

community buzz

DECEMBER 2022

ARABIAN RANCHES II

EMAAR

what's
inside



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Bright, colorful play areas



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In & around



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Trimmed and Pruned

The cooler days means outdoor fun. In preparation to this, community landscaping is going on in full swing. Pruning the trees is excellent to remove the dead and dying branches and to promote new growth and prevent pest infestation. This is also a measure to protect property from the trees' overgrowth. The landscaping team has completed pruning all the trees within the community.

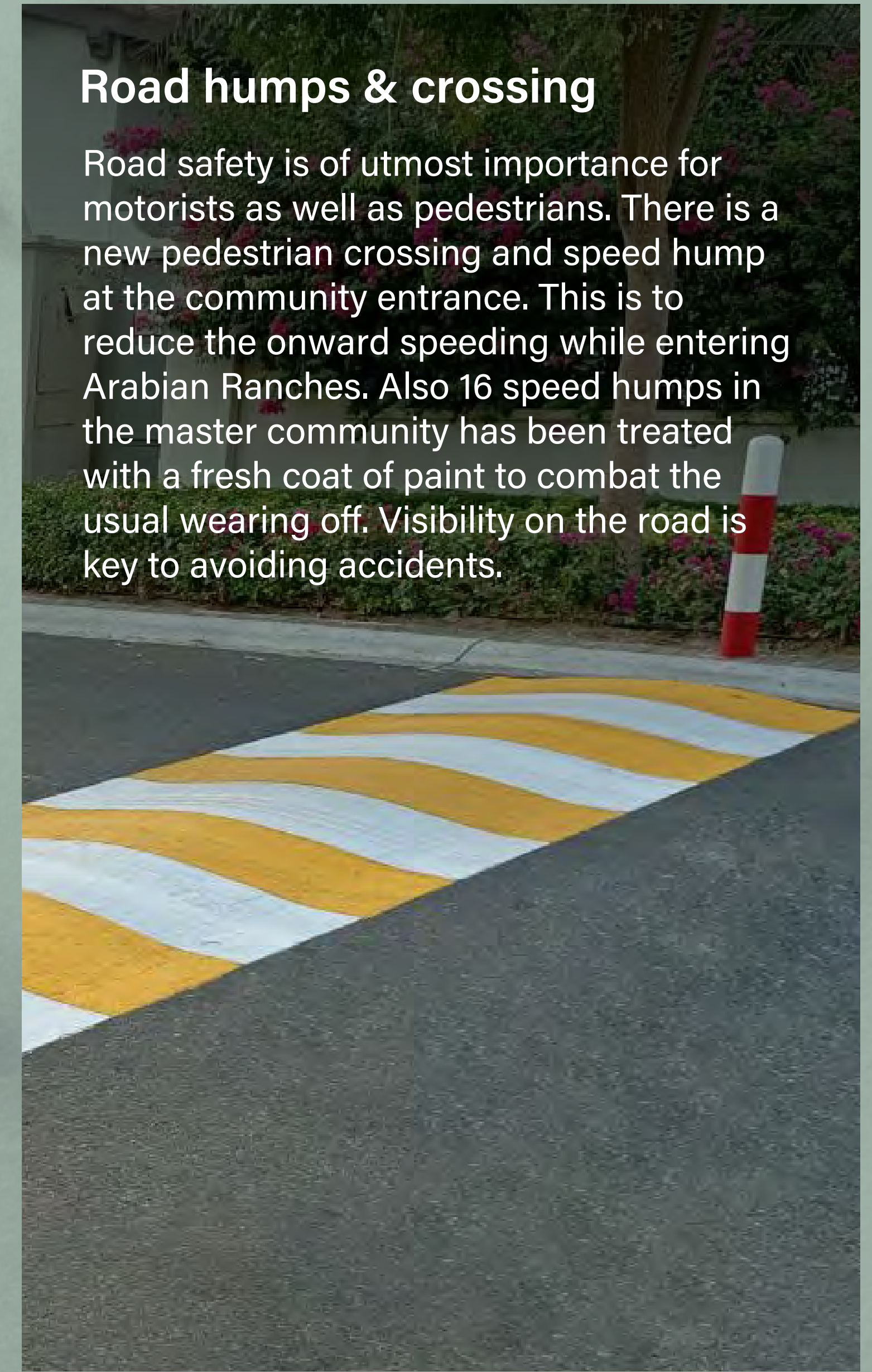


Bright, colorful play areas

Kids learn when they play especially when at the kiddie play area. To maintain the aesthetic aspect of the community and the best interests of our younger residents, the faded flooring has been revived with UV coating. All the Azalea and Reem play areas' floors have been treated and made visually appealing. The colors and patterns blend in perfectly with the surroundings and enhance its recreational value.

Road humps & crossing

Road safety is of utmost importance for motorists as well as pedestrians. There is a new pedestrian crossing and speed hump at the community entrance. This is to reduce the onward speeding while entering Arabian Ranches. Also 16 speed humps in the master community has been treated with a fresh coat of paint to combat the usual wearing off. Visibility on the road is key to avoiding accidents.



