community buzz

JUNE 2025



THE GREENS & VIEWS

EMAAR

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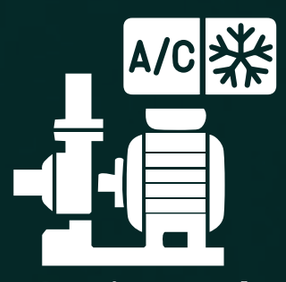
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In & Around

Rule Refresher

Know Your Responsibility

RESIDENTS		COMMUNITY MANAGEMENT
Ensure property maintenance and upkeep: ▪ **Apartment: All assets inside your unit.** ▪ **Villa: All assets within your plot boundaries.**	 **Maintenance**	Ensure maintenance and upkeep of **shared areas and assets.**
Regularly maintain and check services and systems within your unit and plot boundaries, including plumbing, AC, water heater, power, water supply, and drainage.	 **Services and Systems**	Regularly maintain and check systems and shared lines **within common areas demarcation,** including chilled water systems, main water supply, elevators, and common amenities.
Residents must replace damaged windows or glass doors in **their unit.** If within the Defects Liability Period (DLP), please raise a request on Emaar One App.	 **Window Glass Replacement**	Any damaged glass in **common areas** will be repaired by Community Management.
Pest control and treatment **within your apartment and villa plot boundaries.**	 **Pest Control**	Routine pest control and thermal fogging is conducted in **common areas only.**
Utility connections and charges within **unit and plot boundaries** are your responsibility.	 **Water & Electricity**	Utilities in **common areas**, including gyms, pump rooms, and swimming pools, are maintained by Community Management.
Residents are advised to obtain insurance covering all assets within their **unit and plot boundaries.**	 **Insurance**	Community insurance covers damages that occur within the **common area demarcation.**
For interior modifications, submit a request via the Community Portal. Upon providing the required documents, you'll receive an NOC. Any damage to common areas will be charged to you.	 **Alterations**	All modifications **within the common area demarcation** is managed by Community Management.

New Anti-Slip Mats Installed at Golf Towers & The Links

Swim with peace of mind! New anti-slip mats have been installed in both the adult and kids' pools at Golf Towers and The Links, providing a safer and more enjoyable swimming experience for all residents.

Location: Golf Towers & The Links

Cooler, Greener, Smarter

As part of our ongoing sustainability and operational excellence, we've successfully completed the retrofit of 45 units of aging chiller systems across the Greens and Views. The upgrade involved removing outdated units and installing high-efficiency replacements designed to reduce energy consumption, enhance reliability, and support our long-term environmental goals.



Home Safety Tips While You're Away

Here are few simple things you can do to keep your home safe, so you concentrate on enjoying during your holiday, rather than worrying about your property.

Start with your doorsteps
Pause newspaper deliveries and ask a neighbour to collect flyers or packages while you're away.

Invest in a safe
Lock away important items or store them in a safe or bank deposit box.

Check your vehicles
Don't leave car keys or valuables in obvious places; disconnect the car battery for added safety.

Switch off appliances
Turn off appliances to save energy, but leave one air conditioner on and internal doors open for airflow and to keep your home clean and dry.

Turn off your taps
Fix leaks and turn off the main water valve and hot water system before leaving.

Get contents insurance
Ensure your belongings are covered in case of theft, fire, or accidents.

Avail Dubai Police Assistance
Enrol in the Dubai Police's Home Safety Programme at dubaipolice.gov.ae; emergency contact: 999.

Your Community Guide to E-Scooter Safety

Responsible Riding – Quick Tips

- Riders must be 16 years or older with a valid RTA permit
- Ride safely and stay under 20 km/h

Community E-Scooter Rules

- One rider per scooter
- Valid e-scooter license required
- Always wear a helmet
- Park only at designated bike racks
- Use lights and reflective gear at night
- No stunts, racing, or reckless riding
- Do not use phones or earphones while riding
- Always give way to pedestrians
- Dismount at pedestrian crossings
- Follow community traffic rules
- No three-wheeled scooters
- Keep a safe distance from others

Important

As of April 2022, an RTA permit is required to ride e-scooter.
Violations are subject to federal traffic law penalties.

Stay safe. Ride smart. Respect the community.

Hiring a Contractor? Here’s What You Need to Know

Before any work begins at home, ensure your contractor is registered and permitted. It’s quick, digital, and essential for community safety.

