

community buzz

JUNE 2024

DOWNTOWN
DUBAI

EMAAR

What's Inside



Community Buzz

Introducing Recyclable Bins at Burj Royale



Resident's Tips & Tricks

Rule Refresher

Pre-travel Tips for Summer

Got Junk? It's time to Declutter!

Pet Protocols for a 'Purrfect' Community

Home Maintenance Checklist

Maintaining Garbage Chute Etiquette

Mastering Balcony Etiquette



Campaigns, Competitions & Challenges

Picture Perfect Garden Competition Winners

Art Competition Winner



In & Around

Embracing Sustainability: Introducing Recyclable Bins at Burj Royale

We're thrilled to unveil our latest initiative dedicated to sustainability and environmental stewardship. In our ongoing commitment to a greener future, we've installed new recyclable bins across Burj Royale.

Where?

- Ground floor entrance parking
- Podium 1, 2, 3, 4 parking
- Entrance to the lift lobbies from both sides

Each bin features designated slots for paper, plastic, cans, and general waste, making sorting and recycling a breeze for residents. We urge all residents to embrace this opportunity and make use of the recycling bins, contributing to our collective efforts in building a cleaner, greener community.



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 and aesthetic appeal.

Regularly Clean Drainage

Clean drains to prevent blockages caused by debris accumulation, using methods such as drain snakes or flushing with water.

Examine Ceilings and Windows

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

Seek Professional Assistance

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

Dispose of Waste Properly

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

Safeguard Against Moisture Intrusion

Engage certified professionals to conduct thorough inspections of the apartment.

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

Regularly trim your balcony plants to prevent overgrowth, which can potentially block drainage systems.

Check Air Conditioning Systems

Implement routine servicing and inspection protocols for air conditioning units.

Follow Balcony Etiquette

Abstain from storing bulky items on balconies as they increase fire risks. Do not modify electrical fittings.

Schedule Pest Control

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

Insure your Unit and Belongings

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

Maintaining Garbage Etiquette

In our residential communities, garbage chutes streamline waste disposal, but they're not immune to misuse. Misplaced items like metal rods or styrofoam containers can lead to blockages and foul odours.

Here's a quick guide to uphold proper etiquette:

- **Mind Your Disposal:** Avoid tossing items like metal rods or large plastic boxes down the chute. Familiarise yourself with disposal guidelines near the chutes.
- **Educate Third Parties:** Ensure contractors and house helps understand our disposal rules to prevent inadvertent violations.
- **Report Issues:** If you spot blockages or violations, report them promptly to management.

Violations may incur penalties, so let's all do our part to keep our spaces clean and functional.



Mastering Balcony Etiquette

Let's delve into key pointers for understanding balcony etiquette within your building.

Do's

- Keep your balcony in good condition and free from hazards.
- Conduct regular inspections for signs of damage or deterioration.
- Adhere to community guidelines for maintaining your balcony.
- Seek prior approval for any significant alterations or structural modifications.

Don'ts

- Throw cigarette butts and ashes from the balconies.
- Barbecue and use shisha on balconies, they are potential fire hazard.
- Throw waste and sharp objects from balconies.
- Store large items like sofas or cupboards.



Picture - Perfect Garden Competition Awards Ceremony



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 Riding Academy Lessons (Monday to Friday, 6 AM to 10 AM)
- 20% OFF on Spa treatments at The Spa
- 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



"I love to keep my environment and my city Dubai very clean. We are the next generation, and we want to live with the right habits from childhood. I like to see green, feel green and breathe Green"

*Jason Bitar, Age: 6
Downtown*

In & Around

ATMs

Emirates NBD, Boulevard Plaza
Mashreq Bank, Emaar Sales Center
Mashreq Bank, Vida Downtown Hotel
Mashreq Bank, Address Downtown
Mashreq Bank, Dubai Opera
HSBC, Burj Views

Health

Boots Pharmacy (The Residences)
+971 4 419 0120
Al Manara Pharmacy (Souk Al Manzil)
+971 4 362 1161
Marina Pharmacy (Souk Al Bahar)
800 7427 6229
BinSina Pharmacy (Emaar Square)
+971 4 458 4338
New Planet Pharmacy (South Ridge Tower 1)
+971 4 432 9158

Salons

Amaya Salon & Spa
+971 4 374 1496
Hair Concept Salon
+971 4 420 1165
Waterbike Ladies Salon
+971 58 294 0106
Yas Beauty Salon & Spa
+971 4 451 3333
Chivalry Gentlemen's Salon
+971 4 368 9476

Groceries

Géant Express
+971 4 358 0981
Choithrams
+971 4 577 6298
Spinneys
+971 4 422 0399
Carrefour Market
80073232
Al Maya Supermarket
+971 4 432 9623

Petrol Stations

ADNOC service station
EPPCO

Mosque

Al Ghafoor Mosque

Cafes

Starbucks, Boulevard Plaza
+971 4 419 0002
Starbucks, Souk Al Bahar
+971 4 419 0195
Starbucks, Souk Al Manzil
+971 4 419 0109
Starbucks, Emaar Square
+971 4 419 0017
Caribou Coffee, Standpoint
+971 4 277 8294
Caribou Coffee, Burj Views
+971 4 346 5510
Caribou Coffee, Souk Al Bahar
+971 4 420 3608

Education

Blossom Nursery
800 6877 379 (8 Boulevard Walk)
800 6877 379 (Al Manzil District)
Jumeirah International Nursery
+971 4 456 4955

Useful numbers

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

Visit us at our community office

 Shop 14, Ground Floor Souk Al Manzil,
near Old Town Residences, Downtown Dubai

Monday to Friday, 9 AM to 8 PM
Saturday and Sunday, 9 AM to 5 PM
+971 4 362 7189

800 EMAAR (36227)

Community Security

Old Town Island	+971 56 680 4127
Boulevard Point	+971 56 525 1959
Downtown Views	+971 50 442 7553
Boulevard Crescent	+971 56 389 4077
The Lofts	+971 56 389 4078
Burj Vista	+971 56 404 5796
Boulevard Heights	+971 56 990 5355
Boulevard Central	+971 56 389 4128
Old Town Residences	+971 56 680 4124 +971 56 341 3268
The Residences	+971 56 389 4119 +971 56 341 3772

Burj Views	+971 56 680 4121
Claren	+971 56 389 4077
South Ridge	+971 56 389 4079
29 Boulevard	+971 56 389 4128
8 Boulevard Walk	+971 56 389 4131
Standpoint	+971 56 389 4128
Forte	+971 50 537 4979
Burj Crown	+971 50 643 1267
Downtown Views II	+971 50 210 3525
Opera Grand	+971 56 533 2478
Act I Act II	+971 50 899 3015
Burj Royale	+971 50 899 0616

D O W N T O W N
D U B A I

www.downtowndubai.ae

EMAAR

COMMUNITY
MANAGEMENT