



community buzz

DECEMBER 2022

DOWNTOWN
DUBAI

EMAAR

what's inside



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Halloween
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In & around

Revamped multipurpose court

The multipurpose court at Burj Vista is a favorite one. The facility had a makeover with the existing flooring scraped and acrylic sports flooring installed. This new 734 sq meter flooring is ideal for a combination of sporting activities, with new line markings for football, basketball and tennis.



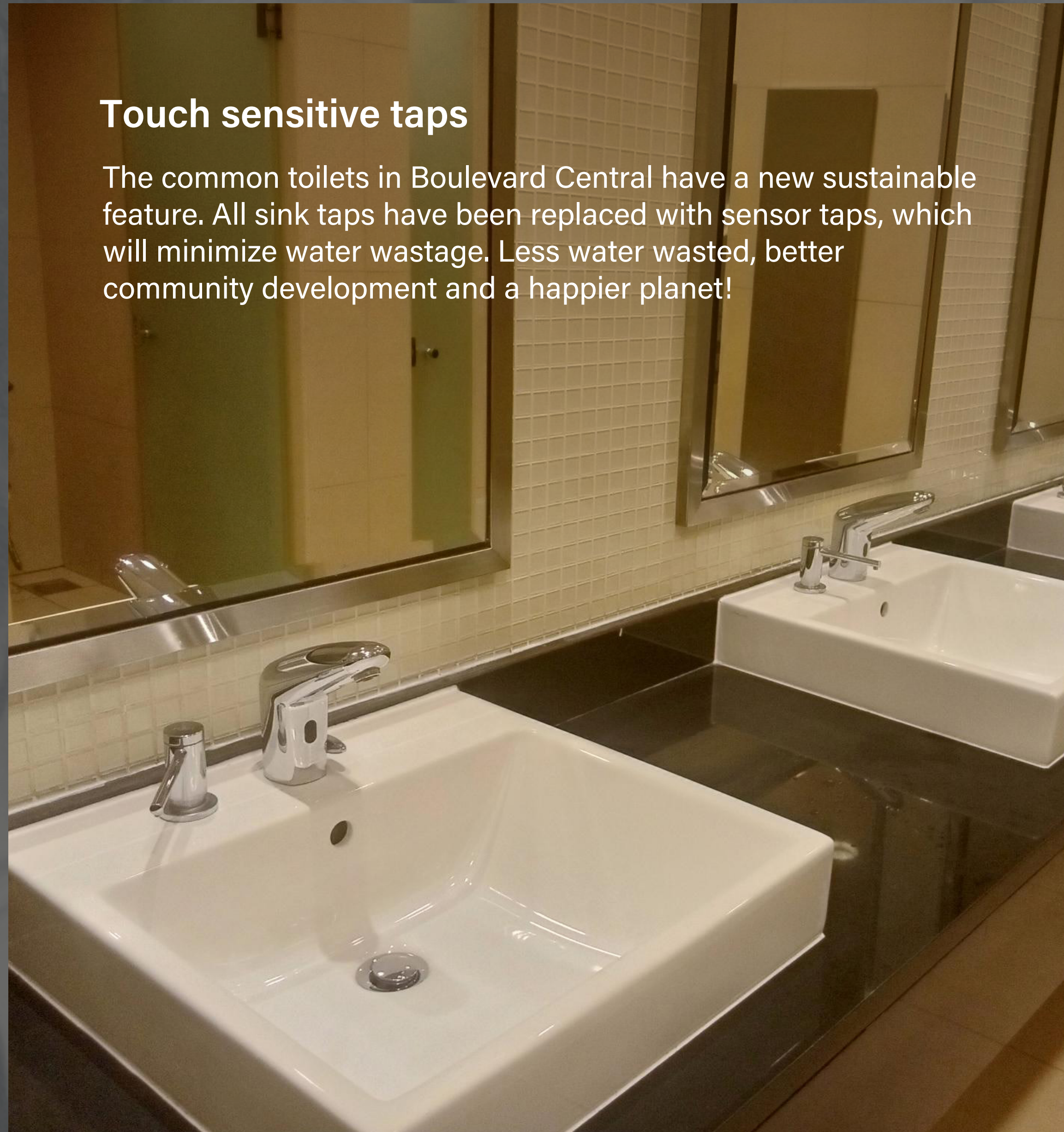
Where are the billiard fans?

