



# *community buzz*

DECEMBER 2022

DUBAI MARINA

---

EMAAR



# what's inside



## Community updates

Welcome to Al Sahab  
Pool fun for everyone  
On the sun bed  
Hand railed for safety  
New eyes at the walk  
Play time



## Resident's tips & tricks

Rule Refresher  
Update your details  
Service fee quick guide  
Balcony Etiquette  
Hot water savings  
When on an e-scooter...  
Turn on Vacation Mode  
Get a Home Health Check  
We heard you  
We are live on social media  
From the Resident's Desk



## Rewind

Festival of lights  
Halloween  
National Day



## Competitions & challenges

Winners  
Crossword



## Recipe corner - Holiday Special



## In & around



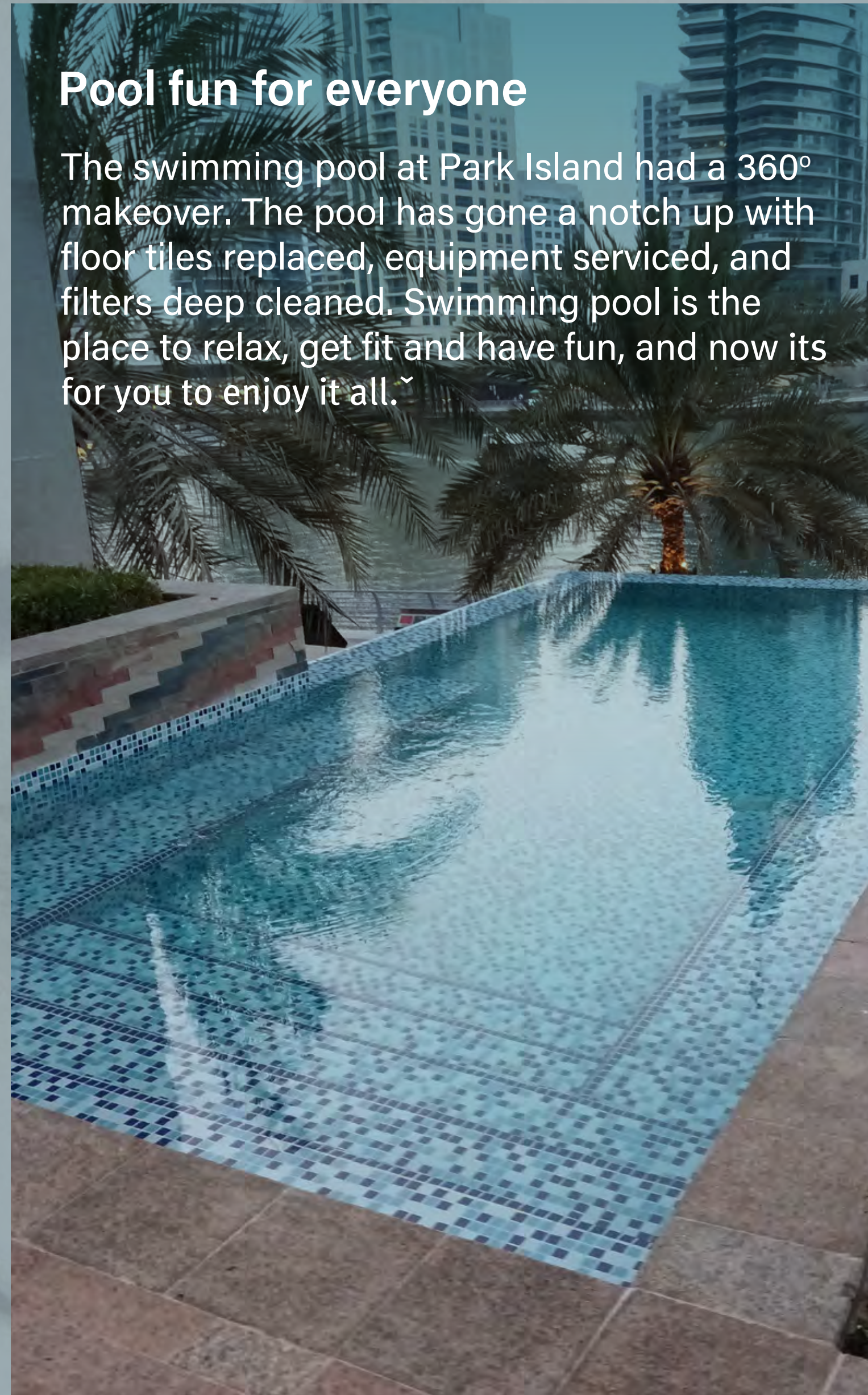


## Welcome to Al Sahab

The entrances to Al Sahab has been aesthetically enhanced with the refurbishment of the water feature at the entrance. The old tiles have been replaced, and brighter lights installed to enhance the acoustic environment. This will be the welcome attraction for you and your visitors when you enter the community.