Here’s the simple 3-step process

- **Step 1: Company Registration**
  Contractors must sign up at ecmpermits.ae, submit documents, and pay the annual fee.
- **Step 2: Staff & Vehicle Registration**
  All individuals requiring access need to be registered.
- **Step 3: Right Permit Application**
  Once approved, a digital permit with QR code is issued through email.

Types of Permits:
Short-Term (2 days) – For quick fixes: AC servicing, plumbing, carpentry, etc.

Long-Term – For ongoing jobs: pest control, garden care, extended repairs, annual maintenance. Home Modifications – For approved upgrades: kitchens, painting, fencing, extension of villa, modification of interior design, external painting, etc.

Note: This requires an Emaar NOC. Resident’s email approval is required, so make sure your contractor has your details!

No Permit, No Work. This process keeps our community safe and secure.

Balcony Etiquette: Let’s Keep It Safe & Respectful

Your balcony is your space - but in a shared community, what happens on one balcony can affect others. Here’s how we can all do our part:

Dispose of Cigarette Butts Properly
Flicking cigarette butts over the balcony is a fire hazard and a serious safety concern. Always use a fire-safe ashtray.

Be Mindful of Smoke Drift
Secondhand smoke can enter nearby homes and impact your neighbours’ comfort and health.

Never Use Planters or Gardens as Ashtrays
Ash and butts do not belong in soil or garden areas. They’re harmful to the environment and disrespectful to shared spaces.

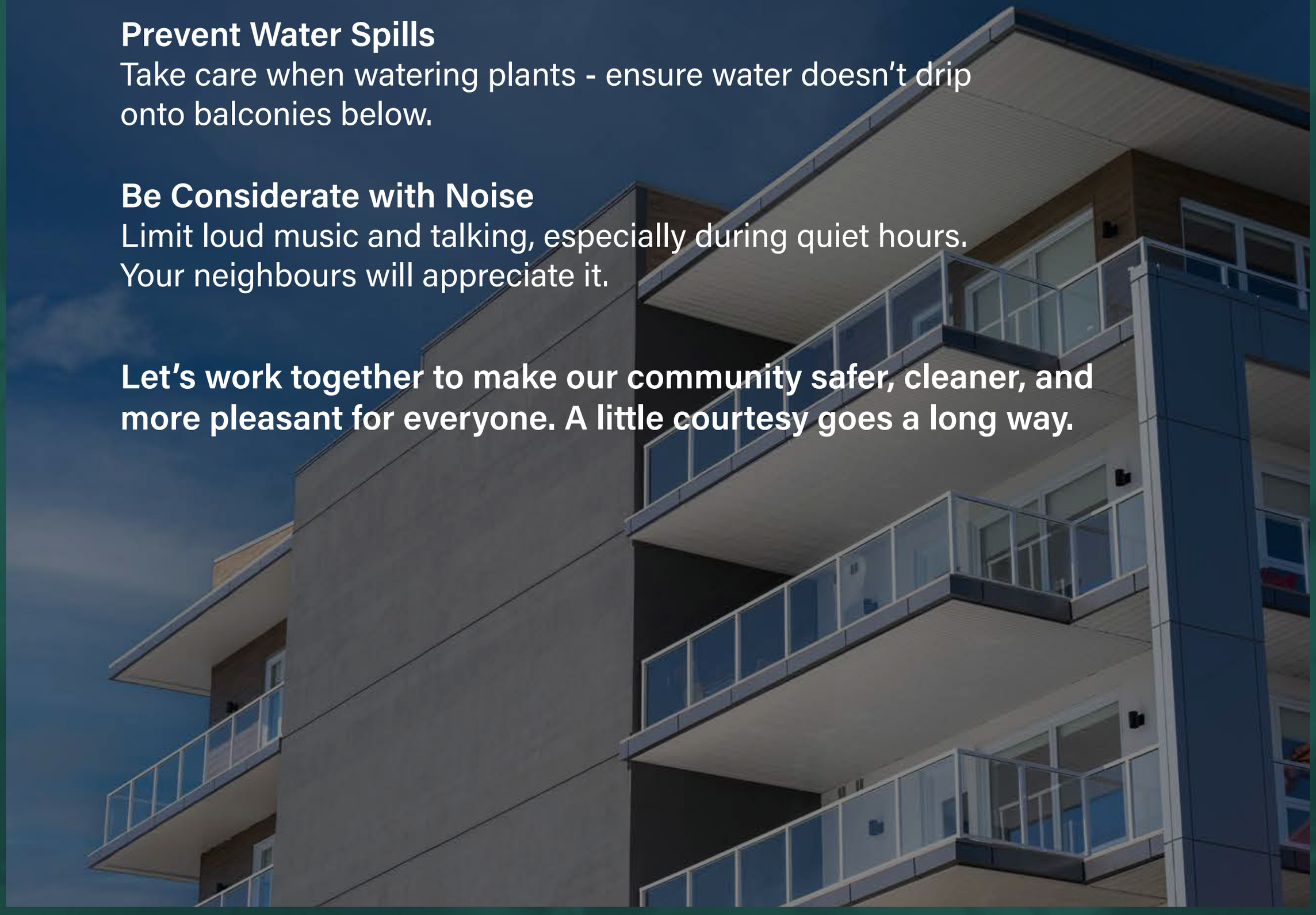
Do Not Leave Children or Pets Unattended
Balconies are not safe play areas. Always supervise children and pets to prevent dangerous accidents.