Boulevard Central has a new billiards table in the recreation room. From the variety of activities to choose, billiards was the top runner. So, we decided that the old billiards table should be replaced with a brand new one. So, who is meeting up for a game?



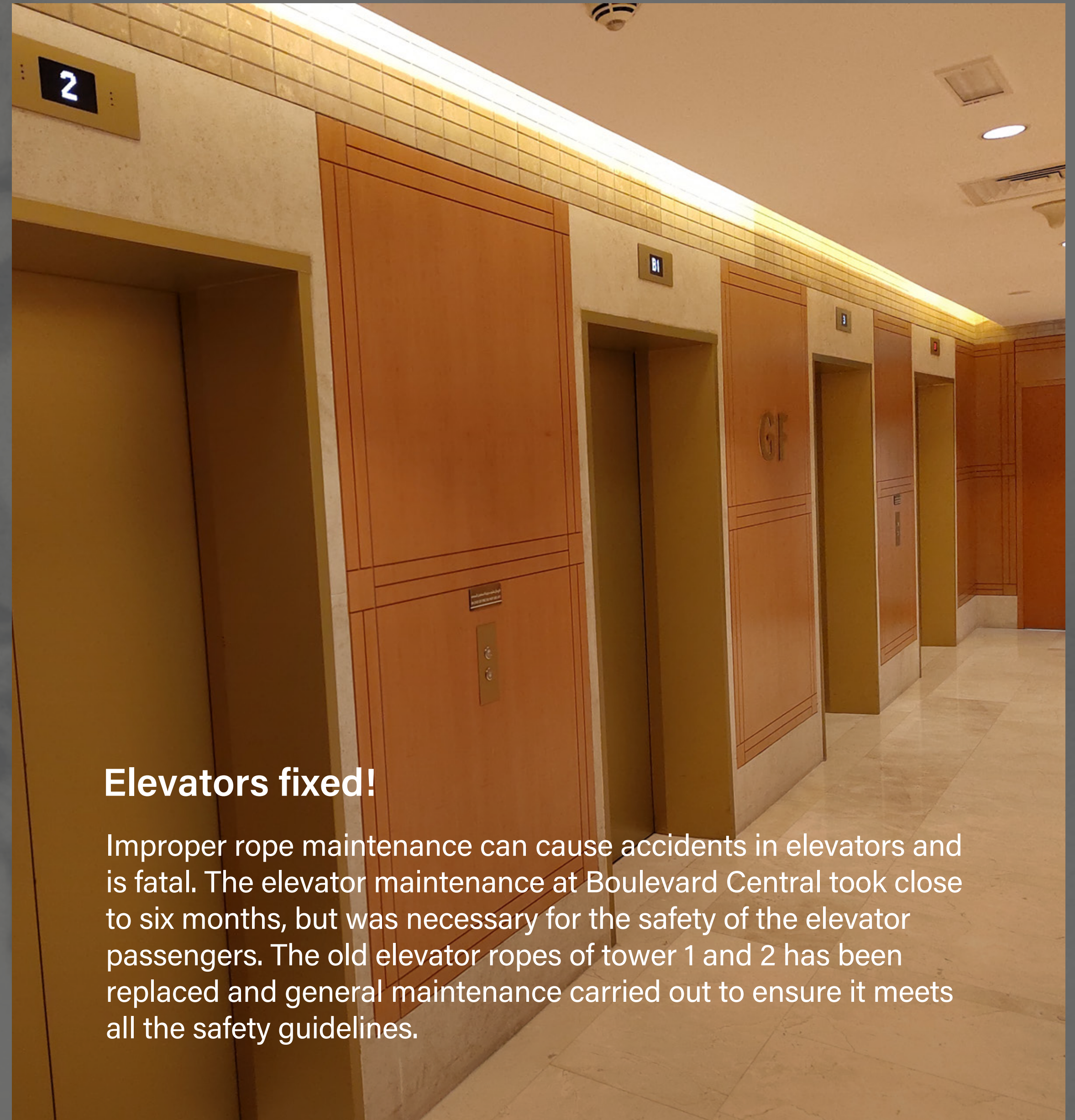
Touch sensitive taps

The common toilets in Boulevard Central have a new sustainable feature. All sink taps have been replaced with sensor taps, which will minimize water wastage. Less water wasted, better community development and a happier planet!