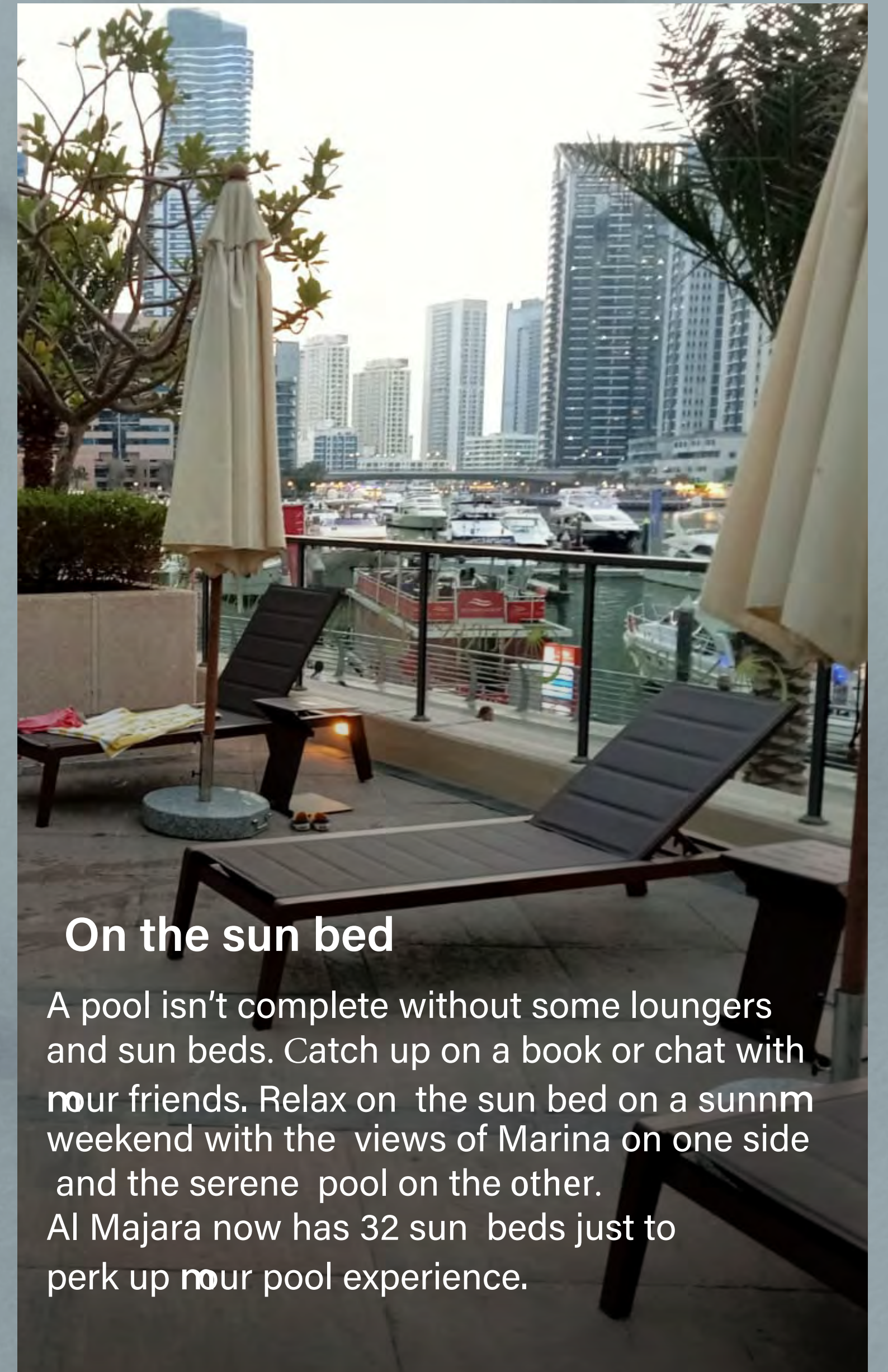
## Pool fun for everyone

The swimming pool at Park Island had a 360° makeover. The pool has gone a notch up with floor tiles replaced, equipment serviced, and filters deep cleaned. Swimming pool is the place to relax, get fit and have fun, and now its for you to enjoy it all.~

