
community buzz
SEPTEMBER 2025
DOWNTOWN
DUBAI
EMAAR

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Community Buzz

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Rule Refresher

Home Maintenance Checklist for Apartments - Within this guide, we share a checklist aimed at preserving homes in impeccable condition, thereby guaranteeing both longevity & aesthetic appeal:



Regularly Clean Drainage: Clean drains to prevent blockages caused by debris accumulation, using methods such as drain snakes or flushing with water.



Examine Ceilings and Windows: Promptly repair any damaged or deteriorating windows, roofs, or ceilings. Seal any gaps or cracks around your windows and ceilings using weatherproof sealant or caulking.



Seek Professional Assistance: If you notice significant damage or are unsure how to properly maintain your windows and ceilings, seek assistance from qualified professionals.



Dispose of Waste Properly: Avoid disposing of grease, oil, food scrap, or any other non-biodegradable items down the drain.



Safeguard Against Moisture Intrusion: Engage certified professionals to conduct thorough inspections of the apartment.



Ensure Proper Ventilation: Use exhaust fans in bathrooms and kitchens, and open windows when weather permits.



Assess Water Heaters: Regularly assess water heaters for leaks, corrosion, and sediment buildup.



Trim Vegetation Regularly: Trim your balcony plants to prevent overgrowth, which can potentially block drainage systems.



Check Air Conditioning Systems: Implement routine servicing and inspection protocols for air conditioning units.



Follow Balcony Etiquette: Abstain from storing bulky items on balconies as they increase fire risks. Do not modify electrical fittings.



Schedule Pest Control: Implement comprehensive pest inspection and control measures to mitigate the influx of pests.



Insure your Unit and Belongings: Secure and keep up with sufficient Insurance coverage for both your unit and its contents.

New Security Cabin Installed at Downtown Views 2

A brand-new, air-conditioned security cabin has been installed at the entrance barrier of Downtown Views 2. Designed to withstand extreme weather, this fire-retardant, prefabricated structure ensures our guards stay cool, safe, and efficient—so your security never skips a beat. The cabin also supports better regulation of traffic flow into the community, ensuring smoother and safer access for all residents.



Safe and Hygienic Swimming Experience for Toddlers

Parents play a crucial role in creating a supportive environment and ensuring both the child's comfort and hygiene standards are met while using the swimming pool. Here are some tips:

1. Use Swim Diapers:

- Use swim diapers designed for water, not regular ones.
- Check and change swim diaper every 30-60 minutes in designated areas.

2. Regular Bathroom Breaks:

- Take your child for bathroom breaks every hour.
- Teach your child to let you know if they need the bathroom.

3. Hygiene Before Entering the Pool:

- Shower your child before they enter the pool.
- Ensure feet are clean to avoid bringing dirt into the pool.

4. Supervise at All Times:

- Never leave your child unattended in or near the pool.
- Stay within arm's reach of your child.

