



NAKHEEL
Community Management

Community Newsletter

Al Furjan

April 2023



Dear residents,

I hope you have enjoyed a wonderful and joyous Eid break with your friends and family. The first quarter of 2023 has been promising and this is already a very exciting year of opportunities for all of us at Nakheel Community Management (NCM).

While 2023 is officially UAE's Year of Sustainability and COP28 is being hosted in UAE later this year, NCM is releasing its first Sustainability Report that compiles several green practices and initiatives we have incorporated into our business over the last year. As community managers, we will continue to focus on environmental sustainability by inspiring a community-wide commitment towards sustainable practices, in line with the national strategy.

I am proud that our communities are home to people from all over the world, from different backgrounds and cultures. In order to ensure that our properties and facilities are respected and used in the best way, this edition features a refresher on your community rules and guidelines. This will help establish what we need to practice as a community and as responsible neighbours.

With the hotter months almost here, it's also the best time to run a comprehensive home health check, especially on your air conditioning systems and plumbing fixtures, with a handy annual maintenance contract to keep you covered.

Your community usage charges are a key element in ensuring that your neighbourhood and its related assets run as per clockwork. This year, we have issued information packs to homeowners, which detail the budget components and compare them with the previous year's charges, while providing a visual sense of the operational and social achievements in your community. Don't miss our special article on this topic.

Lastly, we are setting the stage for our annual gardening competition that will be open at the end of summer for nominations. This is your chance to get your home gardens in full bloom and glory in time for winter. The best community garden will be awarded a waiver on community usage charges for 2023.

We are also proud to have won our first international award for Best Business Change and Transformation at the International Business Excellence Awards 2023, for our journey in building happiness and prosperity in our communities. Nakheel was also certified as a Great Place to Work™, giving us the right mix of talent and training to serve our customers.

Read all about our plans and check out our feature on the community management team looking after your community. We are now on WhatsApp too and we welcome your feedback and suggestions on this new channel too.

Wishing you a safe, happy, and healthy summer.

Francis Giani

Message from Francis Giani, Chief Community Management Officer

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Your Community Updates

Your community is continually being maintained and enhanced to make it an even better place to live and visit. Here's a quick look at the last quarter's highlights.

Marked For Your Safety

As part of our efforts to ensure that road markings on your community streets are clear and visible throughout the day, a fresh coat of road paint was applied across 23,738 linear metres of directional markings. Additionally, 7,227 linear metres of kerb stones were repainted. These improvements enhance road discipline and vehicle flow in your residential community.

Remember to follow your internal community speed limits for a safe experience for fellow commuters and pedestrians using the roads.



Slow Down at Speed Breakers

Two new speed humps have been installed in the community, as part of our efforts toward road and pedestrian safety. These speed humps serve as an excellent tool to slow down vehicles while increasing the driver's awareness of passersby, reduce noise from motorists, and are a visual reminder to maintain speed limits when driving on internal roads.





Solar Power Lights Your Streets

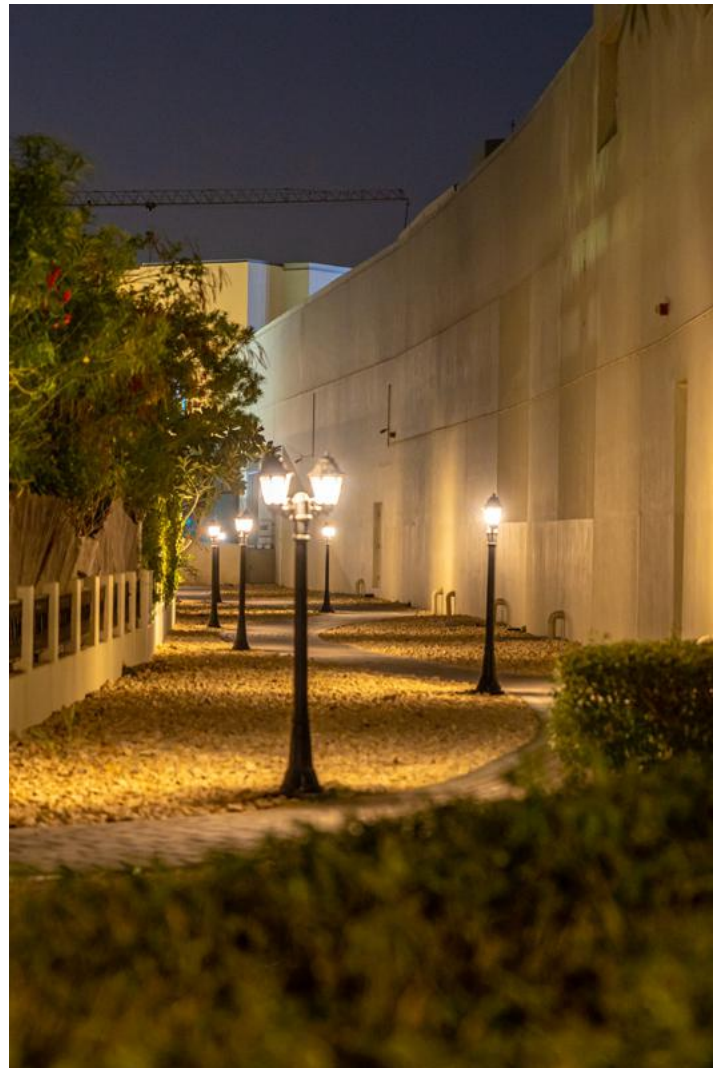
214 streetlights lining roads in Al Furjan West have been upgraded with new solar batteries, that will help store excess energy for night-time visibility and well-lit views on a cloudy day. This is one of our green steps in reducing energy costs and ensuring a sustainable and efficient community like Al Furjan.