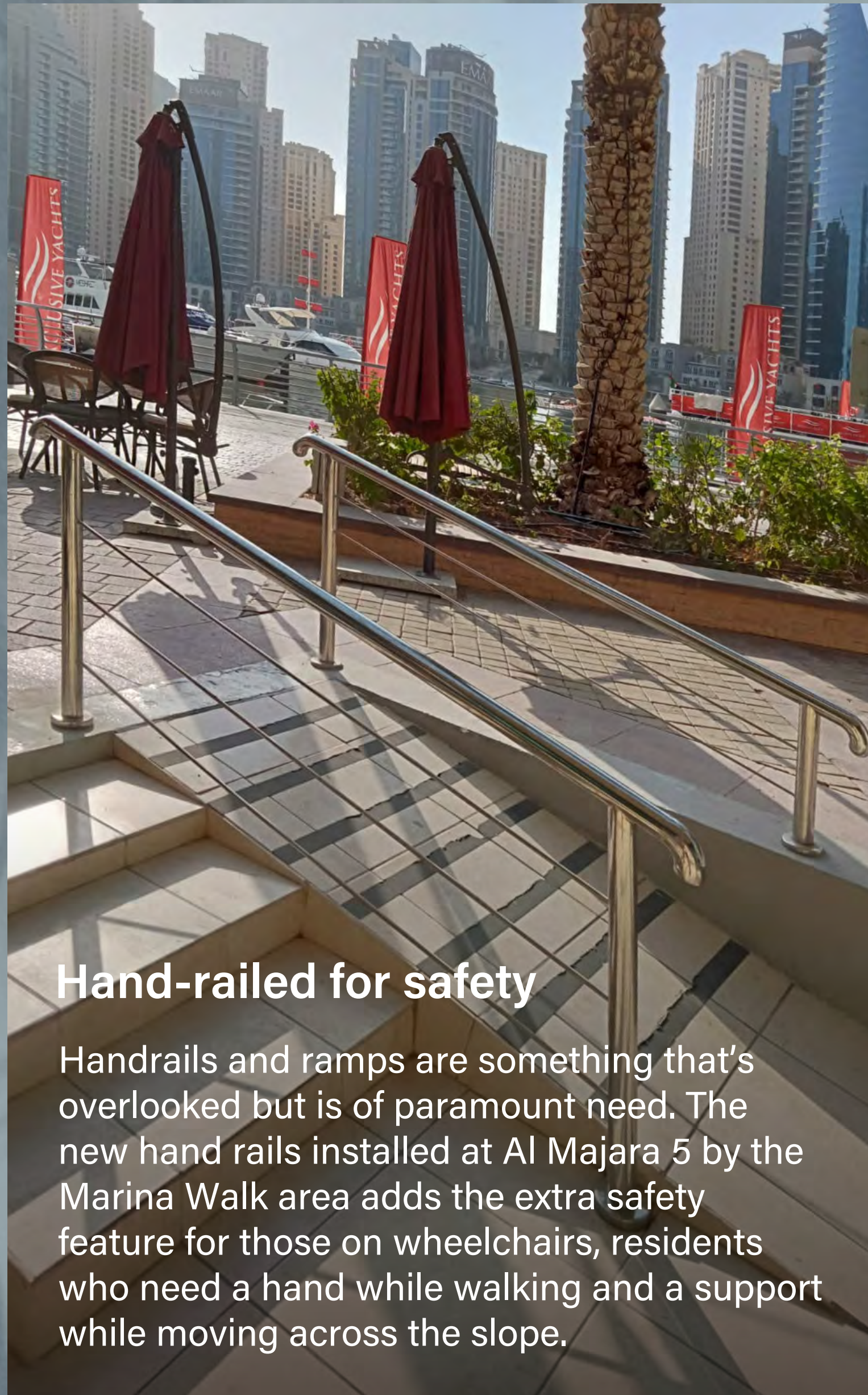


## On the sun bed

A pool isn't complete without some loungers and sun beds. Catch up on a book or chat with your friends. Relax on the sun bed on a sunny weekend with the views of Marina on one side and the serene pool on the other. Al Majara now has 32 sun beds just to perk up your pool experience.