Keep Balconies Clean and Clutter-Free
Avoid storing items, hanging laundry, or leaving waste on balconies. A clean, tidy balcony keeps the building looking its best.

Prevent Water Spills
Take care when watering plants - ensure water doesn’t drip onto balconies below.

Be Considerate with Noise
Limit loud music and talking, especially during quiet hours. Your neighbours will appreciate it.

Let’s work together to make our community safer, cleaner, and more pleasant for everyone. A little courtesy goes a long way.

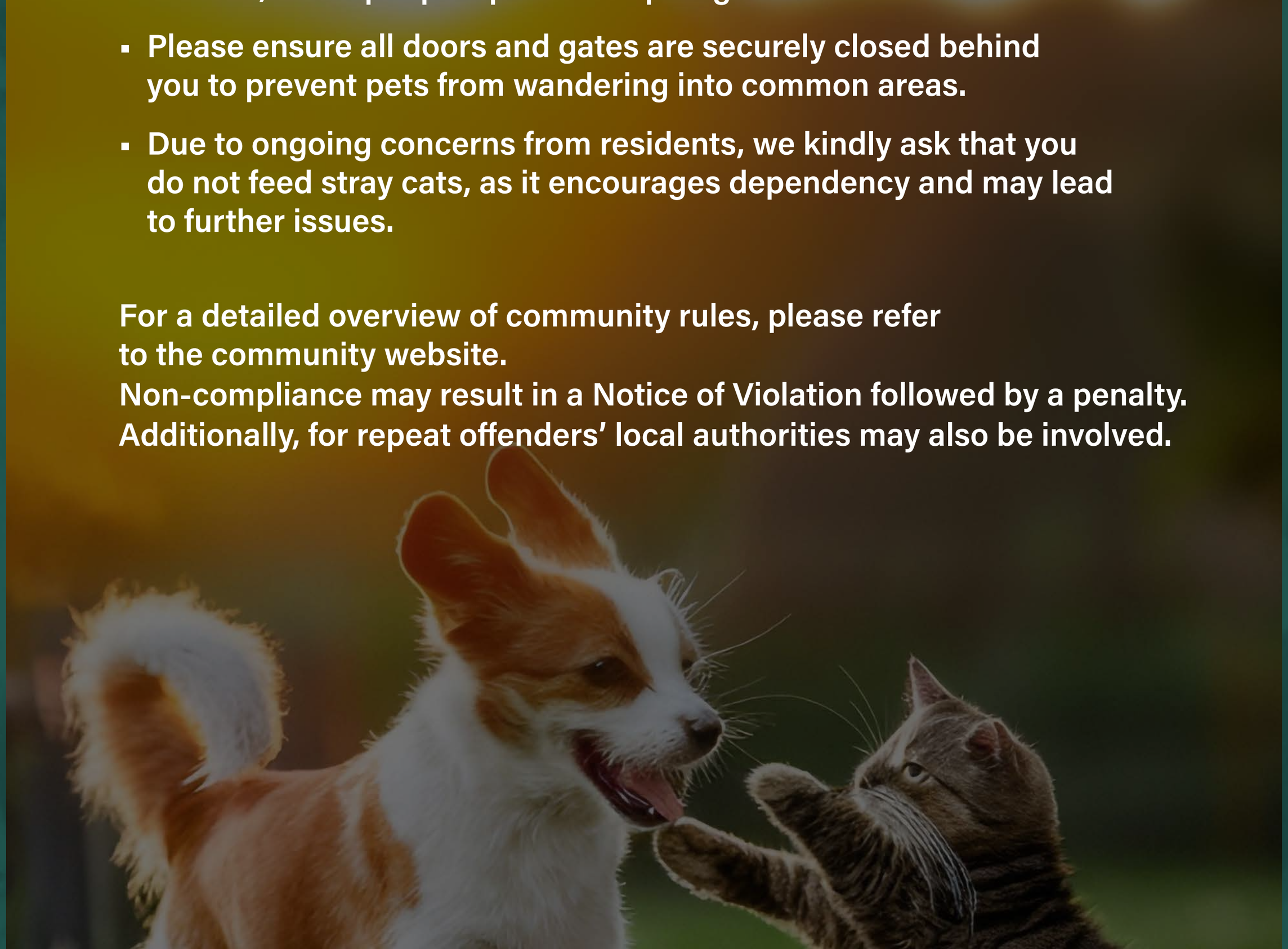


Pet Protocols for a ‘Purrfect’ Community

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.
- Please ensure all doors and gates are securely closed behind you to prevent pets from wandering into common areas.
- Due to ongoing concerns from residents, we kindly ask that you do not feed stray cats, as it encourages dependency and may lead to further issues.

For a detailed overview of community rules, please refer to the community website.
Non-compliance may result in a Notice of Violation followed by a penalty. Additionally, for repeat offenders’ local authorities may also be involved.



VIDA
HOTELS AND RESORTS

Poem for Papa



THE MAN WE RESPECT

Every morning I see my father
Making breakfast with joy and laughter.