LED Leads the Way

Catch this beautiful sight at the Al Furjan roundabout if you haven't already. 33 new spike lights have been installed at the bottom of the glorious palm trees adorning this junction, in the most flattering way. These LED fixtures let the light shine upwards through the leaves highlighting its beauty after sundown.

Additionally, we added illumination with 168 new LED lights to brighten dimly lit areas in Phase 1 including locations behind villas and along the Al Furjan pavilion pathways. We hope this improvement helps you feel safer and secure in our care.





All Things Green and Beautiful

Our landscaping experts have been tending to the vast stretch of green splendour across the parks in Al Furjan, before the onset of summer.

Zone R park got a splash of colour with jatropha, thevetia, boguainvillae, pseudo eranthemum, and nerium oleander among others. The new treescape is an ornamental cover of sea grape making it perfect to lounge under its shade. The grass and ground covers were refurbished, offering visitors a thick, soft turf to tread on. Complimenting this, hardscaping arrangements of gravel and boulders were introduced to add structure and visual interest to the open space design.

Safety for our residents tops our priority. So, we double-washed the sand in the children's play areas to keep it clean and clear of germs and contaminants.

New Park Alert

Three verdant parks in Al Furjan West have just opened their doors to residents. Among its key highlights is the children's play area that features climbing frames, spring riders, slides, ladybird springers, and monkey bars, promising a time of fun and play for our younger residents. Don't miss the sleek picnic tables and benches providing the perfect resting spot on your day out.

Cobblestone pathways lead to the outdoor gym areas where fitness enthusiasts can work out on push-up benches and back and abs strengthening equipment. There's also a bicycle rack right outside to safely park your ride.

Explore the park life and nature in full bloom this season, while you meet your neighbours and make new friends.



No Place For Pests

Your home is your personal space and there can be nothing more unsettling than a rodent infestation around you. In our efforts to ensure pest control across our common areas, we installed safe and environment-friendly baits in strategic community locations, especially outside villas.

Remember:

- ▶ Avoid leaving pet food, water bowls, and litter outside your home and overnight.
- ▶ Dispose of over-ripe fruits from your garden to eliminate food sources for potential pests.
- ▶ In the event of a serious infestation, appoint a professional and certified company to visit your home periodically for pest control treatment.



Tree-lined Streets, Attractive Driveways

Roadside landscaping has the charm of blending concrete into the surrounding greenery seamlessly. And that's what we did across 1,000 sqm. of unused space across the community's center median sections.

Signature bougainvillea shrubs have been spread across a lush ground cover and dotted with seasonal vincas and ornamental mayflower trees that promise to make your drive brighter and welcoming.

Additionally, the second roundabout entrance got a facelift with white and red vincas, and pebble arrangements portraying the Nakheel logo.