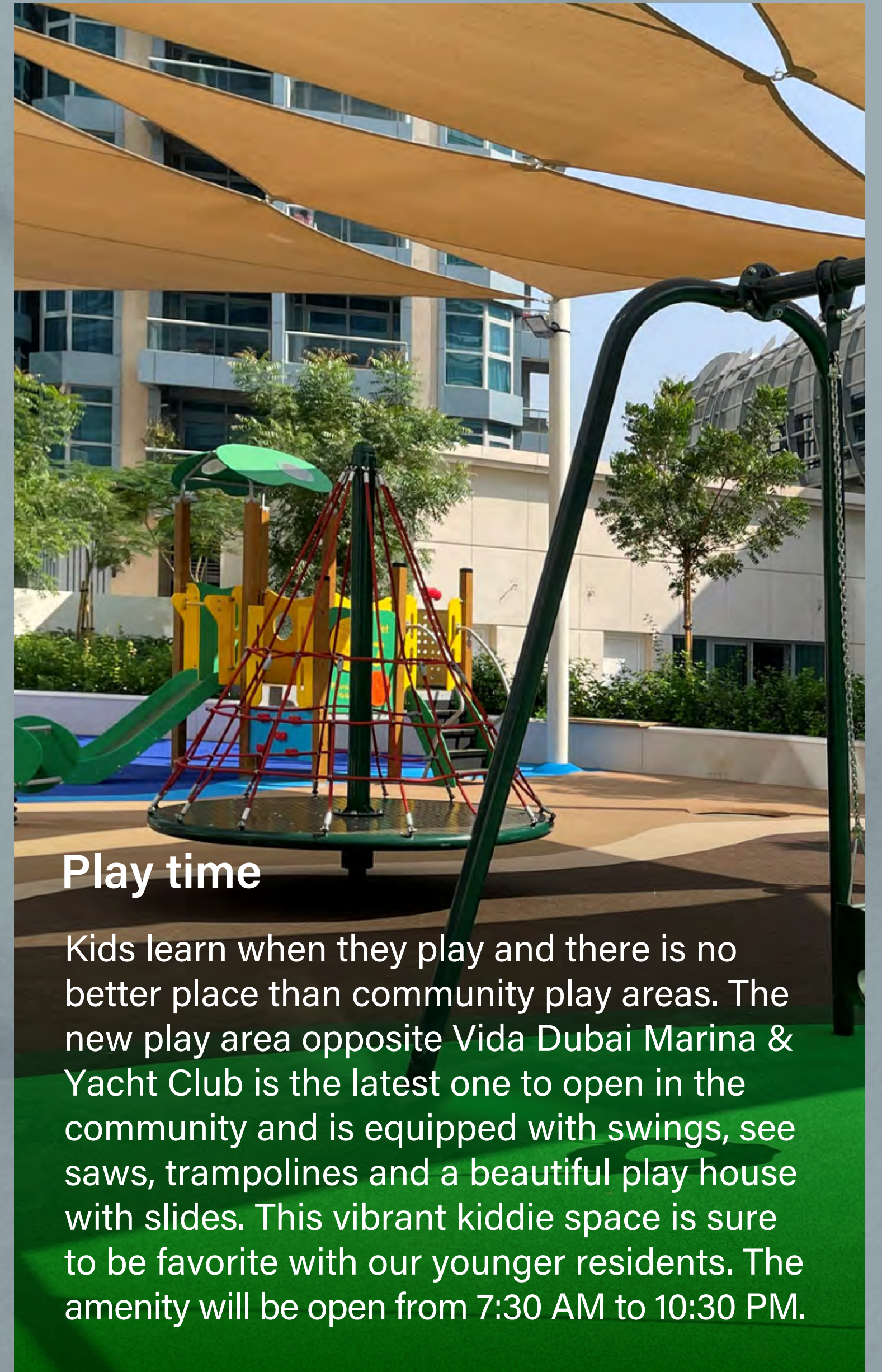
### Hand-railed for safety

Handrails and ramps are something that's overlooked but is of paramount need. The new hand rails installed at Al Majara 5 by the Marina Walk area adds the extra safety feature for those on wheelchairs, residents who need a hand while walking and a support while moving across the slope.



### New eyes at the walk

There are 87 new CCTV cameras installed along the marina promenade. This is an initiative of the community security enhancement program and will be the eyes and ears out in the public. We have your back when you relaxing and having a good time with your dear ones. The CCTV control room is in the security office near Al Rahim Mosque.



### Play time

Kids learn when they play and there is no better place than community play areas. The new play area opposite Vida Dubai Marina & Yacht Club is the latest one to open in the community and is equipped with swings, see saws, trampolines and a beautiful play house with slides. This vibrant kiddie space is sure to be favorite with our younger residents. The amenity will be open from 7:30 AM to 10:30 PM.



# 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.



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, [dubaimarina.ae](http://dubaimarina.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](mailto:servicefees@ecm.ae)



# Balcony Etiquette

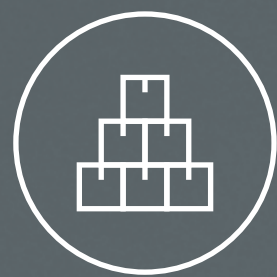
Your balcony is an extension of your living space and deserves every bit of TLC you give your apartment. Here is a quick reminder to help you and your neighbours ensure a safe and peaceful experience during this season of the great outdoors.



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

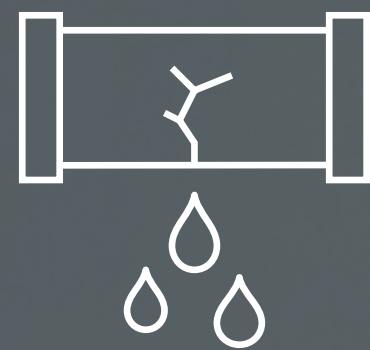
With the onset of cooler months, the water heaters at homes across the community will be working overtime. But here are our two cents on bringing down those extra digits in your DEWA bills.



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



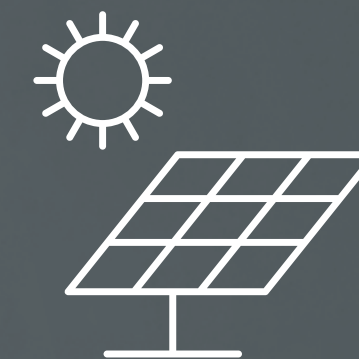
It takes only 20 mins to warm water for one shower. Switch off heaters after use.