Elevators fixed!

Improper rope maintenance can cause accidents in elevators and is fatal. The elevator maintenance at Boulevard Central took close to six months, but was necessary for the safety of the elevator passengers. The old elevator ropes of tower 1 and 2 has been replaced and general maintenance carried out to ensure it meets all the safety guidelines.



Rule Refresher

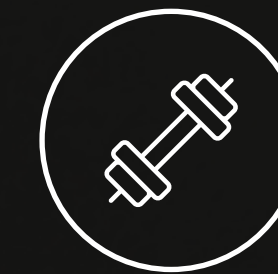
The festive season is here and this quarter, we bring you nine top tips on what it takes to be a good neighbour.



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.



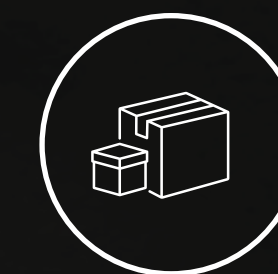
Don't obstruct corridors and common areas. This could be a hindrance if there is an emergency.



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 tools, boxes, strollers, or any belongings at parking bays. It's unsightly and will be confiscated by community security.

Update your details

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

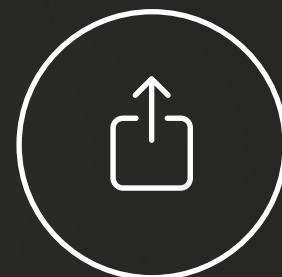
Avoid missing out on important news, events or campaigns by keeping your information updated on downtowndubai.ae



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.

Download the App



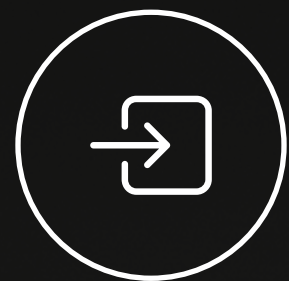
Available on



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

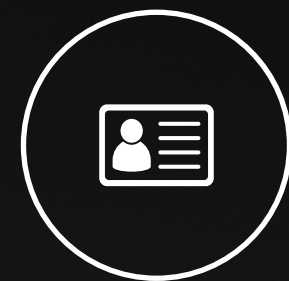
Service fee quick guide

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



Things to remember

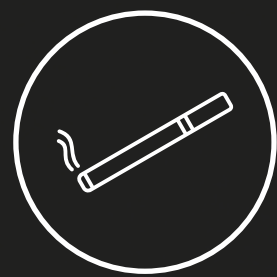
- Auto Pay must be renewed at the start of every year. It is valid only for a particular year's invoicing period.
- In case of concerns over fees charges on the Mollak system (Noqodi), please pay on the portal or Emaar One mobile app.
- Payment reminders for outstanding fees are sent four days before 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.



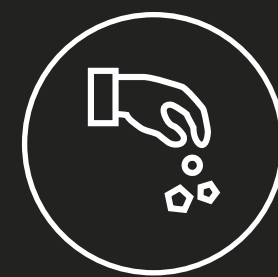
In case of further queries, reach us on 800 EMAAR (36227) or write to us at servicefees@ecm.ae

Balcony Etiquette

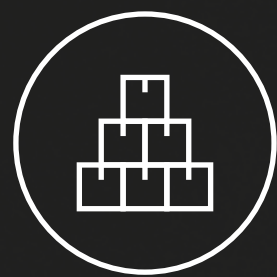
Your balcony is an extension of your living space and deserves every bit of TLC you give your apartment. Here is a quick reminder to help you and your neighbours ensure a safe and peaceful experience during this season of the great outdoors.



Cigarette butts must not be thrown from windows or balconies. This poses a major risk of injury and is a fire hazard.