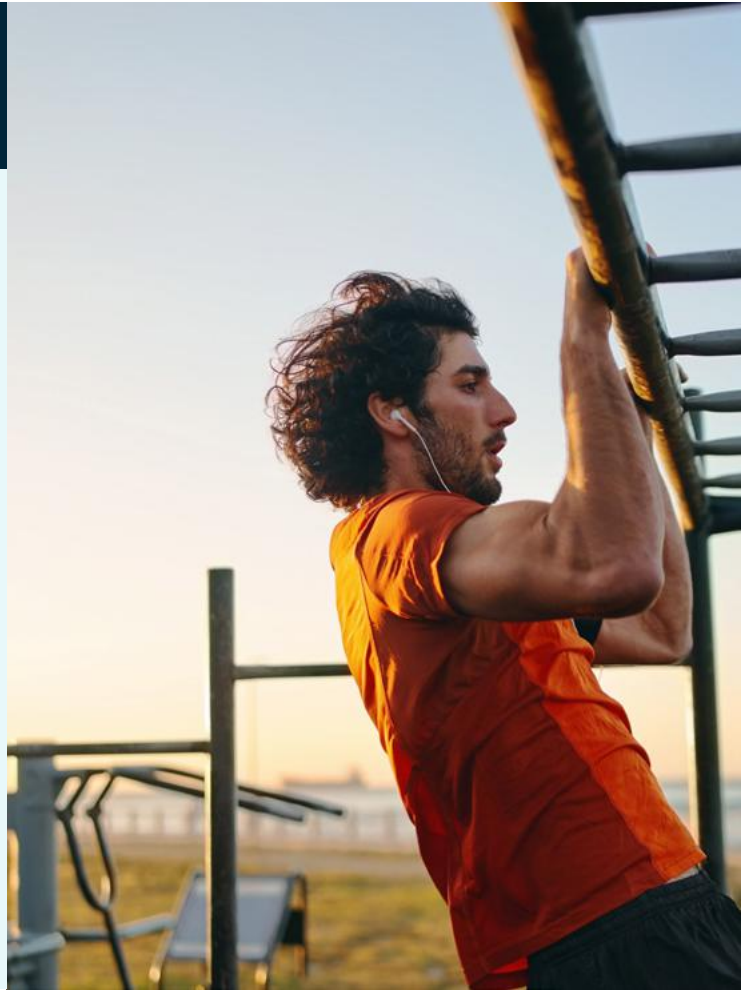


Coming soon

Work Out, Play More

The outdoor gymnasiums at the open parks in Zones L, M, and R, are all set to receive extra mean machines. The new cardio equipment includes stationary bicycles, ellipticals, and climber bars, making it a great addition to your fitness routine while taking in the fresh air and that extra dose of vitamin D.

We have also installed a gazebo at the Zone R park for your breaks under the shade. Spice up your routine with a workout in the great outdoors.



Building Recycling Awareness

Residents participated in a recycling drive in February that was held in collaboration with our waste management service provider – Veolia, to learn about responsible disposal of household waste and recycling opportunities at home.

Younger residents played interactive games and engaged in activities based on the 3Rs (Reduce, Reuse and Recycle). Participating families received potted plants and were encouraged to start with small, but effective steps toward recycling.





From left to right: Naveen Shivakumara, Ruby Nuestro, Sumesh Nair, Ajul Abraham, and Ajay George

Meet Your Community Management Team

We're delighted to introduce your community management team. Mohammad Al Shaibani leads the team as Associate Director, handling the overall Master Community operations of Al Furjan.

He is supported by Ruby Nuestro, who manages the overall community operations, and Faisal Mohammad Al Ali, who manages the infrastructure and MEP operations of the community.

The team includes Ajay George who looks after customer experience and association management, and Naveen Shivakumara who manages landscaping. The duo of Ajul Abraham and Sumesh Nair supervise facilities and technical management, and Leah Vitor, looks after the administration. Ahmad Ali Al Balooshi liaises with real estate regulatory bodies on behalf of the community.



You can reach out to the team at **800 NAKHEEL**, help@nakheelcommunities.com, or at your dedicated community office in The Gardens, behind the ENOC petrol station in Jebel Ali Village.

What Makes Your Community Sustainable?



We Switch to Sustainable Options

Almost 170 LED lights illuminate the community common areas and Al Furjan pavilion, helping us save on our energy consumption.



We Employ Technology in Operations

Your community landscaping is irrigated through smart irrigation systems.



We Educate

We collaborate with our service providers to raise awareness of recycling and green habits for living.



We Segregate

We have nine four-stream recycling stations for cartons, metals, paper, and plastic installed across our common areas.

Your Community Events



LiveWell with NAKHEEL

The first LiveWell with Nakheel Wellness Festival kicked off on 28 January with co-curator Irina Sharma moderating talks, essential oils workshops by experts, children's activities, morning yoga classes, body image sessions for teens, and a lot more. The festival was a celebration of all aspects of the health and wellness industry - Balance. Nourish. Move. Relax. Evolve.

The March edition was a special session on hormones through aging, menopause, disease, or trauma. Here is a glimpse of our speakers, sessions, audience interactions, and highlights from these editions.

The momentum continues and we look forward to more exciting topics in the upcoming months. Stay tuned to our updates on www.livewell.nakheelcommunities.com.

Till then, live well.