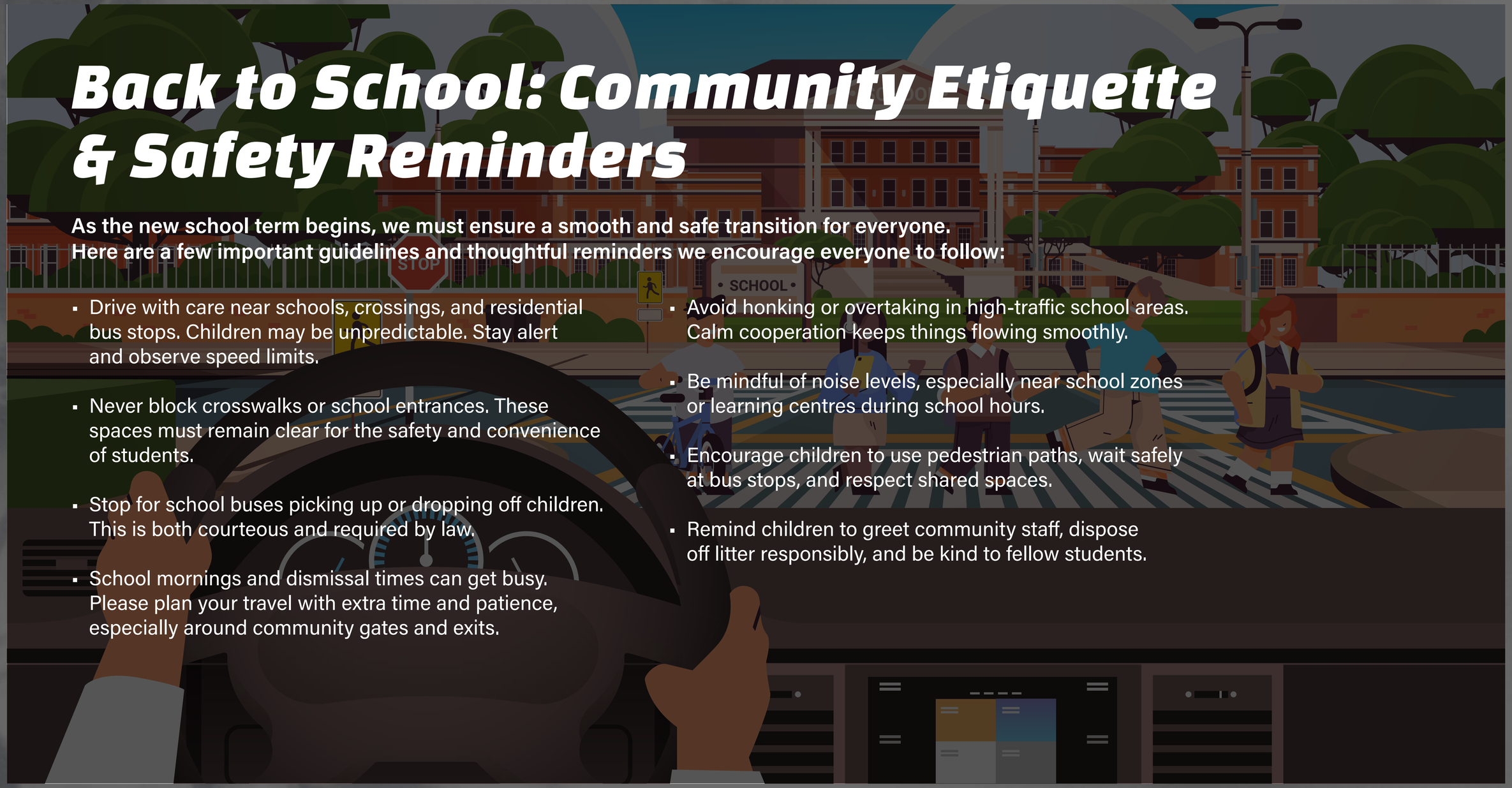
5. Poolside Cleanliness:

- Dispose of used swim diapers in designated bins.
- Promptly clean up any spills or accidents

By adhering to these guidelines, you help create a safe and clean pool environment for everyone.
Enjoy your swim!



Back to School: Community Etiquette & Safety Reminders



As the new school term begins, we must ensure a smooth and safe transition for everyone.
Here are a few important guidelines and thoughtful reminders we encourage everyone to follow:

- Drive with care near schools, crossings, and residential bus stops. Children may be unpredictable. Stay alert and observe speed limits.
- Never block crosswalks or school entrances. These spaces must remain clear for the safety and convenience of students.
- Stop for school buses picking up or dropping off children. This is both courteous and required by law.
- School mornings and dismissal times can get busy. Please plan your travel with extra time and patience, especially around community gates and exits.
- Avoid honking or overtaking in high-traffic school areas. Calm cooperation keeps things flowing smoothly.
- Be mindful of noise levels, especially near school zones or learning centres during school hours.
- Encourage children to use pedestrian paths, wait safely at bus stops, and respect shared spaces.
- Remind children to greet community staff, dispose off litter responsibly, and be kind to fellow students.

Garbage Chute Etiquette - Your Role Matters

Maintaining a clean and hygienic space is a shared responsibility. Recently, we've observed issues related to improper waste disposal and misuse of garbage chutes - and we need your support to fix it.

What's Going Wrong?



Blocked chutes due to improper items being thrown



Damaged doors and chute equipment



Unpleasant odours and messy garbage rooms



Loosely tied garbage bags are causing spills and leaks

Chute Disposal: What's Prohibited?



Burning charcoal or coal



Metal rods or large sharp items



Any oversized or non-compacting items



Bakhour (incense)



Carton boxes and Styrofoam containers



Lit cigarettes or matches



Large plastic or cardboard pieces



Renovation Debris

Check the signage posted near the chute areas for proper disposal guidelines.

IMPORTANT REMINDERS: Inform your third-party vendors and home contractors to follow disposal rules. Violations may result in Notice of Violation or penalty charges.

We count on your cooperation to keep our community clean, safe, and enjoyable for all.
For queries, reach out to us at 800 EMAAR (36227). Together, let's build a community we're proud to call home.

Parking Misuse Violations & Community Compliance

To maintain the safety, appearance, and overall harmony of our shared spaces, we remind all residents to adhere to the community's parking and vehicle-related regulations.

Key Guidelines to Follow:

- Neglected vehicles must not be parked in the parking lot and must be removed.
- Vehicles leaking oil or fluids must be removed or repaired immediately. Any cleanup or resulting damage will be charged to the responsible party.
- Repairs or part replacements are not allowed in carports or any Common Areas. Only emergency repairs to render a vehicle movable are permitted.
- Changing oil or other automotive fluids in any Common Area is strictly prohibited.
- Parking in unallocated bays, common areas, driveways, or walkways is strictly prohibited at all times. Any such violations may lead to the issuance of a Notice of Violation (NOV).
- EV charging spots are for residents only. Overnight charging is not allowed. Please limit usage to 4 hours to ensure fair access for everyone.
- Parking spaces are strictly designated for vehicles only. Storing personal items in these spaces is not permitted.