Rule Refresher

The festive season is here and this quarter, we bring you nine top tips on what it takes to be a good neighbour.



Be respectful of your neighbours when you throw a party. Follow the noise ordinance and keep it a minimum.



Follow proper waste disposal practices. Everyone wants a clean vicinity.



Be mindful when using common amenities. Move on once you are done.



Be a responsible pet parent by keeping them on a leash when visiting common areas. Most importantly, clean up after them.



Do not tailgate other vehicles and carry your vehicle access cards with you.



Mosquito season is here. Empty out uncovered food, water, water features, bird feeders, toys, and buckets. Clean out the outdoor floor mats.



Do not overspeed inside your community. Be mindful of senior citizens, children, and strollers.



Avoid parking in front of others' parking spots.



Do not store furniture, strollers, or belongings at your carports. It's unsightly and can be an obstruction in an emergency.

Update your details

Have new family members living with you? Or changed your mobile number?

Avoid missing out on important news, events or campaigns by keeping your information updated.



Log in to your community portal or Emaar One mobile app and click PROFILE. Use EDIT to revise details. You will receive an OTP for changes on mobile number and email addresses.



Ensure mobile numbers and email addresses are the ones you regularly use.



For uploaded documents, limit files names to alphanumeric characters and ensure size is below 2 MB to avoid errors. Preferred formats are pdf, jpeg or png and Google Chrome is the recommended browser.



Upload new Tenancy Contracts or Emirates ID card by logging in to the community portal. Select RENEWAL from the menu to add new documents.



Access cards are linked to Tenancy Contracts. Close to expiry, three email reminders for renewal are sent to avoid card deactivation.



Feel free to reach us at 800 EMAAR (36227) and our team is happy to help.



Service fee quick guide

The community service fee is a homeowner's annual contribution towards expenses that maintain the amenities, landscaping and security of the community.



Why must I pay?

Service fee defaulters impact the ongoing maintenance of the community, administration, common area insurance, management, audit, and expenses required to run the community's common areas.



How can I pay?

- Your community portal, www.arabianranchestwo.ae
 - Emaar One mobile app
 - Community service fee kiosks at your community centre*
 - Set up Auto Pay on your portal
 - Cash, card (including Amex), and cheque payments**
 - Bank transfer
- *as applicable
**Available at Customer Happiness Centre, Building 2, Emaar Square



Things to remember

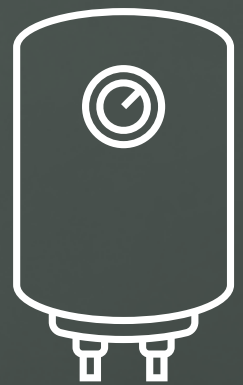
- Auto Pay must be renewed at the start of every year. It is valid only for a particular year's invoicing period.
- In case of concerns over fees charges on the Mollak system (Noqodi), please pay on the portal or Emaar One mobile app.
- Payment reminders for outstanding fees are sent four days before the due date, one week and two weeks after the due date.
- Defaulters may attract an eventual case at the Rental Dispute Centre. This could slow down processes for Ejari and NOCs for sale of property.



In case of further queries, reach us on 800 EMAAR (36227) or write to us at servicefees@ecm.ae

Hot water savings

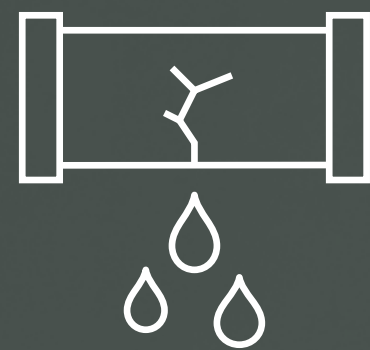
With the onset of cooler months, the water heaters at homes across the community will be working overtime. But here are our two cents on bringing down those extra digits in your DEWA bills.



Switch off the heater when not in use and at night. This will reduce your utility bills.



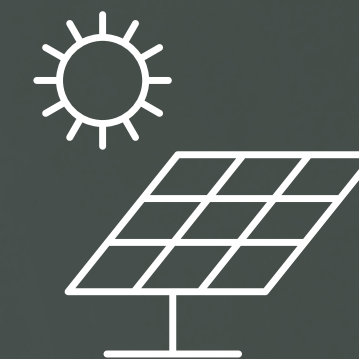
It takes only 20 mins to warm water for one shower. Switch off heaters after use.