He is happy with my smallest achievements
and always keeps his commitment.

Anytime a problem arises
He gives me better advises.

Never has he asked us to clean the shelves,
because he has shaped us like tiny elves.

Nowadays we call our father, names such as POP,
but we will always remember that he is on top.

He might have started his journey with nothing
but looking at him makes me say he is everything.

In my difficult times when he is near me,
he is ready to cheer for me.

The smartness he possesses
Reminds me of his success.

Alisha Joshi, 11 years | Al Arta 1

Picture - Perfect Garden Competition 2025

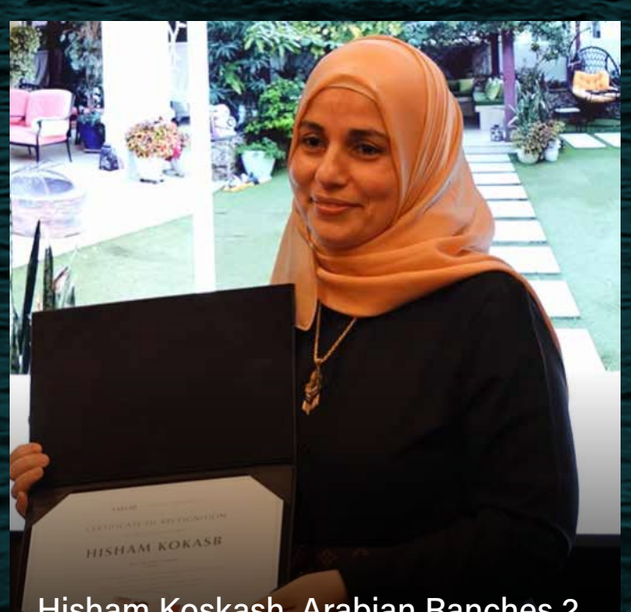
We extend our heartfelt thanks to all the residents who participated in the Picture-Perfect Garden Competition 2025. The winners were celebrated at a special awards ceremony held on 26 February at the Dubai Polo and Equestrian Club. We also thank our event co-partner, Black+Decker, for their active involvement in the judging process, prize allocation, and distribution. Winners took home a variety of Black+Decker appliances and products, along with exclusive purchase vouchers.

The Soirée featured engaging speaker sessions, a tour of the breathtaking property, an awards presentation, and a delightful selection of appetisers and mocktails.