Hag Al Leila Celebrations

One of the most popular Emirati celebrations prior to Ramadan - Hag Al Laila was celebrated in true blue traditional style on 08 March. Homes welcomed our team at their doorstep and received sweets and treats to celebrate the occasion. The initiative echoes the values of sharing and giving that the Holy Month brings with it.





Moonlit Movies Are Back

Our ever-popular Movie Under the Stars was back on 04 March, gathering residents for a relaxing evening to mingle, socialize and relax with a screening of the musical comedy – *Lyle, Lyle, Crocodile*. Younger residents unleashed their creativity at the arts and crafts fiesta and spent an evening to remember, under the winter moonlight.

World Planting Day

We organised our maiden sustainability event to commemorate the UAE's Year of Sustainability with a first-of-a-kind tree-planting activity that involved the young and the old. On World Planting Day (21 March), neighbours, friends, and landscaping service providers joined hands and planted trees in designated areas, adding more greenery to the community.

What made it extra special was that each planted tree bears the name of the family that participated in the initiative. Here are a few highlights from the event.





Ramadan Table

01 April was a special evening of sharing, games, Arabian tunes, and togetherness as families gathered for a community Iftar celebration. Residents brought their favourite dishes to share at the Ramadan table while embracing the spirit of the Holy Month with comforting meals, warm conversations, and festivities.

TLC for your Home



Time for a Home Health Check

Your home needs constant upkeep and maintenance to keep it in its prime and pristine condition just like your community. Add these items to your home maintenance checklist for a stress-free summer.

- ▶ Appoint a certified technician to check your smoke detectors and fire alarm installations.
- ▶ Schedule pest control to ward off any pests and bugs.
- ▶ Treat prolonged water leaks by fixing clogged drains or damaged water fittings.
- ▶ Service your HVAC unit for a smooth summer run.
- ▶ Sign up for an annual contract with a reputed general maintenance company to keep a tab on your mechanical, electrical, and plumbing systems.



Stay covered with the right insurance

It's never too late to invest in insurance that covers your prized home and possessions and gives you the peace of mind you deserve. Contents Insurance does just that in the event of the unexpected – be it a theft, fire, or water leakage.

With a good plan, you can protect your home and your belongings including your furniture, electrical appliances, soft furnishings, and even paint finishes on your walls and ceilings. Some contents insurance plans start as low as AED 200 a year, based on the coverage required.

What is covered under community insurance?

Community insurance only covers the common areas such as roads, amenities, signage, streetlights, walls, and irrigation systems. Contents insurance is the sole responsibility of a resident.



Five Steps Towards Good Air Quality

As temperatures rise, it's time to turn the air-con back on again. Here's a quick checklist for you to prepare your home's air-conditioning system ahead of use.

- ▶ Clean the air filters. Remember, poor indoor air quality can affect your health.
- ▶ If you have an outdoor unit, check for debris or dust accumulation.
- ▶ Test the system to ensure that there is no noise or odour generated.
- ▶ Ensure that electrical plugs and sockets are of standard quality, to avoid short-circuits or fire accidents.
- ▶ Open the windows and doors of your home, when weather and outdoor air quality permit.



Storing Household Chemicals

Chemicals are a common sight in most households, from cleaning agents, paints, and thinners to pesticides. But these can pose a health and fire hazard, if not handled with care.

- ▶ Understand the warning symbols – they indicate that the product could be hazardous.
- ▶ Follow the safety information and directions, when using the materials.
- ▶ Open a nearby window to ensure adequate ventilation, when using the chemicals.
- ▶ Choose low-emission paints, varnishes, and glues, wherever possible.
- ▶ Store chemical products in their original containers.
- ▶ Store flammable materials in fire-rated containers and away from combustible materials.
- ▶ Lock and keep these chemicals out of children's reach.
- ▶ Dispose of household hazardous waste products safely.



We are now on WhatsApp

We have just launched a new channel to engage and interact with our customers.

You can now reach us on WhatsApp at **800 NAKHEEL (6254335)** for raising maintenance requests, community usage charge updates, general queries, and feedback.

All it takes is a message to **800 NAKHEEL (6254335)** or **+971 800 NAKHEEL (for international customers)** to get help or information for your queries.

Stay tuned for more updates.

Gear up for our Home Garden Contest

Is your blossoming garden a source of pride and joy? Here is a chance to participate in our community garden contest and win big. Showcase your green thumb and get rewarded for your talent in gardening and landscaping.

THE PRIZE: The winning garden can enjoy a waiver on the Community Usage Charges for 2023.

