

community buzz

MARCH 2025

EMAAR
BEACHFRONT

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What's Inside



Rule Refresher

Tips for a Clean & Fresh Community



Community Buzz

Recycling Bins at Marina Vista Townhouse
Speed Limit Signs at Emaar Beachfront



Resident's Tips & Tricks

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In & Around

Rule Refresher

Tips for a Clean & Fresh Community

Living in an apartment offers unique conveniences, but with shared spaces, cleanliness becomes a collective effort. Here's how you can help keep our community spotless and hygienic:



Waste Disposal Made Simple

Always use the designated waste disposal chutes and ensure trash bags are properly sealed to prevent any spills.



Pet Owner's Duty

A daily walk with your pet is a must, but so is cleaning up after them! Use the pet waste bins available throughout the community to help maintain clean surroundings.



Recycling Counts

Take advantage of the recycling bins! Separate your plastic, paper, and glass waste to contribute to a cleaner and greener environment.



Balcony Care

Keep your balconies tidy by sweeping regularly and avoiding the accumulation of clutter or unused items that can attract pests.



Pest Prevention

Seal food items tightly and ensure your apartment is free from crumbs to prevent attracting insects. A clean apartment keeps the entire building healthier!



Common Area Courtesy

Whether it's the lobby, elevator, or gym, make it a habit to clean up after yourself and avoid littering to maintain a pleasant experience for everyone.

By following these simple steps, we can all enjoy a cleaner, fresher community.

Sustainability in Action: Recycling Bins at Marina Vista Townhouse!

New recycling bins have been installed at Marina Vista Townhouse, making it easier for residents to sort and dispose of recyclables. This eco-friendly addition promotes sustainability, reduces litter, and supports a greener community for all.



Speed Limit Signs at Emaar Beachfront!

New speed limit signs have been installed at the roundabout and community entrance to enhance road safety. This initiative encourages responsible driving, creating a safer environment for residents, pedestrians, and families enjoying the neighbourhood.



Mastering Balcony Etiquette

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

Do's ✓

- Do keep your balcony in good condition and free from hazards.
- Do conduct regular inspections for signs of damage or deterioration.
- Do adhere to community guidelines for maintaining your balcony.
- Do seek prior approval for any significant alterations or structural modifications.
- Do regularly clean your balcony drainage and open it during rains.
- Do refrain from storing flammable liquids like petrol/diesel or household materials, and children's toys.

Don'ts ✗

- Don't throw cigarette butts and ashes from the balconies.
- Don't barbecue and use shisha on balconies, as they pose potential fire hazards.
- Don't throw waste and sharp objects from balconies.
- Don't store large items like sofas or cupboards.
- Don't hang clothes, towels, or decorative items in your balcony.
- Don't leave your children and pets unattended in the balcony.
- Don't cover your balcony with safety screens, awnings, pergolas, curtains or shades.

If you encounter any concerns or issues with balconies, don't hesitate to report them to the community management team for resolution.



Tips for Better AC Efficiency

Keep your AC units in optimal & efficient condition to stay cool and comfortable. Regular maintenance is crucial. Here are some key tips:



Clean or Replace Air Filters

Dirty filters restrict airflow, reduce performance, and consume more electricity.



Check for Leaks

Contact a professional if you notice any issues.



Schedule Regular Maintenance

Have a technician inspect and service your AC regularly.



Maintain Inlet Air Filters

Clean filters every three months to prevent blockages and damage.



Prevent Clogged Drain Lines

Ensure drain lines are clean to avoid water damage and humidity issues.



Set Your Thermostat Wisely

Optimal set point: 23–25°C

When away: set to 28°C to save energy.

Regular maintenance boosts efficiency and extends your AC unit's lifespan. Stay cool!

Water Heater Maintenance

Keep your water heater safe and efficient with these quick tips:



General Tips

Power Off First: Always disconnect before maintenance.

Monthly Valve Check: Test and clean the safety valve; replace if needed.



Key Inspections

Heating Element: Clean or replace every two years.

Thermostat: Replace if overheating or steaming.

Safety Valve: Inspect every two years.



Safe Practices

Check for leaks and secure wall hooks.