Garbage must go down your building chute, not the balcony. Be mindful of passerbys and your surroundings.



Your balcony is not a storage space. This is an eye sore to the community and over exposure of sunlight can damage your personal belongings.



DO NOT hang laundry on the railings or walls of your balcony. This affects the aesthetics of your building.



Satellite dishes cannot be installed in balconies. It is against the law and heavy fines from Dubai Municipality will apply.



DO NOT barbecue or smoke sheesha in your balcony. This is a fire hazard.



In case of non-compliance with the Community Rules, offenders will be issued with a Notice of Violation followed by a penalty and local authorities may be involved in the matter.

Nature Of Violation	Remedial Period	Violation Penalty (In AED)
Misuse of patios and balconies	3 days	500
Unauthorized exterior attachments	15 days	1000

Hot water savings

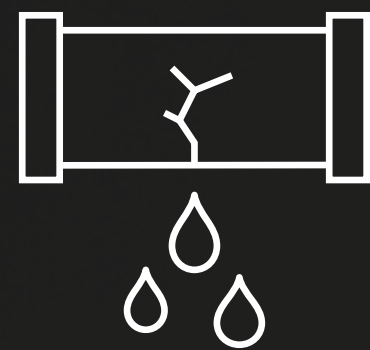
With the onset of cooler months, the water heaters at homes across the community will be working overtime. But here are our two cents on bringing down those extra digits in your DEWA bills.



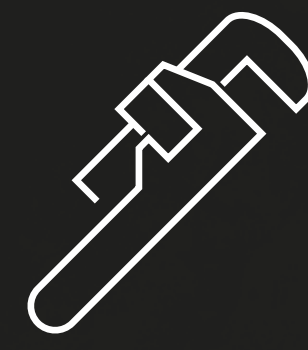
Switch off the heater when not in use and at night. This will reduce your utility bills.



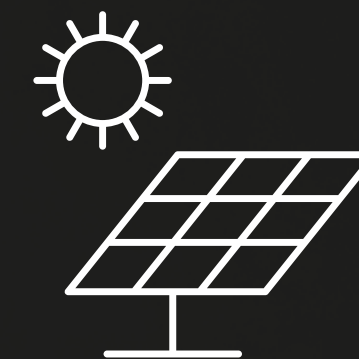
It takes only 20 mins to warm water for one shower. Switch off heaters after use.



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).

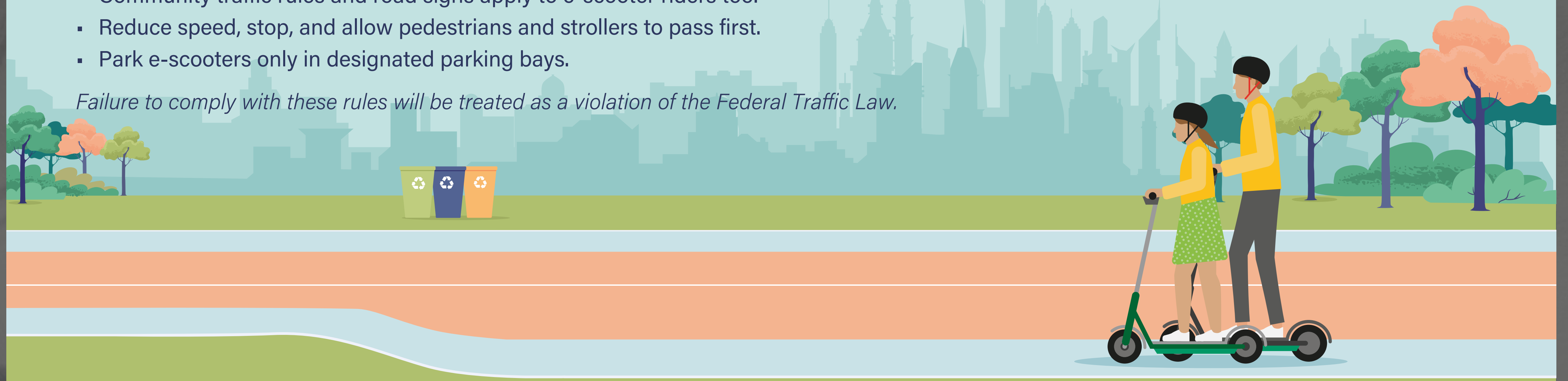
When on an e-scooter...

