

# COMMUNITY NEWS

Emirates Living - Issue No.4, 2012

SEASONS  
GREETINGS  
AND A HAPPY  
NEW YEAR!



**Dense 15 meter high Damas trees lined the property.**



**After removal, Sunlight streams into the garden and the view of the skyline was revealed.**

## Residents Say No to Damas Trees

ECM's "Say No to Damas Trees" campaign, highlighting the dangers of *Conocarpus lancifolius* (Damas) trees to infrastructure and villa walls, kicked off a flurry of activity across Emirates Living as residents began removing trees from their gardens.

One resident of The Meadows had 22 Damas trees in her garden since 2006. Although she enjoyed the privacy these trees provided, after receiving information about the campaign and understanding the dangers Damas tree roots could cause to their DEWA lines, sewage lines, pipes and other plants in her garden, it was a simple decision for her to remove these plants once and for all. With the help of ECM, various approved landscapers began visits to quote for the full removal of the trees (simply chopping them down does not affect the roots and the trees merely grow back again, Jack and the Beanstalk style).

The change was substantial after the 15 meter high trees got their eviction notice. The five neighbouring properties, all of whom had been affected by the tree roots, are delighted with the work and now they can rest easy that their pools are safe, their gardens can grow properly with direct sunlight and nutrients reaching their own plants.

The owner of the property now has a wonderful view of the Dubai skyline and said "I'm so happy, thanks for this help; we now have beautiful new Olive and Orange trees. Also our villa is no longer dark all the time; we have sunlight through the villa for the first time in years!"

Another tenant in the Meadows stated "Thanks for your help in solving the problem with the trees. You made it happen, now I hope all our problems with blocked waste pipes are history."

While the "Say No to Damas Trees" campaign officially closed in late October, residents' interest in learning more about the dangers and how to remove their trees continues. ECM receives regular queries through the communities mailbox and Interim Boards and resident participation in spreading the word is appreciated!

## CSF Defaulter Awareness Pays Off!



The posters are hard to miss. 84 centimeters high and over a meter wide, they stand at the entrances to almost every community in Emirates Living, listing the addresses of owners who have failed to pay their portion of the Community Service Fees (CSF).

With AED 7.6 Million collected from delinquent Emirates Living accounts in just 58 days, the CSF Defaulter Awareness campaign has proved successful! Many residents and owners are aware that timely payment of the CSF directly contributes to the services and running of the communities in order to maintain Emirates Living to the high standard residents expect. If owners delay payments, this could result in a detrimental effect on the community.

When the campaign commenced, ECM received many phone calls and emails of support from owners and Interim Board members. ECM would like to thank all the owners who have settled their outstanding debts and encourage the remaining villas on the CSF Defaulter Awareness board to make arrangements to bring their accounts to date.

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# Halloween in Emirates Living





# Festive Season Guidelines

The cool weather is here and it's time to move outdoors. To maintain a comfortable and respectful environment for all our residents and to enhance neighbourly spirit, especially during the coming festive season, please consider the following guidelines if you plan any parties or gatherings:

**Private Parties & Noise:** Get-togethers during Dubai's winter season are expected; however, in order to avoid inconvenience to your neighbours, it is requested to turn down the outdoor noise/music after the hours stipulated within your community rules. Loudspeakers should always be turned inwards, facing villas rather than the community.

**Fireworks:** Please note that fireworks pose a fire hazard and are not permitted in line with the community rules. Hence, we request residents to avoid such activities.

**Parking:** Please encourage your visitors to adhere to the general parking guidelines within the community and to be respectful of your neighbours by ensuring that their driveways and access are not blocked.

**Gatherings in Community Parks:** Residents may use the parks in their communities for private gatherings, however the facilities may not be reserved for exclusive use. Please notify ECM at [communities@emaar.ae](mailto:communities@emaar.ae) a week in advance if you are planning a get together in your local park for guidelines.

In all cases, we request you to be considerate towards your neighbours, to maintain good relations and enhance community spirit. Most of all, we wish you peace and happiness during the winter season as we enjoy the outdoor weather with friends and family!

## Visitor Parking

As part of ECM's ongoing efforts to regularize parking for visitors in the communities, short-term parking signs have been placed across designated parking areas in Emirates Living. These signs have been placed at around 70 different areas where parking has been provided for the visitors. The maximum time allowed for visitor parking is four hours. Any vehicle parked for more than four hours will be towed away at the owner's expense. Please make sure you and your guests comply with community rules by leaving clear access to driveways, pedestrian walkways, DEWA meters and substations.

## Announcing the Re-opening of the Lakes and Hattan Main Gate!

Now that the RTA roadwork is complete, the Lakes and Hattan Main Gate is operational again. During the construction of the Parallel Road, the Lakes and Hattan Main Gate was relocated with just a temporary gatehouse marking the entry to the community.

