursts.

Loud Appliance / Furniture Operation

Choose quieter appliances and maintain them regularly. Use felt pads under furniture to prevent loud scraping and operate noisy devices during less disruptive times.

Nighttime Serenity

Ensure a peaceful nighttime environment by ceasing loud activities at a set time, using white noise machines, and insulating windows and doors to block external noise.

Controlled Music Level

Play music at a reasonable volume or use headphones. Set specific times for louder activities to ensure quiet periods for rest and concentration.

Implementing these noise management strategies can create a peaceful and serene home, improving overall quality of life.

Pre-Travel Tips For Summer

Here are some valuable tips to help you enjoy a worry-free vacation while keeping your villa or apartment safe and secure.



Secure Your Property

Make sure all windows and doors are securely locked. Invest in sturdy locks or security systems for added protection. Also, inform a neighbour or friend of your travel plans so they can watch your property.



Arrange for Maintenance

Schedule any necessary maintenance or repairs before you leave. This includes tasks such as checking for leaks, servicing HVAC systems, and inspecting electrical wiring.



Secure Valuables

Before leaving, store valuable items such as jewellery, electronics, and important documents in a secure location, such as a safe or locker.



Unplug Appliances

To avoid potential fire hazards and save energy, unplug non-essential appliances such as TVs, computers, and kitchen gadgets before you leave.



Check Insurance Coverage

Review your insurance policy to ensure that your property is adequately covered while you're away. Some policies may have specific requirements or limitations for vacant homes.

Got Junk? It's time to Declutter

Emaar Community Management has partnered with key junk collection agencies in the region to help you get rid of your unwanted household items, free of cost.

Book your collection slot with any of the below companies for free collection of your household junk.

TAKE MY JUNK	800 5865 050 179 4045 / 050 395 5865	info@takemyjunkuae.com
REMOVE MY JUNK	055 549 1122	removemyjunkuae1122@gmail.com

What Can You Junk For Free?

Old couches, clothes, office/home/garden furniture, children's toys, kitchenware, exercise equipment, linen, toiletries, electronics, mobile phones, home appliances, books, bicycles and faded carpets.

Junk That Is Chargeable:

Green waste, construction waste, broken wood/glass and sun-damaged items.

Note: General household waste will not be collected.



Pet Protocols for a 'Purrfect' Community

While our community embraces pet-friendly living, it's crucial to adhere to the following guidelines to ensure a harmonious environment for all residents:

- Please clean up after your pets. Dog waste bins and waste bag dispensers are conveniently located throughout the community.
- Keep dogs on a leash in common areas and consider using a short leash during walks.
- Ensure pets are registered with Dubai Municipality and vaccinated according to local regulations.
- All pet owners must register their pets with community security. This includes providing the number of pets per household, vaccination records, and a pet passport. Prompt registration is essential. ([Click here to register](#))

For a detailed overview of community rules, please refer to the community website. Non-compliance may result in a Notice of Violation and a penalty of AED 500 per instance.



Home Maintenance Checklist

Within this guide, we share a checklist aimed at preserving homes in impeccable condition, thereby guaranteeing both longevity & aesthetic appeal.

Regularly Clean Drainage and Gutter

Remove any debris such as leaves, twigs, or dirt that may accumulate and cause blockages.

Examine Ceilings and Windows

Promptly repair any damaged or deteriorating windows, roofs, or ceilings. Seal any gaps or cracks around your windows and ceilings.

Seek Professional Assistance

If you notice significant damage or are unsure on how to properly maintain your windows and ceilings, seek assistance from qualified professionals.

Ensure Proper Ventilation

Use exhaust fans in bathrooms and kitchens, and open windows when weather permits.

Assess Water Heaters

Regularly assess water heaters for leaks, corrosion, and sediment buildup.

Trim Vegetation

Overhanging branches can also block drainage systems, leading to water accumulation on roofs and ceilings.

Mindful Landscaping

Avoid planting trees or shrubs with invasive root systems near drainage pipes, as these roots can penetrate and damage the pipes over time.

Schedule Pest Control

Implement comprehensive pest inspection and control measures to mitigate the influx of pests.

Proper Waste Disposal

Avoid disposing of grease, oil, food scraps, or other non-biodegradable items down the drain.

Safeguard Against Moisture Intrusions

Identify and rectify any vulnerabilities or damage points to anticipate leaks and structural compromise. Conduct meticulous examinations of walls and foundations for signs of moisture infiltration or structural compromise.

Check Air Conditioning Systems

Implement routine servicing and inspection protocols for air conditioning units.