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

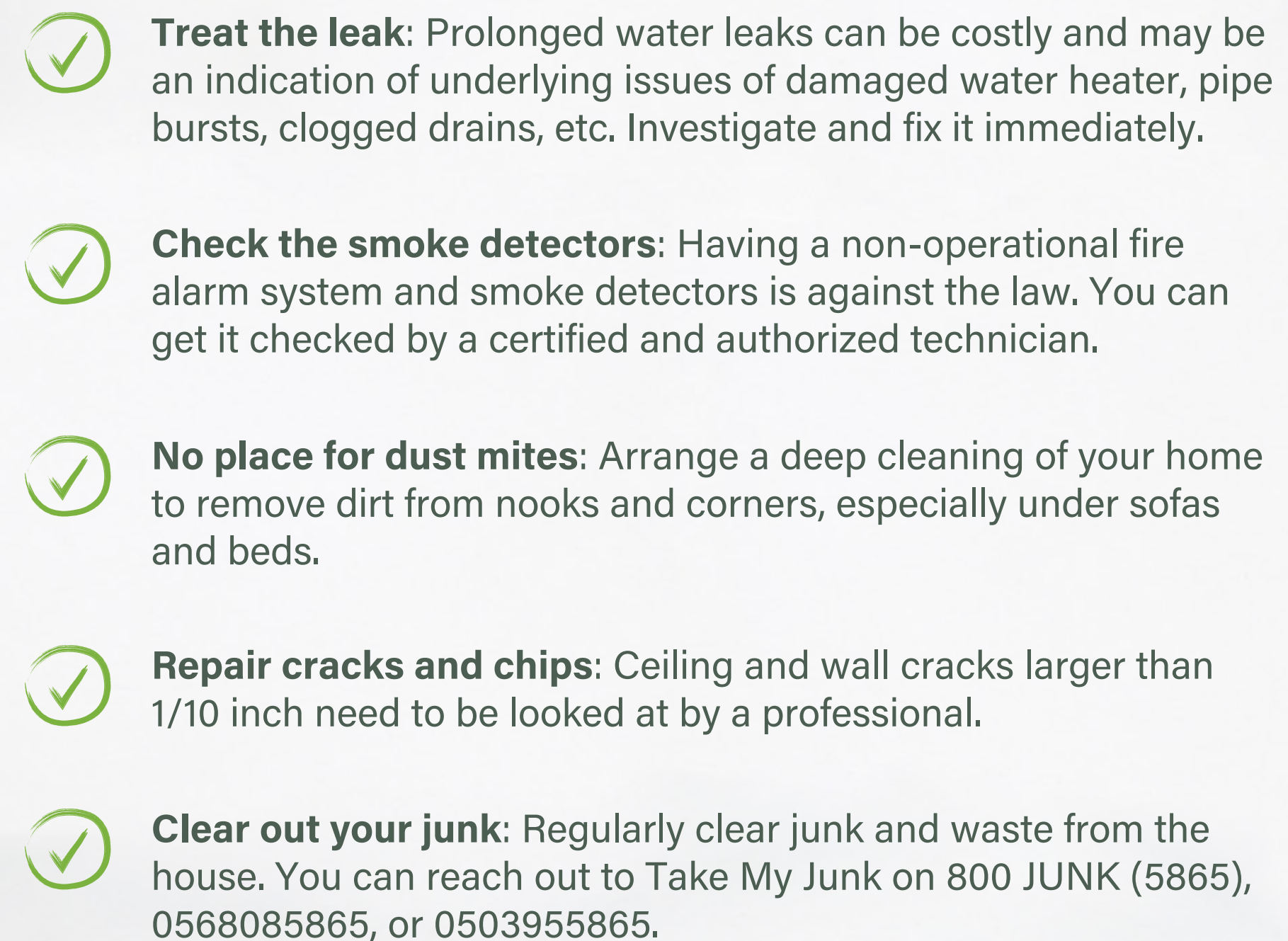
your valuables, doors, and windows.