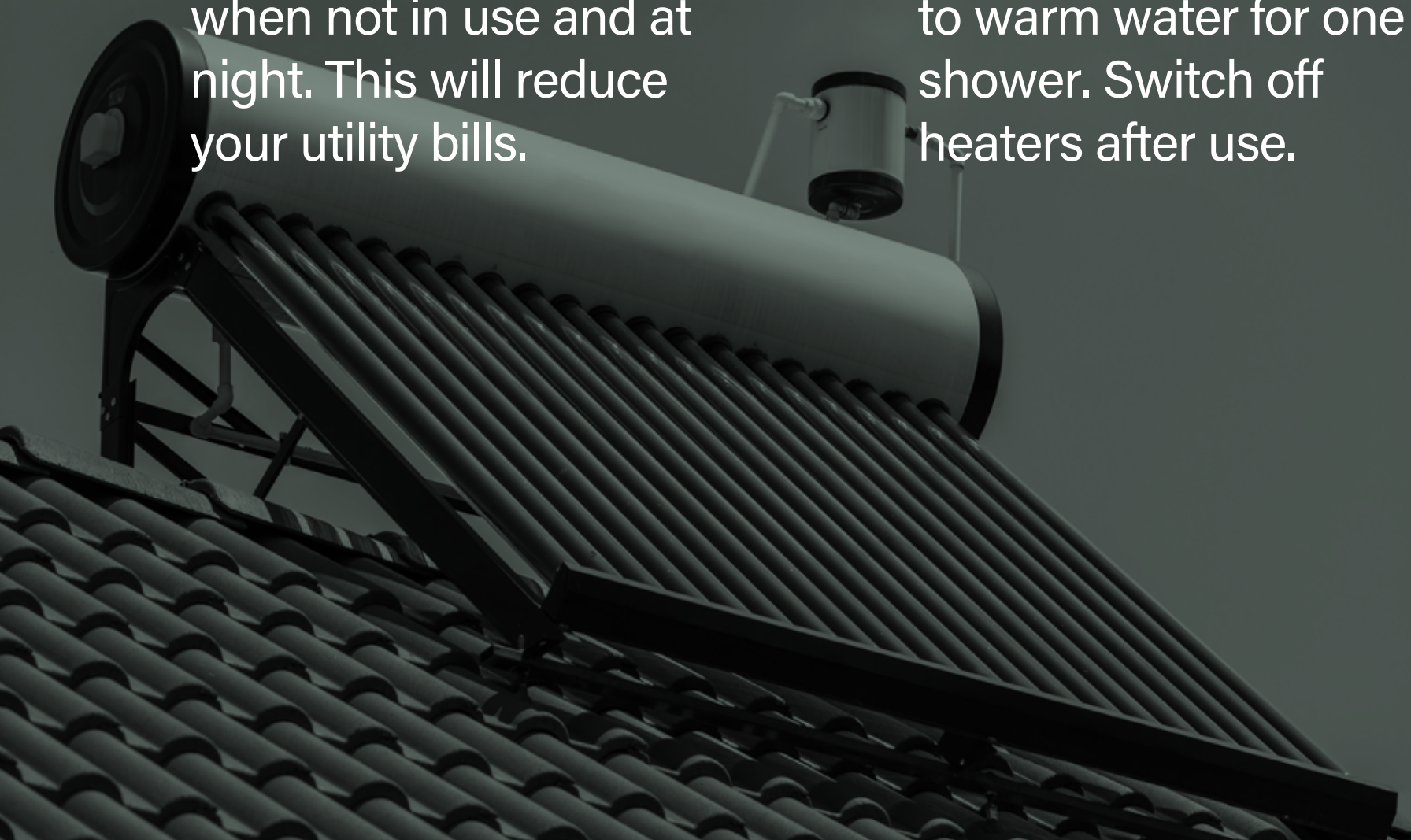
Look out for leaks and dampness in your bathroom and shower areas. This is a classic sign of faulty water heaters. Not only can they spike your bill but is also a hazard.



Be religious about yearly maintenance. A well-maintained water heater does not use much energy.



Getting a new water heater? Opt for a solar or electric heater with a top rating of 5 or 4 stars and approved by the Emirates Authority for Standardization & Metrology (ESMA).



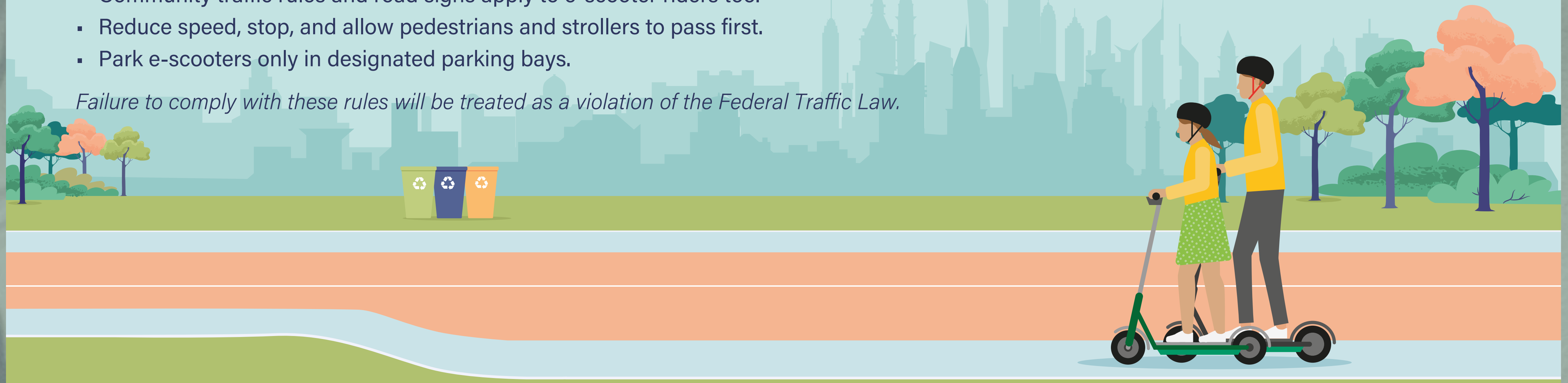
When on an e-scooter...