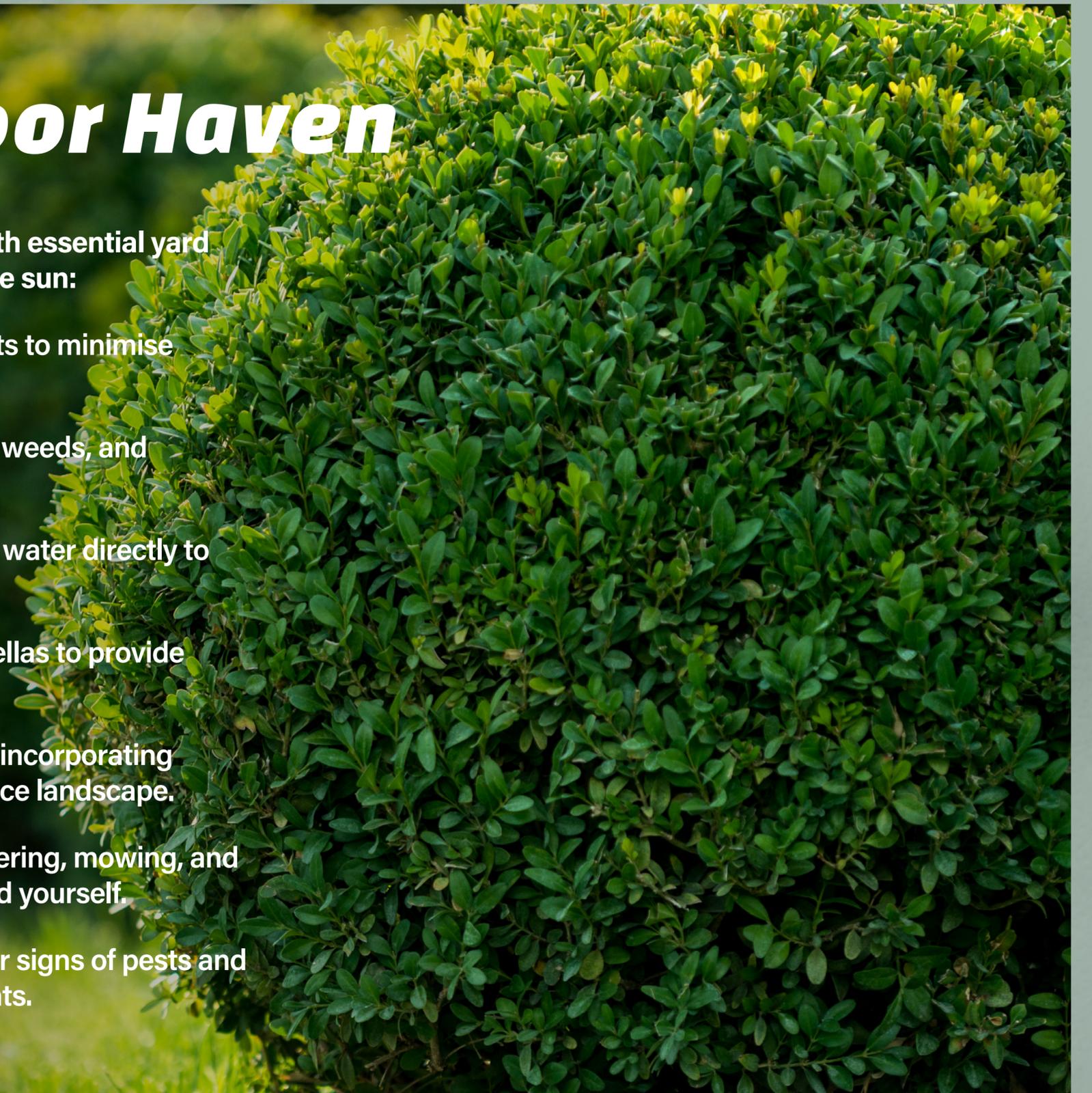
Insure your Home & Belongings

Secure and keep up with sufficient insurance coverage for both your property and its contents.

Nurturing Your Outdoor Haven

Let's check out the guidelines for summer landscape maintenance with essential yard care responsibilities to ensure your outdoor space flourishes under the sun:

- **Drought-Resistant Plants:** Opt for native and drought-resistant plants to minimise water usage while adding beauty to your landscape.
- **Mulching Magic:** Apply a layer of mulch to retain moisture, suppress weeds, and regulate soil temperature during hot summer days.
- **Efficient Irrigation:** Invest in drip irrigation or soaker hoses to deliver water directly to the roots, reducing evaporation and ensuring efficient watering.
- **Shade Solutions:** Create shaded areas with trees, pergolas, or umbrellas to provide relief from the intense summer sun.
- **Xeriscaping Principles:** Embrace xeriscaping by reducing turf areas, incorporating native plants, and utilizing hardscaping features for a low-maintenance landscape.
- **Timely Maintenance:** Schedule yard maintenance tasks such as watering, mowing, and pruning during cooler parts of the day to prevent stress on plants and yourself.
- **Pest and Disease Management:** Monitor your landscape regularly for signs of pests and diseases and address them promptly to prevent damage to your plants.