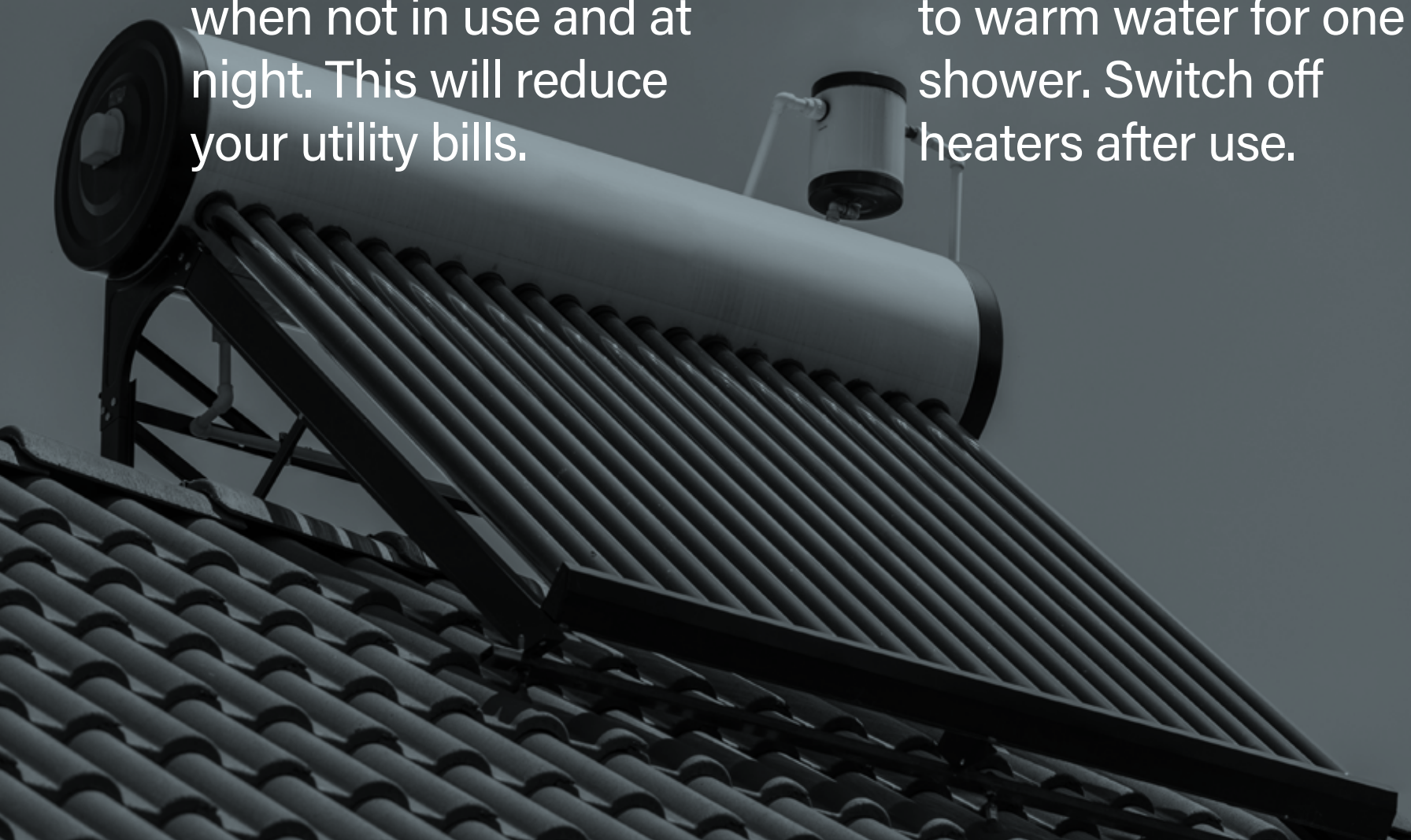
Look out for leaks and dampness in your bathroom and shower areas. This is a classic sign of faulty water heaters. Not only can they spike your bill but is also a hazard.



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).





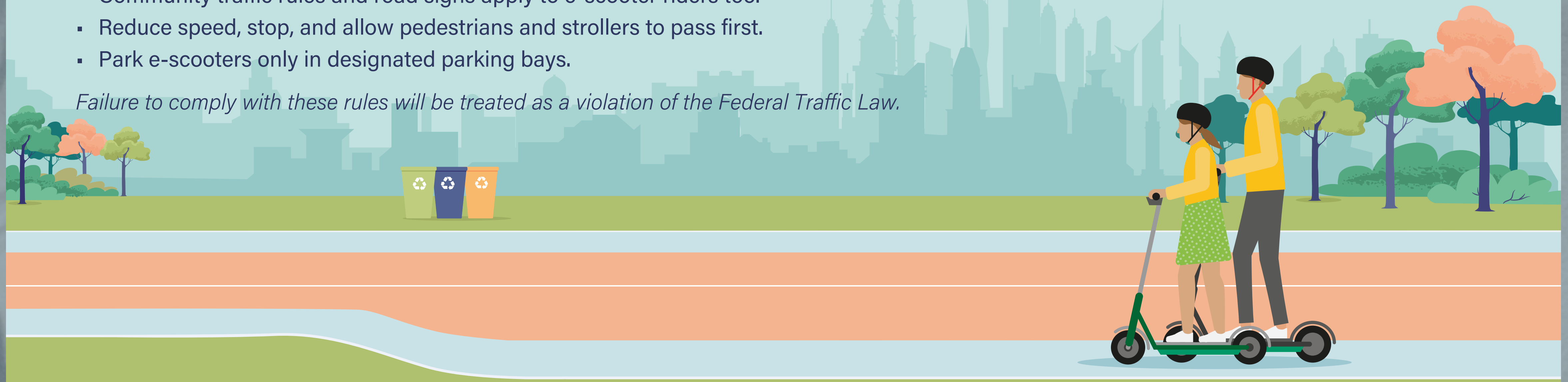
# ***When on an e-scooter...***

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.