With the rise in popularity of e-scooters in town, so have the related mishaps.

They may be the easiest mode to zoom around in, but here are a few golden rules to follow when using them in your community premises.

- Riders must be 16 years or above.
- Users must wear protective helmets, knee bumpers, and reflective clothing.
- One cannot exceed 20km/hr on an e-scooter and avoid internal roads during peak hours.
- Riders must not carry anything that impacts their balance during the ride.
- Ferrying other people around is not permitted.
- Community traffic rules and road signs apply to e-scooter riders too.
- Reduce speed, stop, and allow pedestrians and strollers to pass first.
- Park e-scooters only in designated parking bays.

Failure to comply with these rules will be treated as a violation of the Federal Traffic Law.





Turn on Vacation Mode

Travelling for the holidays? Log in on Emaar One (available on Play store and App store) and turn on vacation mode. This will alert our security force to keep an eye on your home when you are away.

Remember

UNPLUG

your electrical appliances to avoid power surges or fires.

LOCK UP

your valuables, doors, and windows.

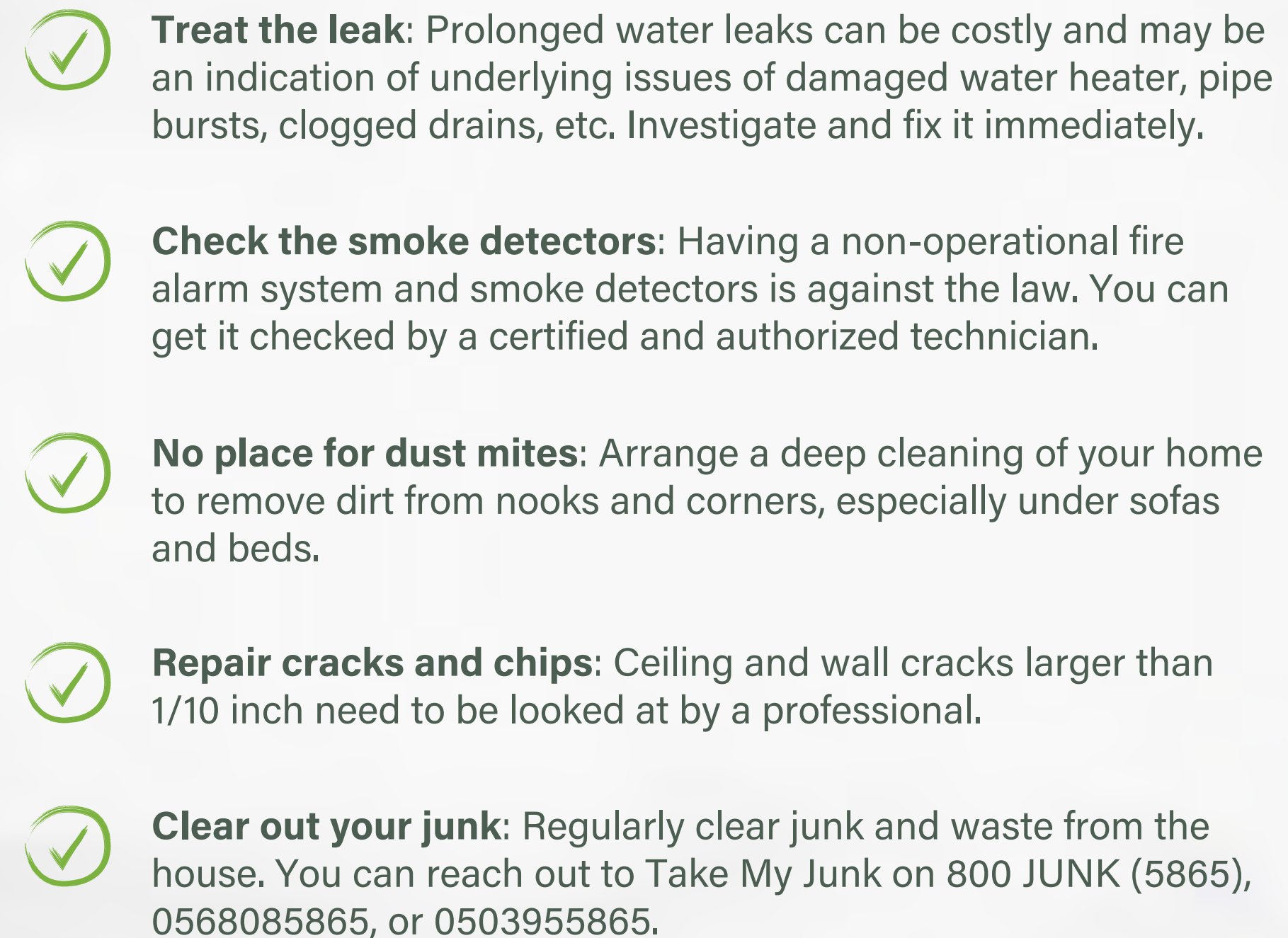
HAND OVER

keys to someone you trust for an occasional check.