Picture - Perfect Garden Competition Awards Ceremony



DUBAI POLO &
EQUESTRIAN CLUB

We extend our heartfelt gratitude to all the residents who participated in the Picture-Perfect Garden Competition. The awards ceremony for the winners was hosted by the Dubai Polo and Equestrian Club on 16th May. The Soirée featured engaging speaker sessions, a tour of the breathtaking property, an awards presentation, and a delightful selection of appetizers and mocktails.





DUBAI POLO & EQUESTRIAN CLUB

Spread across 68 acres of manicured grounds, Dubai Polo and Equestrian Club offers the ideal setting to experience the historic sport of polo. Enjoy stunning views and a variety of dining options. Plan your next event here or take your family on a tour of the stables, there's always something exciting happening at the Dubai Polo and Equestrian Club.

Residents of Emaar Communities can now avail exclusive discounts at the numerous attractions offered by the Dubai Polo and Equestrian Club via Emaar One Application.

- 20% OFF on the Total Bill at Dubai Polo Bar, Sella, and Splash Pool Bar
- 20% OFF on Spa treatments at The Spa
- 20% OFF on Riding Academy Lessons (Monday to Friday, 6 AM to 10 AM)
- 20% OFF on Football Court Rental



GRAND WINNER
Sheila & Vinod Mohindra, Emirates Living



BEST EDIBLE GARDEN
Rajani Singh, Emirates Living



BEST LANDSCAPE GARDEN
Batool Fatima Tuz Zehra/
Muzaffar Ahmed Khokhar, Arabian Ranches



BEST SUSTAINABLE GARDEN
Mikael Kjell Erixon/Bodil Erixon, Mira



BEST CREATIVE GARDEN
Claire Louise Zuiderduijn, Arabian Ranches

Art Competition

Winner Showcase



"My artwork is about environment sustainability. First, I divided the canvas into half and then I drew what will happen if you take care of the planet and if you don't take care of the planet. I used acrylic paints for the background, I used brown, red, yellow, and orange for the dark side and blue, white, green, and yellow for the bright side. When you take care of the planet, it will always be bright and happy. When you don't take care of the planet it will be gloomy, dark, and boring"

*Keira Allende, Age: 9
Arabian Ranches 2*

In & Around

Health

Life Pharmacy
+971 4 571 8007
Grand Optics
+971 4 361 9420
Medi Link Pharmacy
+971 4 361 8218
Mediclinic Arabian Ranches
+971 4 247 8555

Pet care

Pets Delight
+971 4 361 8184

Groceries

Carrefour Market
+971 4 706 1209

Dry Cleaning

Eezi Clean
+971 4 360 8431

Tailoring

The Custom Shop
+971 50 8739095

Salons

The Barber Shop
+971 4 558 7142
Tips & Toes
+971 4 301 9990
Derma Lounge
+971 4 368 1453

Beauty

Wojoooh
+971 4 457 9939

Toys

Early Learning Centre (ELC)
+971 4 442 1523

Photography

Photo Magic Digital LLC
+971 4 361 8052

Tourism

Prime Travels
+971 4 361 8121

ATMs

(at Arabian Ranches Retail Centre)
Emirates NBD
RAK Bank
Standard Chartered Bank

Money Exchange

Al Ansari Exchange (at Arabian Ranches Retail Centre)

Service Fee Payments

(at Arabian Ranches Retail Centre)
Emaar Service Fee Kiosk

Mosques

Al Rahman Mosque (near retail centre)
Al Salam Mosque (inside Polo club)

Reporting

Smart Police Station (SPS)
Near Arabian Ranches Retail Centre

Petrol station

ENOC modular petrol station
Opposite Mirador Gate 2

Sports & entertainment

Arabian Ranches Golf Club
+971 4 366 4700
Dubai Polo & Equestrian Club
+971 4 361 8111

Education

Jumeirah English Speaking School
+971 4 361 9019
Raffles Nursery
+971 4 427 1476

Others

African + Eastern
+971 4 360 6620

Useful numbers

Fire	997
Ambulance	998
Police	999
Dubai Municipality	800 900
Taxi	800 9090
DEWA	991

ARABIAN RANCHES II

Visit us at our community office

 Level I, Ranches Souq,
Arabian Ranches II

Monday to Friday, 9 AM to 8 PM
Saturday and Sunday, 9 AM to 5 PM
+971 4 367 7861

800 EMAAR (36227)

Community Security
+971 56 389 4076

www.arabianranches.ae

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COMMUNITY
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