The Main Gatehouse, relocated slightly post-road works, has been fully refurbished including installation of new entry and exit barriers, as well as maintenance both inside (air conditioning) and outside (marble and painting) the unit.



## Tips for the Rainy Season

With the cooler weather and the rainy season approaching, we would like to advise residents of some preventative steps that can ensure they do not experience any problems with their homes during the rains.

- Ensure that your windows are tightly shut during the rainy season, especially if you will be away on vacation.
- Balcony and roof top drains should be checked regularly for blockages.
  - If a drain is found to be blocked, remove the strainer or grating which covers the drain box. Any sand or grease can then be dug out. Use a hooked wire or coil spring-steel auger to clean out the bend or trap.
  - When the clogging material has been removed from the trap, pour a pail or two of hot water into the drain to wash out any loose material. Check the strainer itself and clean it in hot water and soap in order to open all holes. Pour a pail of water into the drain periodically in order to make certain of a proper water seal.
- Ensure that the sealant around the sliding doors and windows is intact.
- In the event of heavy rain, it is recommended the drain covers for the balcony and roof drains be removed and kept aside in order to facilitate the draining of excess water.
- A physical inspection should be conducted to check for blockages on all open shafts and pipes on villa roofs.

### USEFUL NUMBERS

Fire	997	Dubai Municipality	800 900
Ambulance	998	Taxi (RTA)	800 9090
Police	999	DEWA	991
Al Ameen	800 4888	Community Security Hotline (24 hrs)	04 308 9555



## Halloween Comes to Emirates Living

Late afternoon in Emirates Living on the 31 of October, as the sun began its descent to the horizon and the air glowed golden, a trickle of residents started flocking to the lakeside area between Meadows 6 and Springs 3. The stream of people grew as the minutes passed, and soon hundreds of Emirates Living residents came from every direction, laughing, skipping, strolling.

Dumbledore arrived, the Incredible Hulk too. A group of fairies flitted over the grass and a gaggle of witches, zombies and vampires romped their way across the paths. A werewolf here, a princess there; an infectious Halloween atmosphere was on display in Emirates Living!

Spirits high, giggles and spooky cackles filled the air as sunset approached and the crowd swelled. Members of The Meadows and The Springs Interim Boards faced a tough decision as they meandered through the area, searching to shortlist the finalists of the Halloween Costume Contest.

After much deliberation, 25 winners took home certificates and prizes for their efforts. Stand outs included Charity Beaven from The Lakes, who showed up in a fantastic homemade impaled-vampire costume, while the youngest attendee was most likely five week old Springs resident Mia Rose, adorned in adorable stripes, who snuffled and slept through most the evening in her mother's arms.

Many residents lingered at the venue long past sunset, chatting with new friends, posing for photos and enjoying the festive atmosphere. Meanwhile in the streets of The Meadows and The Springs, echoes of children's laughter and footsteps bounced down the streets as groups of kids dashed door to door to sing out "Trick or Treat!" at the many decorated villas.

Turnout far exceeded expectations for Emirates Living's first Halloween event and plans are already afoot to make next year's Halloween party bigger and better.



## New Palms on the Way

With their majestic, instantly recognizable silhouette, the date palm tree is a symbol of the UAE. Supremely suited to the local environment, the date palm is beloved as it lines avenues and adorns private gardens. But without across the region the date palm is susceptible to infestations of Red Palm Weevils and Stem Borers which weaken and eventually kill the trees and the date palms in Emirates Living are no exception.

Severely infested trees may easily fall as the trunk's strength becomes weak. Date palms compromised by weevils often fall from the crown, whereas Stem Borers attack anywhere on the trunk, hollowing the internal core. In Emirates Living a proactive exercise undertaken where infested palm trees, beyond the point of resuscitation, have been identified and shall be soon replaced.

Removal and disposal of severely infested palms is essential, followed by cleaning and backfill of palm pits and replacement with healthy trees. ECM and our appointed landscaping service providers have implemented a proactive preventative maintenance program by installing Pheromone traps and regular spraying of insecticides targeting beetles (including weevils) and worms (including borers) to ensure the health of the palm trees.

### How to Identify Date Palm Pests

Are your palm trees regularly cleaned and maintained? Red Palm Weevils can hide in dried fronds and become established out of sight. Trim back dead growth frequently and inspect for any infestations. Pheromone traps and sprays targeting beetles have proved effective. Stem Borers are harder to see, but their presence can be identified by holes in the palm tree trunks. If your date palms are heavily infected or dying, they should immediately be removed from your garden and properly disposed of to avoid contamination to nearby trees whether in your own garden, your neighbour's or the common area of your community.