Download the Dubai Police app or visit www.dubaipolice.gov.ae and fill in the Home Security Application to register your unit. Patrol cars will keep an eye on their home, when they are patrolling the neighbourhood.

Get a Home Health Check

Your home is your happy place. Keeping it sustainable, clean, and comfortable can prevent major damages and save you money in the long run. Bookmark this checklist to enhance the quality of your home.

- 
- ✔ **Treat the leak:** Prolonged water leaks can be costly and may be an indication of underlying issues of damaged water heater, pipe bursts, clogged drains, etc. Investigate and fix it immediately.
 - ✔ **Check the smoke detectors:** Having a non-operational fire alarm system and smoke detectors is against the law. You can get it checked by a certified and authorized technician.
 - ✔ **No place for dust mites:** Arrange a deep cleaning of your home to remove dirt from nooks and corners, especially under sofas and beds.
 - ✔ **Repair cracks and chips:** Ceiling and wall cracks larger than 1/10 inch need to be looked at by a professional.
 - ✔ **Clear out your junk:** Regularly clear junk and waste from the house. You can reach out to Take My Junk on 800 JUNK (5865), 0568085865, or 0503955865.

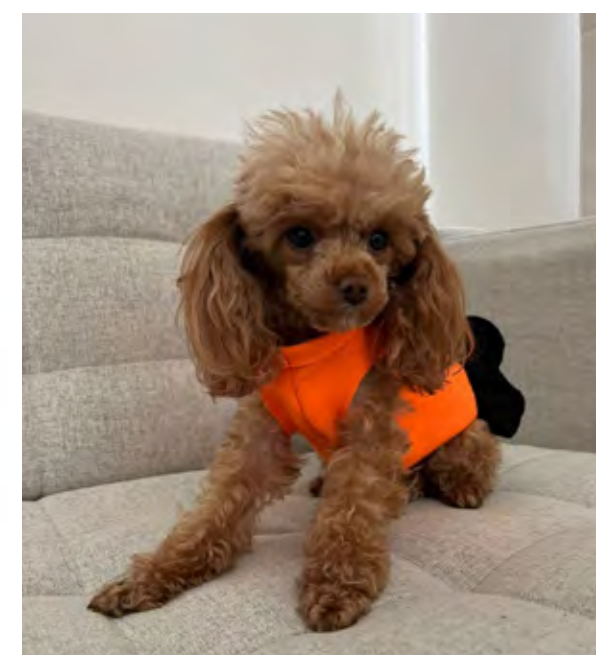
Rewind

Halloween Fright Night



MY SPOOK TACULAR PET

Congratulations to all the furry babies that dressed up for the Halloween competition. Presenting the winners of My Spooktacular Pet who got themselves a grooming session each from Pet Corner Dubai.



BabeDog
Dubai Hills Estate



Perksik
Reem



Harley
Dubai Hills Estate

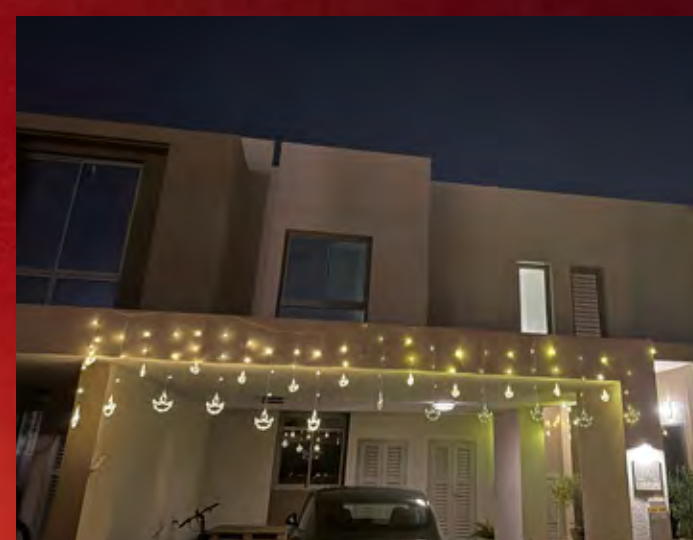




Diwali Home Decoration Champions



This Diwali was a special one, like most of our residents said, it was the mark of a new beginning after the dark covid period. To celebrate this, homes in our community had outdone themselves. These are some of the winners of the Diwali Home Decoration Contest



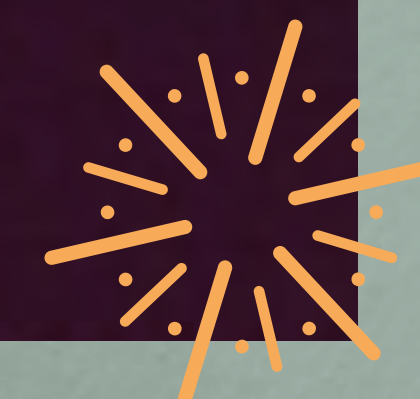
Atul Duggar
Reem



Awadesh Kumar Lila
Lila



Surabhi Camellia
Camelia



RECIPE CORNER

Celebrations are incomplete without food and banter. Some recipes have a special place in our lives because of the memories around it. This festive season, our resident, Faika from Dubai Hills Estate shares a dish close to her heart and family.