ECM Swimming Championship 2025

What a splash-tacular weekend!

From tiny tots to teens, spirited adults to seasoned swimmers, the ECM Swimming Championship 2025 made waves over two exciting days!



Jack Malenda, Arabian Ranches
Winning Category: Teens (Boy)



Kian Reineke, Arabian Ranches III
Winning Category: Kids (Boy)



Fayth Fernandes, The Greens & Views
Winning Category: Teens (Girl)





Angelica Quintero, Dubai Creek Harbour
Winning Category: Female



Adrien Galle, Downtown
Winning Category: Male



Layla Susilo, Arabian Ranches I
Winning Category: Kids (Girl)

A big shoutout to our participants and the amazing families who brought the energy poolside!















Greener Gifts, Greater Blessings.

Eid Al Adha sustainability kit initiative brought together the values of environmental responsibility and community spirit. The kits, filled with plantable and eco-friendly items, were very well received by residents and served as a meaningful reminder of our shared role in building a sustainable future.

This initiative perfectly aligned with Emaar's sustainability vision and resonated deeply with the UAE Year of the Community, encouraging stronger connections through purposeful, conscious giving.











Back To School - Tiffin Recipe

"As school kicks off again, we as parents everywhere are hunting for easy, nutritious, and kid-approved lunchbox ideas. This simple quesadilla recipe checks all the boxes quick to make, customizable with your child's favorite fillings, and perfect for little hands to hold. Let's make lunch fun again!"

- Ms. Diana Eliseeva,
Emaar Resident

Cheesy Quesadilla

Instructions:

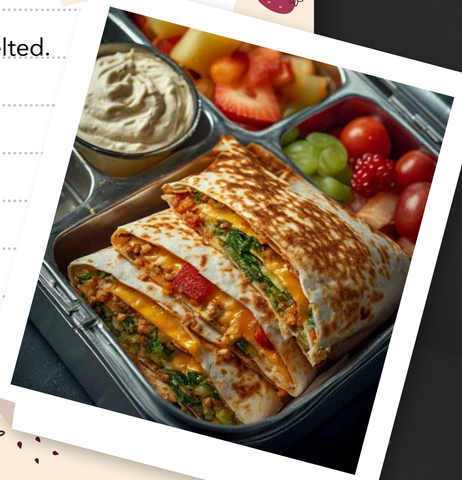
1. Place one tortilla on a flat surface. Sprinkle cheese evenly over half of it.
2. Add the chopped veggies and chicken (if using). Sprinkle a pinch of salt.
3. Fold the tortilla in half.
4. Heat a non-stick pan over medium heat and lightly grease with butter or oil.
5. Cook the quesadilla for 2–3 minutes on each side, until golden and cheese is melted.
6. Let it cool slightly, then cut into wedges.

Tips:

Wrap in sandwich paper for school lunchboxes.

Add a side of yogurt, fruit, or hummus for a balanced meal.





Ingredients (for 2 quesadillas):

- 2 medium tortillas
- 1/2 cup shredded cheese (cheddar, mozzarella, or a mix)
- 1/4 cup finely chopped veggies (like bell peppers, corn, or spinach)
- 1 small, cooked chicken breast, shredded (optional)
- A pinch of salt
- Butter or olive oil for cooking

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

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

Petrol Stations

ADNOC service station
EPPCO

Mosque

Al Ghafoor Mosque

Cafes

Starbucks
+971 4 419 0002

Caribou Coffee
+971 4 277 8294

Education

Blossom Nursery
800 6877 379 (8 Boulevard Walk)
800 6877 379 (Al Manzil District)

Jumeirah International Nursery
+971 4 456 4955

Useful Numbers

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

Visit us at our community office

Shop 14, Ground Floor Souk Al Manzil,
near Old Town Residences, 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	+971 50 442 7553
Old Town Island	+971 56 680 4127
Boulevard Point	+971 56 525 1959
Downtown Views	+971 50 442 7553
Boulevard Crescent	+971 56 389 4077
The Lofts	+971 56 389 4078
Burj Vista	+971 56 404 5796
Boulevard Heights	+971 50 8057053
Boulevard Central	+971 56 389 4128
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 4129
Forte	+971 50 537 4979
Burj Crown	+971 50 643 1267
Downtown Views II	+971 50 210 3525
Opera Grand	+971 56 533 2478
Act I Act II	+971 50 899 3015
Burj Royale	+971 50 899 0616

www.downtowndubai.ae

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