Never operate with wet hands.

Keep cold water flowing during heating.

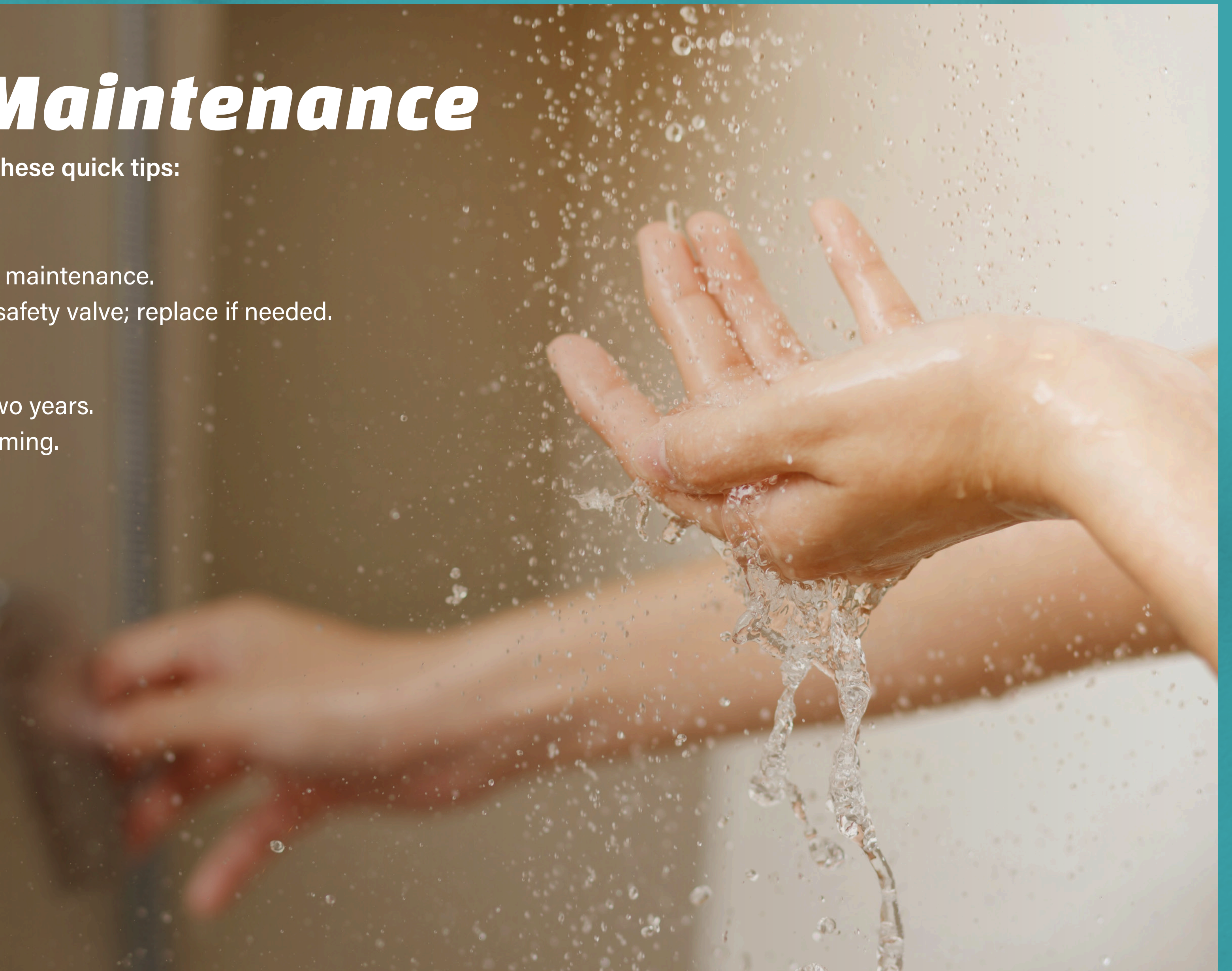


Pro Advice

Use original spare parts.

Drain the heater if away for long periods.

A little maintenance goes a long way!



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
04 367 3859

800 EMAAR (36227)

Community Security
050 890 2497

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