HAND OVER

keys to someone you trust for an occasional check.

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

Dandiya & Garba night



Rewind

Halloween



Rewind

Downtown Billiards Tournament



Rewind

Afrofit





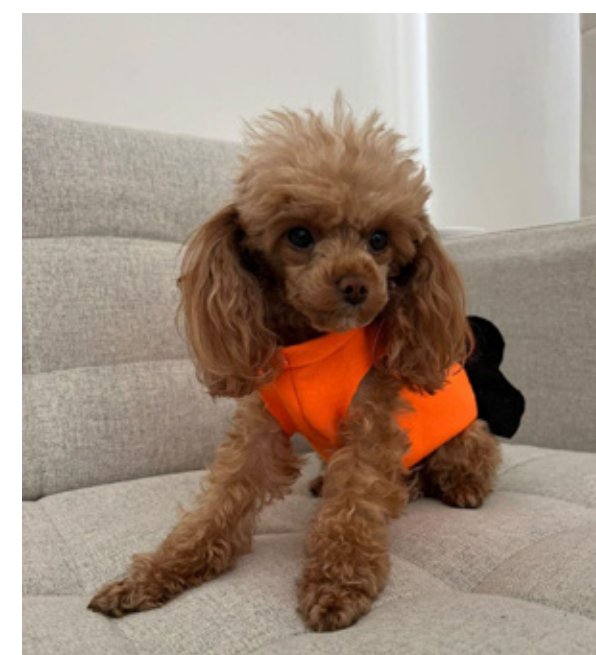
Oh, Christmas tree!

We'd love to see who's got the best-looking Christmas tree in the community this year. Send us pictures of your lit and decorated tree with your family to events@ecm.ae. Don't forget to mention your full name, community and contact details before 26 December 2022.

May the best tree emerge victorious!

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



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.



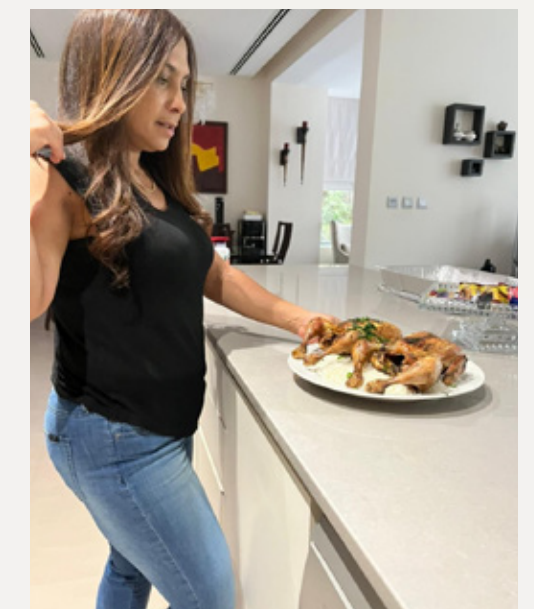
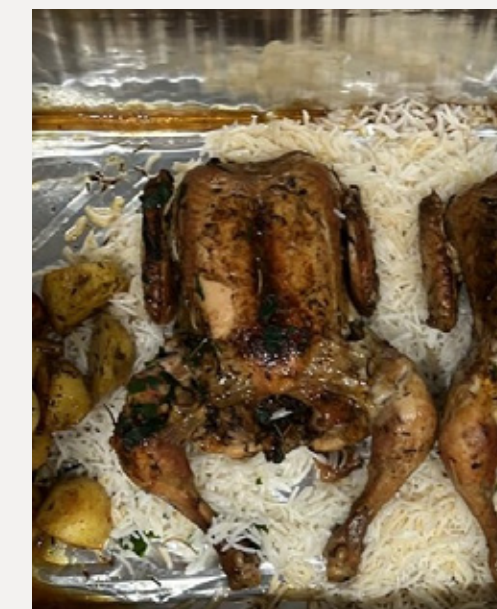
Rosemary Chicken Roast

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.