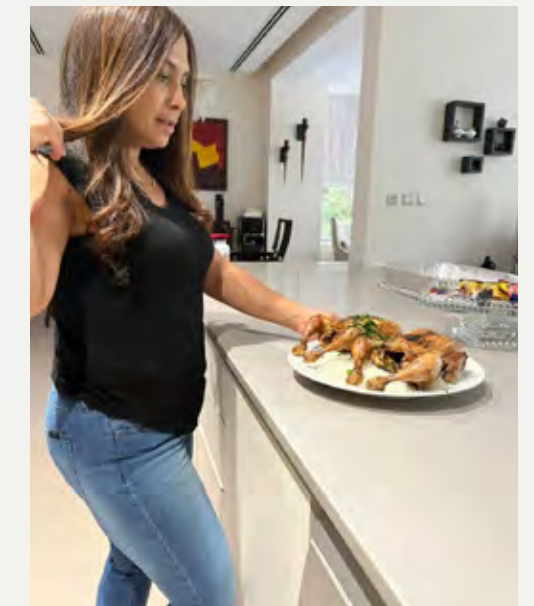
Rosemary Chicken Roast

What you will need

- Full chicken 600-700 gms
- Black pepper 1 tsp
- Rosemary 4 tbsp
- Paprika Half a tsp
- Lemon juice (as per taste)
- Olive oil
- Soya sauce 5 tbsp
- Water

- Preheat the oven to 180C. Prep the chicken with black pepper, rosemary, and paprika inside out.
- Mix soya sauce in a cup of water and set aside. Cover the baking dish with foil paper, pour the soya sauce mix and place it in the oven for 30 mins at about 180C.
- Place the chicken in this dish (make sure there is still enough water in the dish) and cook at 180C for another 30 minutes or until the chicken is done.
- Drizzle with lemon juice and olive oil before serving.
- Serve the roast chicken in a bed of rice and potato wedges.

Pro tip: Add a dash of soya sauce to the chicken before baking for the golden hue.



From the Resident's Desk



Sun blazing, birds chirping, lush green spaces, lovely jogging tracks, and the lakes. We wake up to a beautiful, vibrant community - one that lives and thrives together, for yourself, your family, friends, and your pets.

But are we doing enough for the community's hygiene? Let's start with picking up after your pets. Not the most glamorous task but a worldwide survey by APPMA suggests only 40% of pet handlers pick up after their pets. This is, however, changing.



Waterbodies, alert!

Rains wash it away or it gets drained out in our sewage system. But decomposing pet waste releases excessive nutrients that give birth to algae and weed, making our lakes murky and smelly.



Pathogen harbour

Salmonella and e.coli found in pet poop can cause diarrhea, stomach cramps, and fever. Let's pick up before it's too late.



Not a fertilizer

Pets eat meat and grains, so their waste contains nitrogen that makes grass turn brown or yellow.

Cleaning up pet poop is the new law in many communities and heavy penalties are imposed if laws are not followed. Here are my top tips we can adopt to help our communities:

