

community buzz

JUNE 2024

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Community Buzz

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In & Around

Brightening Up Sunrise Bay Parking Areas

Get ready to see some vibrant changes in our parking areas. A fresh coat of epoxy paint is on the horizon for select parking spaces, enhancing the overall aesthetics of our community. But that's not all, during this makeover, certain poles that were installed during a previous project will be carefully adjusted or removed to ensure smoother traffic flow and easier access. Stay tuned as we work to make Sunrise Bay even more inviting and convenient for all!

Dive into Brighter, Greener Pool Days!

As part of our dedication to energy conservation, we have transitioned the underwater lights in our pool from halogen to LED. This transformation promises not only enhanced aesthetics and ambience but also a significant decrease in our carbon emissions. Anticipate brighter, more eco-friendly, and ultimately more enjoyable pool experiences for all.

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

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



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 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 Zuiderdijjn, Arabian Ranches

In & Around

Health

Life Pharmacy
04 447 9780
800 Pharmacy
800 74276229
Dr. Nicolas & Asp Centre
04 360 9977

Service Fee Payments

Emaar Service Fee Kiosk
(at Marina Walk South)

Mosques

Al Rahim Mosque
Dubai Marina

Pet care

Marina Vet
04 568 6942

Groceries

Spinneys
04 367 4810
Grandiose Supermarket
04 367 4810

Education

Raffles Nursery
04 427 1473
Blossom Nursery
800 6877379

Money exchange

Al Ansari Exchange
04 430 8970

Petrol Stations

ADNOC service station
EPPCO

Useful numbers

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

Visit us at our community office

 Sunrise Bay, Tower 2,
Mezzanine Level.

Monday to Friday, 9 AM to 8 PM
Saturday and Sunday, 9 AM to 5 PM
+971 4 362 7807

800 EMAAR (36227)

Community Security
+971 50 445 8238

www.emaarbeachfront.ae

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