
community buzz
DECEMBER 2025
THE VALLEY
EMAAR

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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.

RESIDENTS		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.

Visit ecm.ae to know more about our community rules and regulations.

Orania Clubhouse Unveiled: New Amenities Now Open for Residents

Exciting news, Orania residents! The newly upgraded clubhouse is now open, offering a suite of amenities designed to enhance lifestyle and well-being.

- **Recreation Hall:** A versatile indoor space to relax, unwind, and host activities.
- **Gymnasium:** Fully equipped fitness facilities to support your health goals.
- **Adult Swimming Pool:** A perfect spot for exercise and leisure.
- **Kids Swimming Pool:** A safe and fun water space for children (toddler diapers mandatory for non-toilet trained kids).








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 Doorstep

Nothing is more of a giveaway than old newspapers piled outside your door. So put your subscription on hold for the duration of your holiday. You could also ask a neighbour to remove anything else that gets dropped on your doorstep.

Home Security

Ensure all the doors and windows of your house are closed and locked. Inform one of your relatives or someone you trust to periodically check your house while you are away. Use a bank deposit vault or a safe to store any valuables that you're not taking with you.

Check Your Vehicles

Avoid leaving the keys of your car or any other valuables in obvious places while you are on holiday. For added safety, you could also consider disconnecting your vehicle battery.

Turn off your Taps

Check all water outlets for visible leaks. This includes taps, water heaters and bathroom hand sprays. Turn off the main water valve inside/outside your unit. Remember to also switch off your hot water system when you turn off your main water supply.

Switch Off Appliances

Appliances left on standby use electricity all the time, which can add up to a significant amount on your electricity bill if you're going away for several weeks. Please leave one air conditioner on for circulation and keep all internal doors open. This simple step helps maintain airflow and keeps your home safe and dry. Always ensure the LPG switch is turned off when not in use.

Get Contents Insurance

In case of theft, fire or anything unexpected that happens while you're away, Contents Insurance will cover the contents of your unit such as furniture, electrical appliances, curtains, carpets and paint finishes on walls and ceilings.

Avail Dubai Police Assistance

Subscribe to the Home Safety Programme by Dubai Police so you can be contacted in case there is a problem while you are away. To subscribe to this service, visit www.dubaipolice.gov.ae and fill in the application form. Emergency contact: 999.



Connect With Us The Easy Way

To enhance our service and respond to your concerns more efficiently, we have phased out email as an inbound communication channel. Please be advised that the email address communities@ecm.ae is no longer available for resident communication. You can connect with us through:

WhatsApp
800 EMAAR (36227)

Emaar One App
Download

Call
800 EMAAR (36227)

Your convenience is our priority, because great communities thrive on effortless connections!

Culture Of Consideration: Mindful Celebrations

To build a peaceful and respectful community, it's important to be aware of how our noise levels affect those around us. Here's how you can help:

Lead by Example
Set a positive example by keeping noise down, especially during quiet hours.

Celebrate with Respect
During celebrations, remember to keep noise levels in check, particularly outdoors or near neighbours.

Be Mindful of Shared Spaces
Avoid loud music or conversations in hallways, lobbies, and other communal areas.

Respect Quiet Times
Keep activities quiet during late nights and early mornings to ensure everyone can rest peacefully.

Consider Soundproofing
For those who enjoy music, movies, or gaming at higher volumes, consider using headphones to limit noise disturbance.

Use Outdoor Areas Considerately
If you're socialising in common areas or gardens/ balconies, be mindful of noise levels.

Communicate with Security
If you encounter excessive noise in common areas or from your neighbouring homes, inform security for a prompt and discreet resolution.

By practising these habits, we can cultivate a community where everyone feels comfortable and respected.

Prohibited Use Of Motorbikes, Dirt Bikes & Quad Bikes

To ensure the safety and harmony of our community, we would like to reinforce existing rules regarding road usage and vehicle restrictions.

Prohibited Vehicles

The operation of dirt bikes, trail bikes, sand buggies, off-road vehicles, private electric bikes without RTA permit, private club cars, and non-licensed motorised vehicles is strictly not permitted anywhere in the community.

Road Safety & Compliance

- **Speed Limits:** 40 km/h on main roads and 25 km/h on neighbourhood roads.
- **No Dangerous or Noisy Driving:** Any motorised vehicle operated in a dangerous or disruptive manner is a serious violation.
- **Parental Responsibility:** Parents must ensure that underage and unlicensed individuals do not operate any vehicle in the community.
- **Authority Involvement:** To ensure real and enforceable action is taken, we strongly urge residents to report any violation directly to Dubai Police. Their involvement is essential and the most effective way to address and prevent unsafe and unauthorised vehicle use.