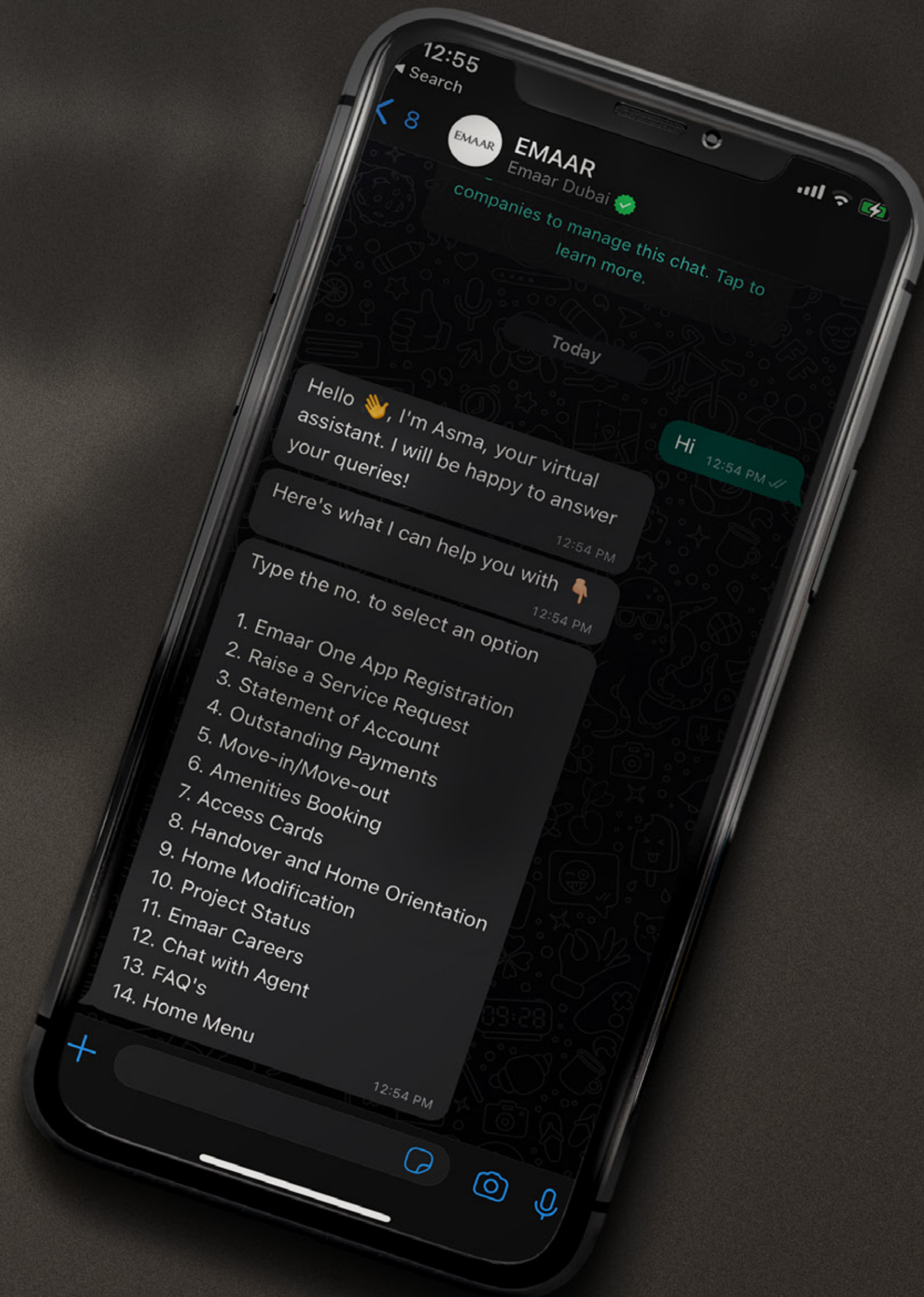
Concerned resident & pet enthusiast
Sidarth Mahindra, Arabian Ranches

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!