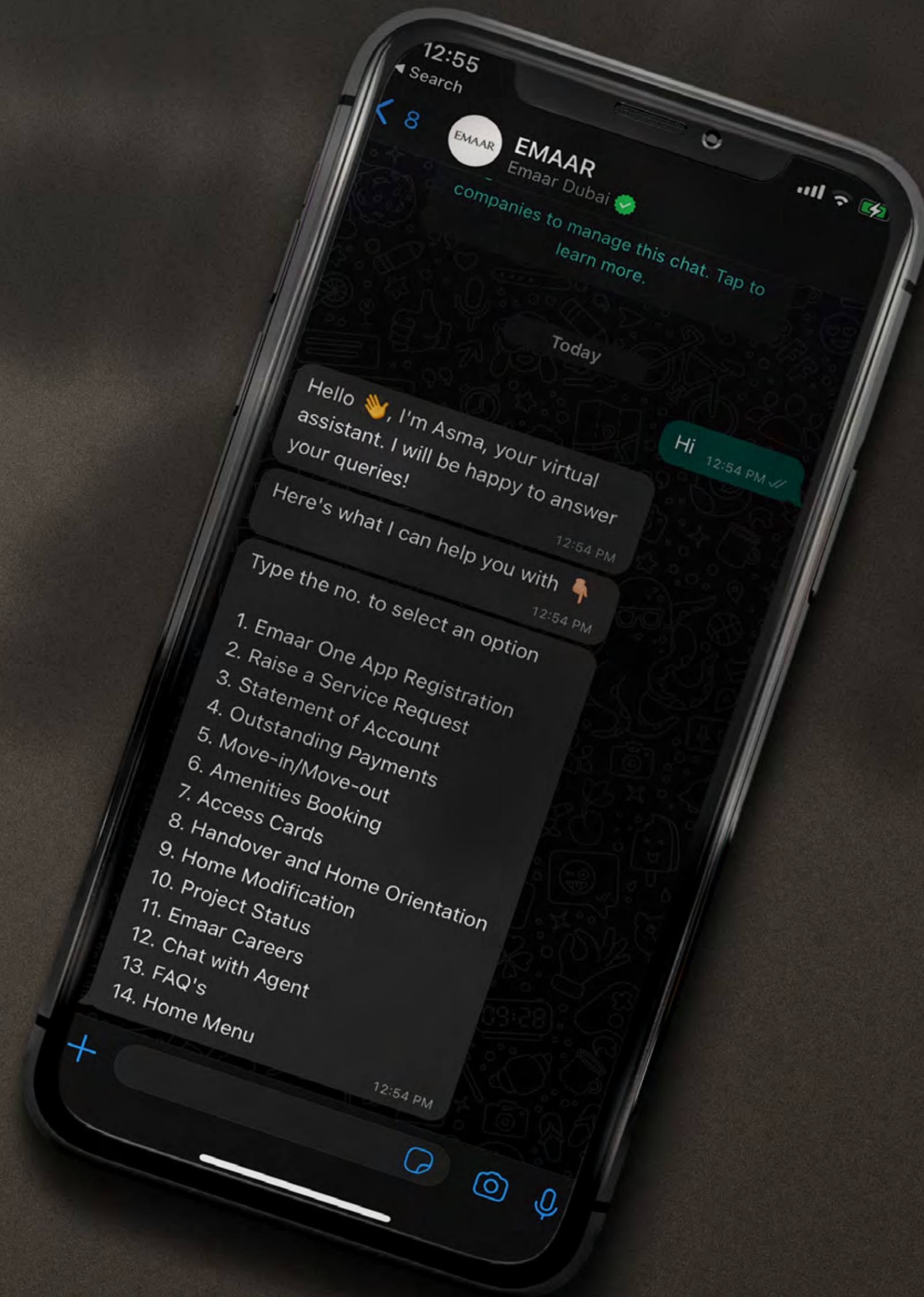
- Use the dog waste bins in your community provided by Emaar.
- Use a poop scooper.
- Keep an eye on the food your pets eat. Use high-quality ingredients.
- Always carry a waste bag on your pet walks or pet runs.
- Do not allow your pet to poop near lakes or any water features.
- Spread awareness amongst your fellows, family, and friends.

Concerned resident & pet enthusiast
Sidarth Mahindra, Arabian Ranches

WE HEARD YOU *and we're here for you!*

Manage your property in a touch.
Introducing our new Whatsapp bot
for 24x7 chat support

Say HI on 800 EMAAR (36227)



Crossword challenge

Put your thinking caps and try to work your way through the clues. First five to solve the crossword win exiting prizes!