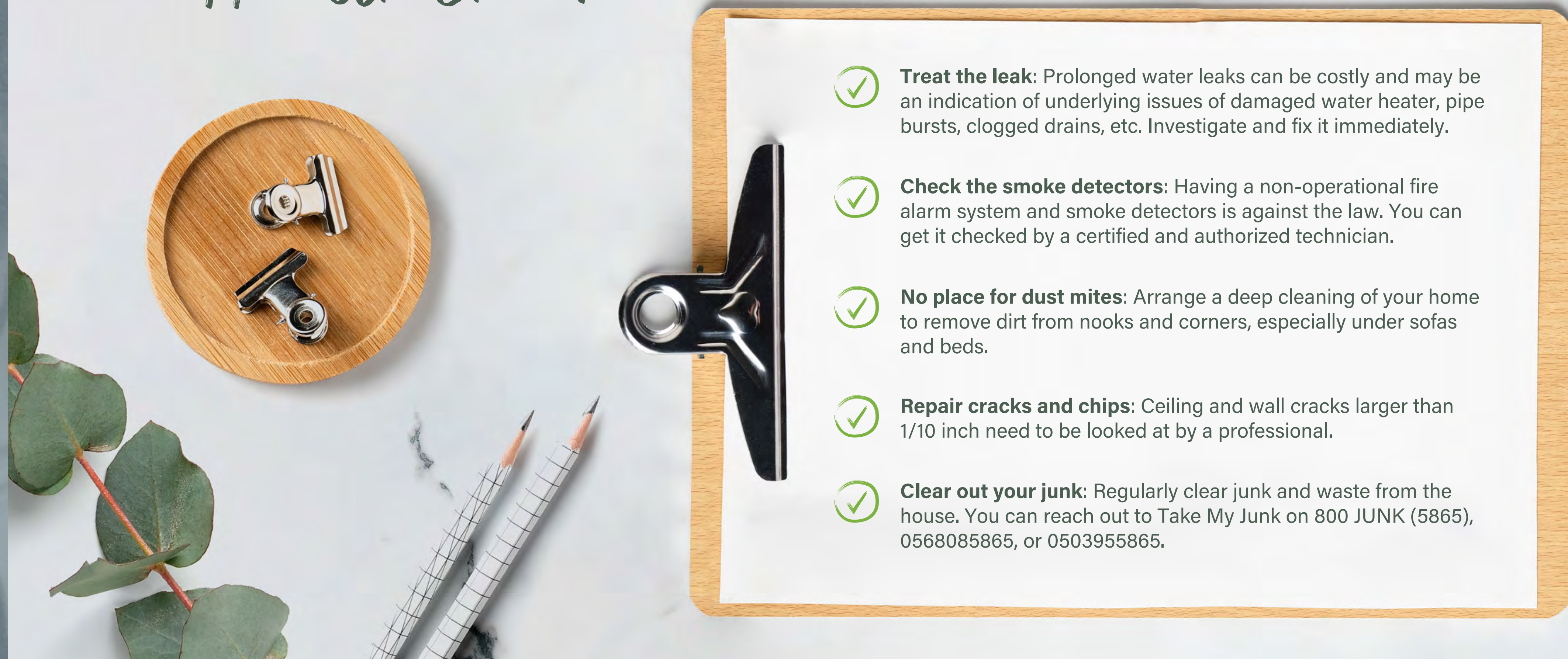
### HAND OVER

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

## Festival of lights





Rewind

# Halloween





Rewind

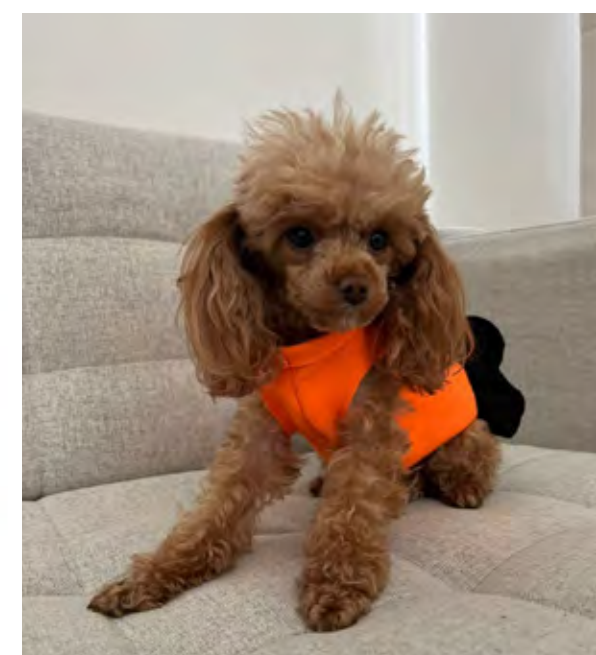
# National Day





# 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.