NO PRIVATE E-BIKES



NO DIRT BIKES



NO QUAD BIKES



NO PRIVATE CLUB CARS

Community Consideration

- **Pedestrians First:** Walkways and footpaths are meant for pedestrians only.
- **Respect Public Spaces:** Streets, walkways, and footpaths should not be used for storage of personal items or vehicles.



Say No To Damas Tree

Damas trees (Conocarpus) are popular for their fast growth and year-round greenery, but they pose serious risks to your home and community. Emaar Community Management urges you to consider complete removal of these trees to prevent long-term damage. Contact your gardener today for removal quotes and protect your property before it's too late.

Risks to your Home:

1. **Invasive Roots:** Damas roots can damage pipes, walls, and pathways.
2. **High Bills:** Broken pipes lead to wasted water and costly utilities.
3. **Clogged Drains & Pools:** Roots and leaves block drains and fill pools.
4. **Stifled Growth:** Other plants struggle to survive near Damas trees.

Better Choices for Your Garden:

- Azadirachta Indica (Neem)
- Millingtonia hortensis
- Pongamia glabra

Embrace safer, smarter choices for a thriving, hassle-free outdoor space that enhances your property's value and integrity.

Say NO to Damas Trees!

You can appoint a service provider through the Emaar One app.

Prevent Mosquito Infestation

Eliminate Stagnant Water

As responsible community members, it's crucial to understand the root cause of increased mosquito infestation. Stagnant water is the main reason for this rise in pests and related health issues. Let's focus on eliminating stagnant water and taking proactive measures to safeguard our collective well-being.

Why is stagnant water a concern?



Breeding ground for mosquitoes/pests



Poses serious health risks to all residents



Foul odour and aesthetic issues



Degrades water quality

Prioritising Community Health

We are proactively conducting several treatments such as ULV treatments, Larvicide Chemical (IGR) treatments, Thermal Fogging, Rodent Bait Services, Residual Spray near the lakes, water bodies, and common areas. Despite our continuous efforts, pest infestations persist due to stagnant water in individual properties.



Mandatory action for Residents

All residents must promptly clear any stagnant water within their villa and adhere to the following steps:

- Check and clear clogged gutters, containers holding rainwater, and unused pools or ponds.
- Install mesh screens or covers on rain barrels and water storage containers to deter mosquitoes.
- Empty containers like flowerpots, buckets, and children's toys that collect water.
- Inspect your garden area for water accumulation caused by drip irrigation, rainwater or excessive watering of plants.



Stagnant water poses a serious risk to the health and well-being of our community residents. As a crucial part of our initiative, regular inspections will be carried out. We strongly urge immediate action to clear stagnant water to avoid penalties.

Rewind

DIWALI













Rewind

TRICK OR TREAT

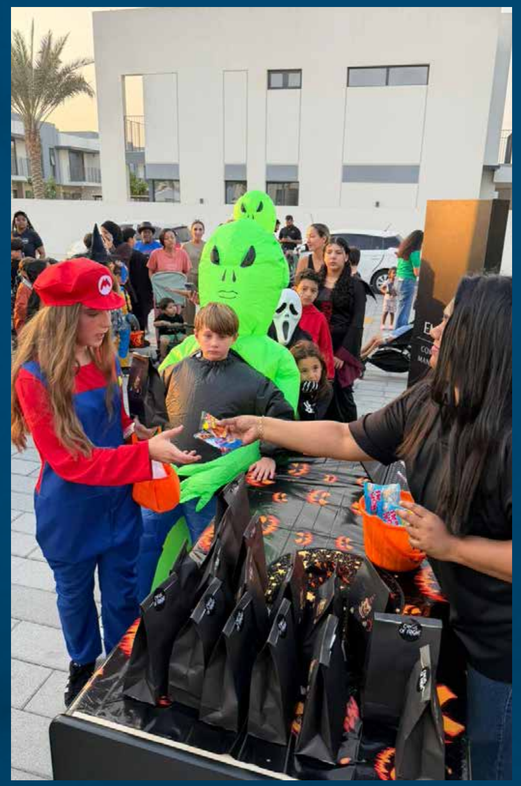












In & Around

The Valley Pavillion
800 36227

Groceries

Monoprix
+971 4 558 6054

Health Care

Medcare Medical Centre
800 6332273

Education

Maple Bear Nursery
+971 52 789 0954

Pharmacies

Bin Sina Pharmacy
+971 4 2567991

Visit us at our community office

800 EMAAR (36227)

Community Security
+971 50 369 7659

www.ecm.ae

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