Batool Fatima, Arabian Ranches 2, Grand Winner



Hisham Koskash, Arabian Ranches 2, Creative Large



Carol Jamil, Arabian Ranches 2, Creative Small

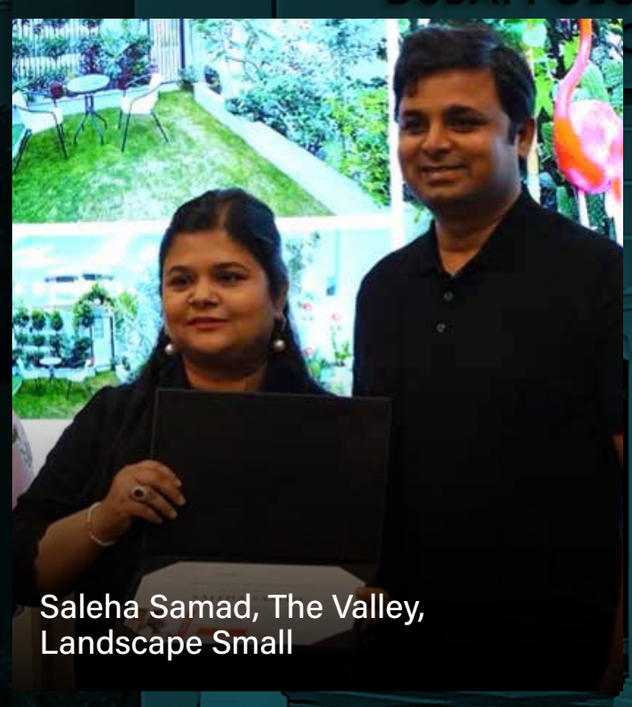
Spread across 68 acres of manicured grounds, Dubai Polo and Equestrian Club offers the ideal setting to experience the historic sport of polo. Enjoy stunning views and a variety of dining options.

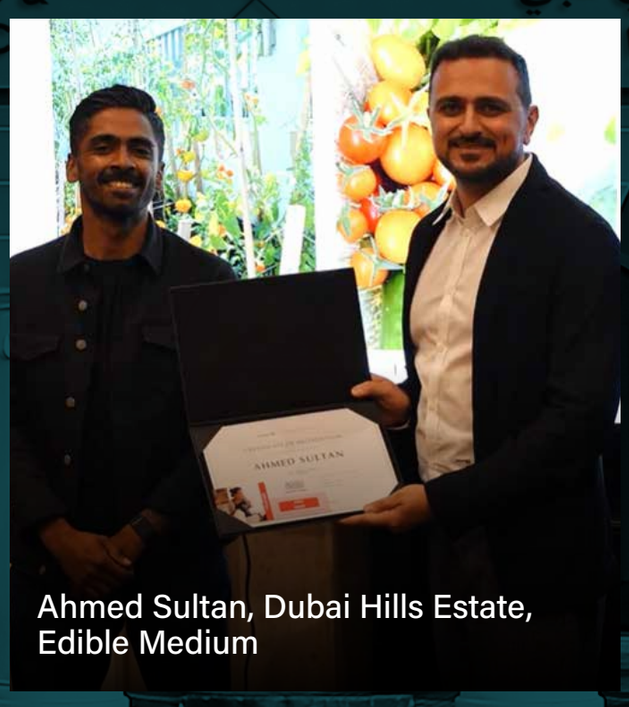
Plan your next event here or take your family on a tour of the stables- there’s always something exciting happening at the Dubai Polo and Equestrian Club. Residents of Emaar Communities can now avail exclusive discounts at the numerous attractions offered by the Dubai Polo and Equestrian Club.


Janani Vasudevaraja, Emirates Living, Creative Medium


Jae Hyun Park, Emirates Living, Sustainable Small


Angela Moreno Falcon, Emirates Living, Sustainable Medium


Saleha Samad, The Valley, Landscape Small


Ahmed Sultan, Dubai Hills Estate, Edible Medium


Harsha Juriasinghani, Dubai Hills Estate, Edible Large

20% Off On F&B At Sella, Dubai Polo Bar, Splash Pool Bar.