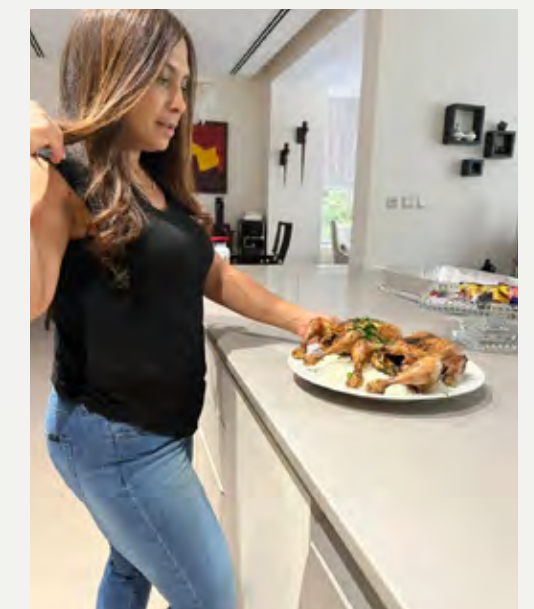
## Rosemary Chicken Roast

### 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.

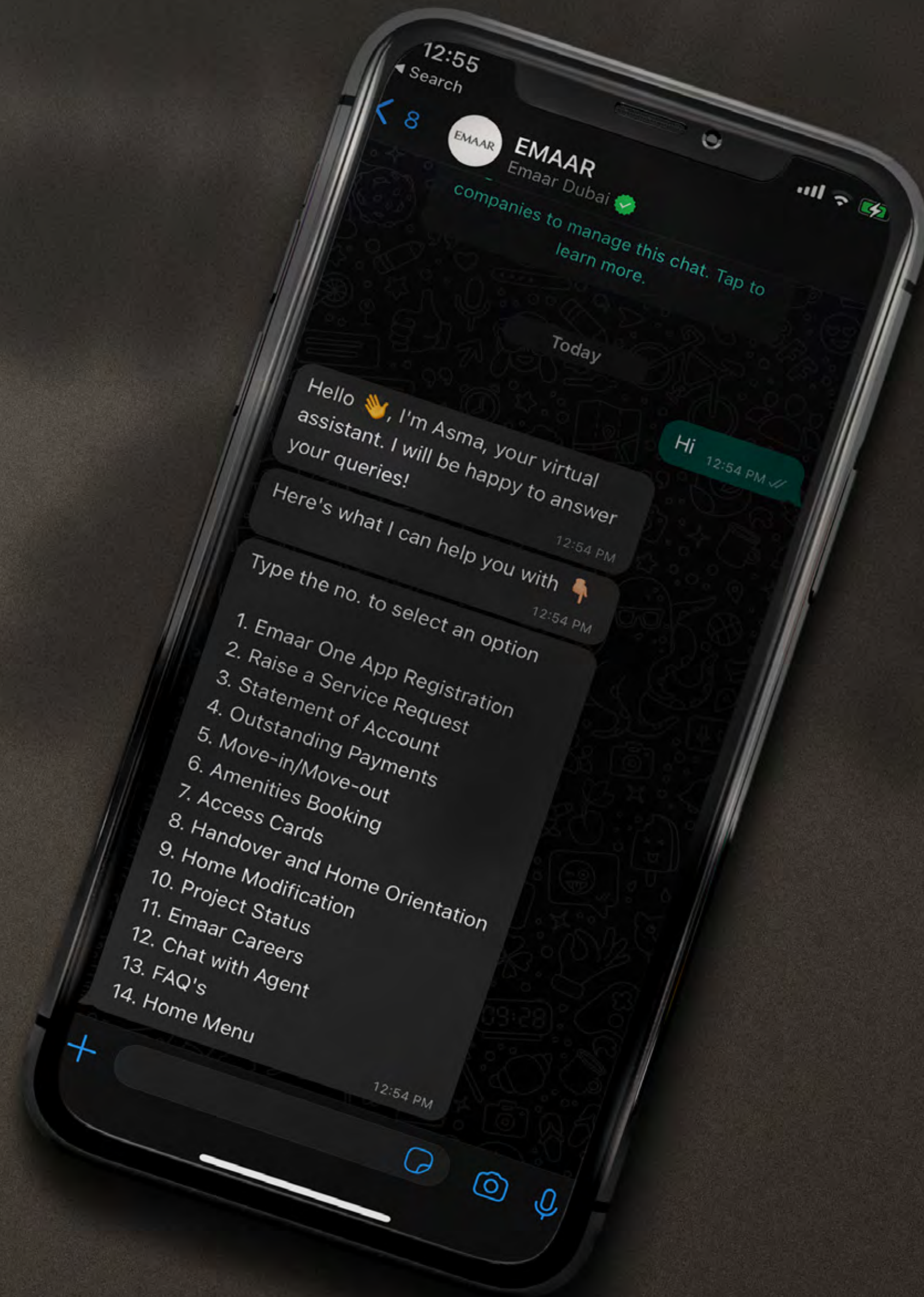
Concerned resident & pet enthusiast  
Sidarth Mahindra, Arabian Ranches