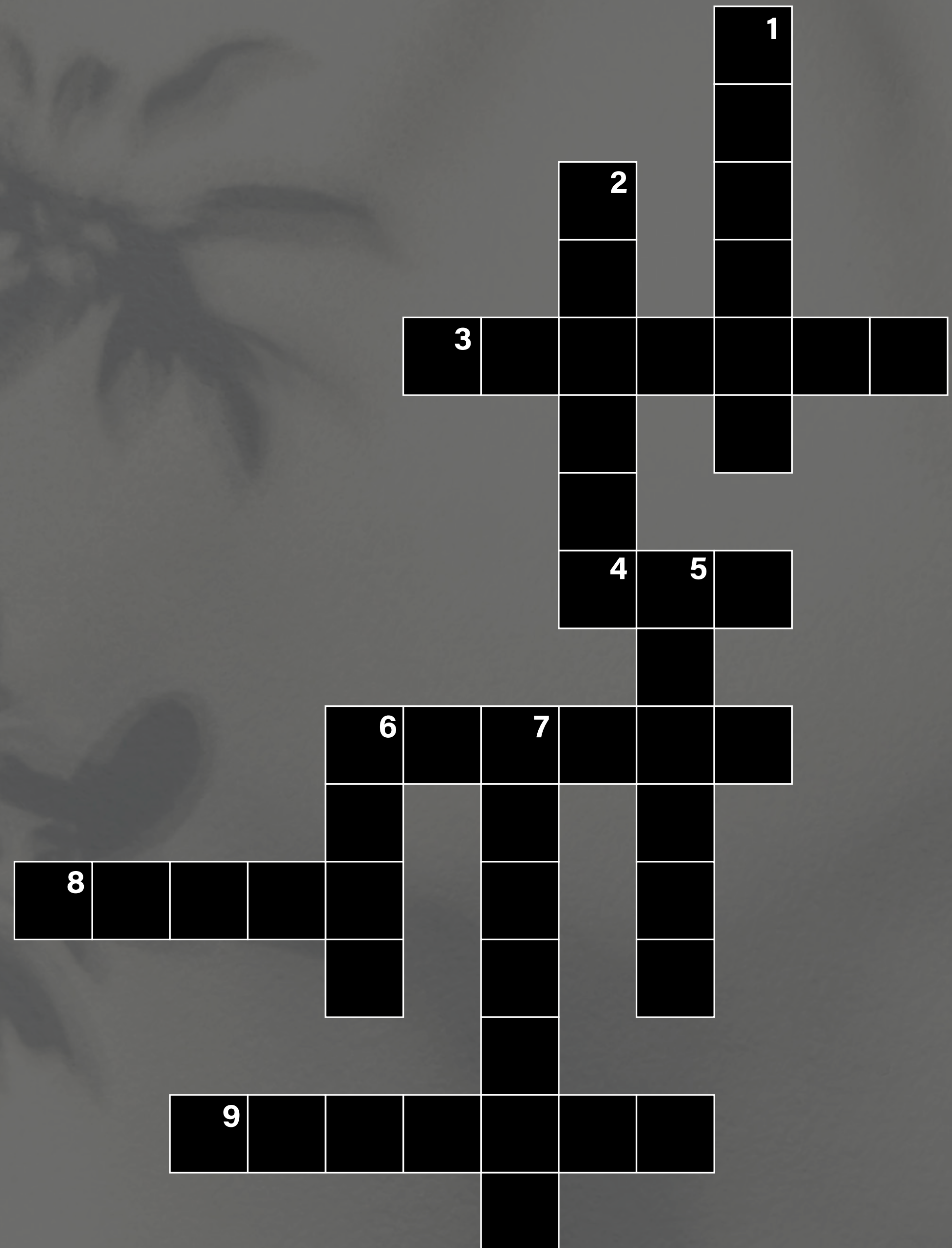
Send your answers to events@ecm.ae with your full name, address and mobile number before 31 December 2022.

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

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

Education

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

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

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

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

Useful numbers

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

Visit us at our community office

 Ground Floor, Tower 2,
Claren in 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 4 580 9388	
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 4130	
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 4078	

www.downtowndubai.ae

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

EMAAR

COMMUNITY
MANAGEMENT