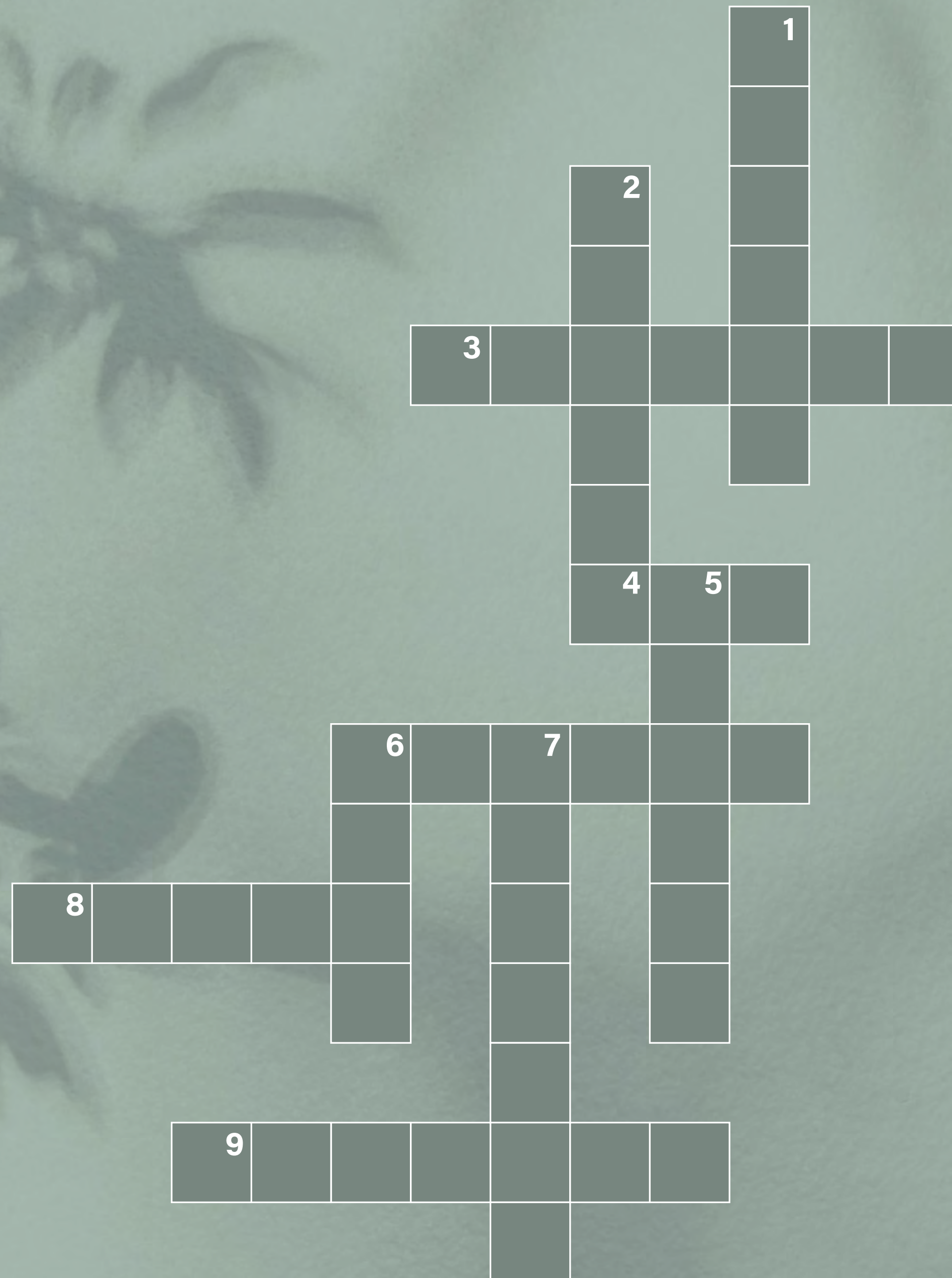
Send your answers to events@ecm.ae with your full name, address and mobile number before 31 December 2022.

Across

- 3. hawaiian guitar
- 4. santa's helper
- 6. brightness
- 8. father christmas
- 9. santa comes through

Down

- 1. small talk
- 2. showy trinket
- 5. written message
- 6. bread
- 7. wreath of flowers





**KEEP AN EYE
OUT WITH
EMAAR EYE!**



EMAAR
ONE

Introducing your very own virtual reporting tool





EMAAR EYE

on Emaar One mobile app.

Notice anything in the community common areas, hotels or entertainment destinations that needs fixing?

See it. Click it. Report it.

Log in to Emaar One and select **EMAAR EYE** to follow the steps below.

- 
CLICK A PICTURE FROM YOUR SMARTPHONE
- 
ATTACH PICTURE AND SELECT THE CATEGORY
- 
MENTION LOCATION OF THE ISSUE
- 
ADD A VOICE NOTE OR TEXT AND SUBMIT

Every time you report an issue, you enter a monthly raffle to win uber cool prizes!

QUICK



EASY



REWARDING

EMAAR

COMMUNITY MANAGEMENT

We are live on social media



Follow us on @emaarcommunities on Facebook and Instagram.
Catch up on all our news, exciting contests, and campaigns.

In & around

Salons

Juice Beauty salon
(at The Ranches Souk)
+971 4 330 0568
N Style Beauty and lounge
(at The Ranches Souk)
800 678953
Belle Femme Salon
(at The Leisure Centre)
+971 4 422 6579
The Barber Shop
(at The Ranches Souk)
+971 4 558 7142

Beauty

The Body Shop
(at The Ranches Souk)
+971 4 368 5566

Fitness

Pinpoint Fitness
(at The Ranches Souk)
+971 50 358 2383
Fitness First
(at The Leisure Centre)
+971 4 558 9820

Mosque

Al Shaqoor Masjid
(near The Ranches Souk)

Cafes (at The Ranches Souk)

Caribou Coffee
+971 4 443 5087
Paul Café
+971 4 294 4244
Café Bateel
+971 4 452 6994

Health (at The Ranches Souk)

Al Jabber Optical
+9714 432 4736
Bin Sina Pharmacy
+971 4 429 3156
Life Pharmacy
+971 52 374 2095
Aster Medical Clinic
+971 4 456 0485

Money Exchange
(at The Ranches Souk)
Orient Exchange
+971 4 456 3654

ATMs

HSBC (at The Ranches Souk)

Nurseries (at The Leisure Centre)

Cheeky Monkeys
+971 4 430 9987
Burj Daycare Nursery
+971 4 430 7129

Groceries (at The Ranches Souk)

Carrefour
+971 4 360 7783
The British Butcher Shop
+971 4 575 4938

Useful numbers

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

Visit us at our community office

📍 ECM Arabian Ranches office,
between Al Reem 2 and the skate park

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 50 949 2514

www.arabianranchestwo.ae



ARABIAN RANCHES II

EMAAR

COMMUNITY
MANAGEMENT