# 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!

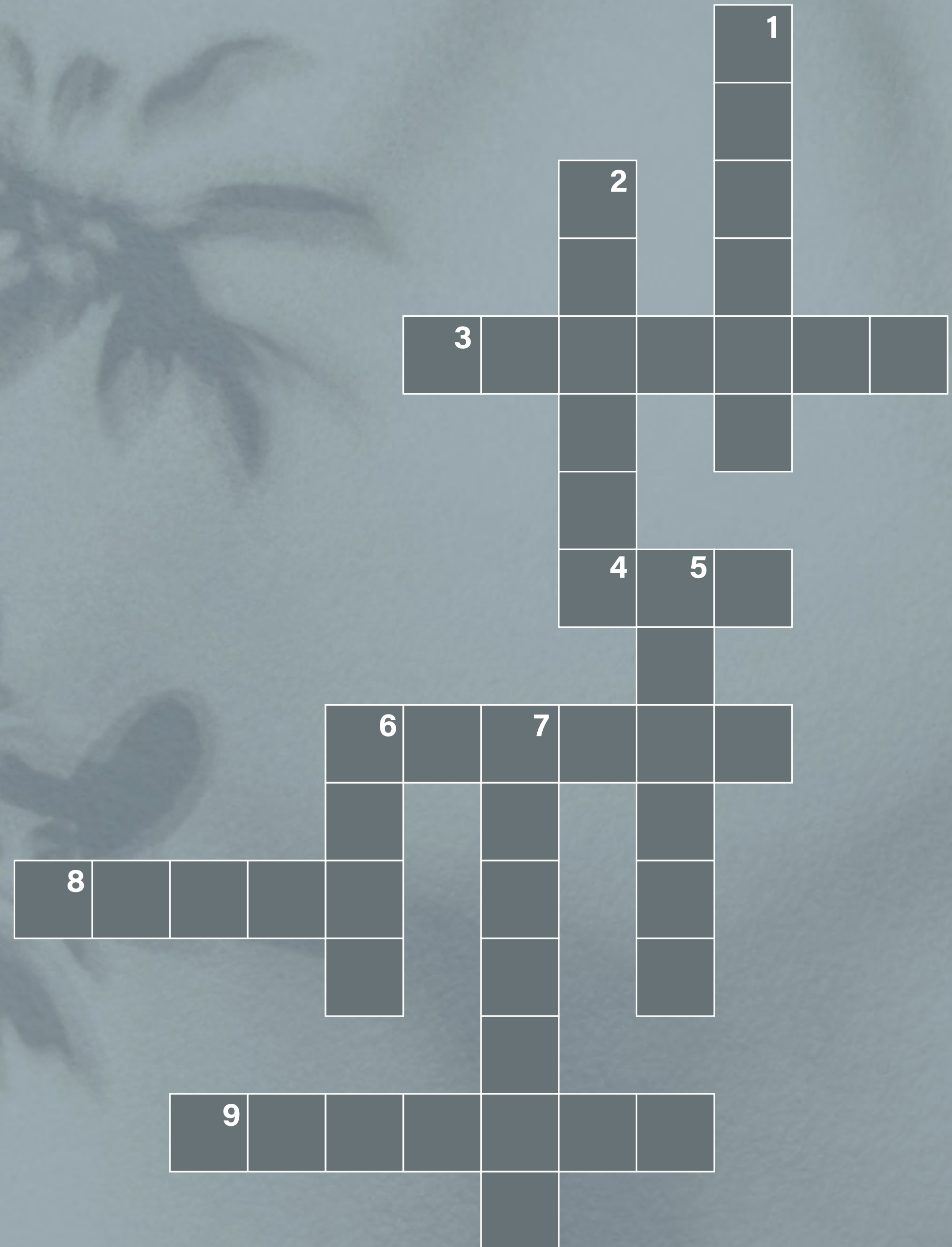
Send your answers to [events@ecm.ae](mailto:events@ecm.ae) with your full name, address and mobile number before 31 December 2022.

## 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*

## **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

## **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

## **Salons**

The Barber Shop

04 360 5097

## **Useful numbers**

**Fire** 997

**Ambulance** 998

**Police** 999

**Dubai Municipality** 800 900

**Taxi** 800 9090

**DEWA** 991



## Visit us at our community office

📍 Marina Walk, Ground Floor,  
Level P2, Dubai Marina

Monday to Friday, 9 AM to 8 PM  
Saturday and Sunday, 9 AM to 5 PM  
+971 4 362 7804

800 EMAAR (36227)

Dubai Marina Towers	+971 56 545 8541
Marina Plaza & Extreme Waterfront offices	+971 56 545 8516
Al Majara	+971 56 680 9335
Al Sahab	+971 56 680 9334
Marina Promenade	+971 56 680 9332
Park Island	+971 56 341 3754
Marina Quays 52 42	+971 56 680 9336 +971 54 206 2123

[www.dubaimarina.ae](http://www.dubaimarina.ae)



## DUBAI MARINA

EMAAR

COMMUNITY  
MANAGEMENT