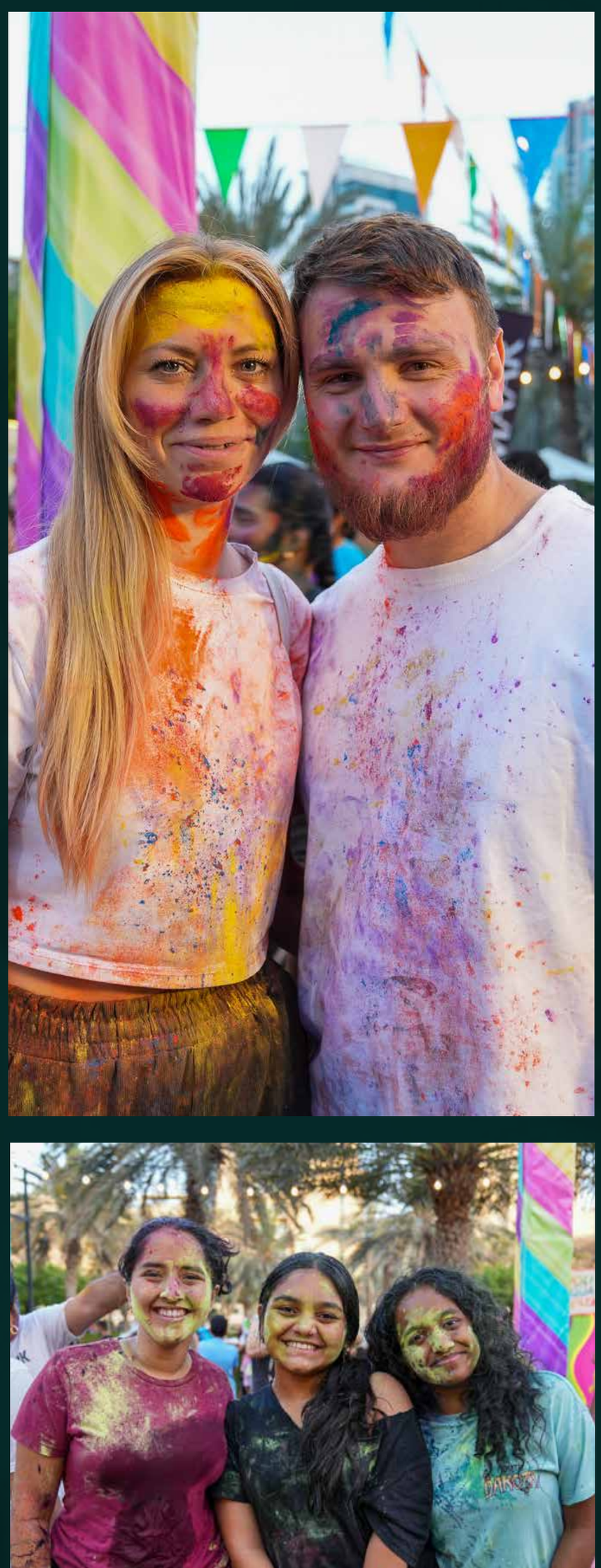
20% Off On Treatments At The Spa.

20% Off On Horse Riding Lessons At The Riding Academy.

15% Off On Group Polo Lesson At Polo Academy.

Rewind

HOLI AQUA FIESTA









In & Around

Health

Marina Pharmacy
(in The Greens Souk)
04 366 3535
Bin Sina Pharmacy (in Panorama)
800 246 7462

Restaurants & Cafes

Wagamama (in The Greens Souk)
04 361 5757
Costa Coffee (in The Greens Souk)
04 368 3385
Kentucky Fried Chicken
(in The Greens Souk)
600 52 2252
Organic Foods & Café
(Emaar Business Park)
04 361 7974
Starbucks Coffee
(Emaar Business Park)
04 422 4888
Planet Terra Cafe (in Panorama)
04 578 2000

Education

Regent International School
04 360 8830
Kumon
054 503 5355

Groceries

Aswaaq Supermarket
(in Panorama)
800 ASWAAQ (279227)
Choithrams (in The Greens Souk)
04 366 3160

Banks

RAK Bank
04 213 0000
Abu Dhabi Commercial Bank
600 502030
Standard Chartered Bank
600 522 288
Abu Dhabi Islamic Bank
600 543216
Emirates NBD
600 540000

Money Exchange

Al Rostamani Exchange
(The Greens Souk)
04 564 6541

Mosques

Sharbatali mosque
(near The Greens Souk)

Car Wash

Ecogreen
04 551 4244
Baba Car Wash
050 809 1289
JM Car Wash
052 884 3059

Useful Numbers

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

Visit us at our community office

THE GREENS & VIEWS

Ground Floor, The Links, West Tower,
The Greens & Views

Monday to Friday, 9 AM to 8 PM
Saturday and Sunday, 9 AM to 5 PM
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Community Security
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www.thegreensandviews.ae



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COMMUNITY MANAGEMENT