Registrations will open by October 2023 and gardens will be evaluated in the following weeks. Qualification criteria include aesthetic appeal, design, elegance, innovation, diversity, and water conservation efforts. Winners will be declared in January 2024.



Our Sustainability Report for 2022 is Releasing Soon!

Stay Tuned!



Fuelled by Community Usage Charges

Community usage charges exist so that your community can be effectively maintained and enhanced to its highest standards. Quite simply put, it ensures that all the activities behind the scenes take place like clockwork.

With the recent issuance of community usage charges to homeowners, on-time payment of these charges is important. These rates are vetted by independent auditors and approved by the Real Estate Regulatory Authority. A delay in settling your usage charges on time has an effect on the operations of your community, as funds are required to pay service providers, utility bills, and community enhancements.

Pay your usage charges today using the **MyNakheel app**, or via bank transfer.



Community Rules Refresher

Your community is governed by Community Rules, which aim at creating an environment in which all residents can maximize the enjoyment of their community and amenities.

These rules intend to create a serene, attractive, and safe environment for the families, children, neighbours, and visitors of the community and master community. Browse through all the applicable rules and regulations of your community on www.nakheelcommunities.com.



Responsible Landscaping Starts at Home

With the beauty that a garden offers comes the responsibility of keeping it properly maintained and landscaped. Here are our top three tips for a clean and green surrounding for your home.

- ▶ Your garden is your responsibility. Plant large trees away from villa walls, as far-reaching roots can damage boundary walls and villa foundations.
- ▶ No neighbour likes a stray creeper encroaching into their space. Trim your plants and trees regularly to avoid them from invading common areas and neighbouring properties.
- ▶ Do not hang weights over the boundary walls or common areas to secure your landscaping, as these pose a safety hazard.

Residents' Recipe Corner

There's nothing like a tropical summer salad to beat the summer heat of 2023. Our resident, Sapna Pal whipped up a delicious summer bowl and sent us the recipe for a pasta salad that promises to be a showstopper at your next cookout.

Preparation

Ingredients

- ▶ 1 cup of uncooked pasta
 - ▶ 1 cup of shredded cabbage
 - ▶ ½ cup of julienne-cut carrots
 - ▶ 1/4 cup of finely chopped capsicum
 - ▶ 2 cloves of garlic
 - ▶ 1 cup of sweet corn
 - ▶ 1 cup of mayonnaise
 - ▶ 1 tsp of honey
 - ▶ 1 can of oil-packed, canned tuna
 - ▶ Salt and pepper - as per taste
- ▶ Boil the pasta in salted water till soft and drain and keep it aside.
 - ▶ In a big bowl, combine the vegetables.
 - ▶ Add grated garlic to the mixture. A dash of salt will help crush and pulp the garlic while grating.
 - ▶ Mix in pepper, honey, and mayonnaise to even out the flavours.
 - ▶ Add the cooked pasta, corn, and tuna, and refrigerate it for 30 minutes before serving.

Author's special note:

Remember to remove the oil from the tuna before adding it in. Vegetarians can enjoy this delicious dish without the tuna.



Pasta Salad



Road Safety Advisory

With safety and wellbeing remaining our priority, we've teamed up with the Roads and Transport Authority (RTA) for a series of initiatives to remind, educate and enlighten residents on all things road safety.

The campaigns include motorist, pedestrian, and e-scooter safety, with handy tips on keeping our roads and people safe. RTA will also join us at some of our community events this year to provide guidance and advice to all road-users.



السرعة القانونية توصلك
إلى وجهتك بأمان.. التزم بها.

Driving at normal speed can
meet your need. Adhere to
speed limits.



مبادرة توعوية بدعم من
Safety initiative supported by

rta.ae



Free Household Junk Collection

A round of spring cleaning brings out the old and forgotten items that your home has harboured for long. Bidding goodbye to these items is a step easier. We have partnered with junk collection agencies to help you get rid of unwanted household items, free of cost.

What can you junk for free?

Old couches, clothes, office/home/garden furniture, toys, kitchenware, exercise equipment, linen, toiletries, electronics, mobile phones, home appliances, books, bicycles, cardboard, and faded carpets.

Gather your items and book a collection slot today by contacting **Take My Junk** at **800 5865/050 179 4045** or **Remove My Junk** - **055 549 1122**.

Give your pre-owned items a new lease of life.

Another Feather in our Hat

NCM was honoured at the International Business Excellence Awards (IBXA) for our commitment to operational excellence and adherence to high standards.

We emerged in the top position winning gold in the 'Best Business Change and Transformation' category.

This is a testament to our evolving goals, implementation of transformative strategies, and success in producing proven qualitative and quantitative results.



NAKHEEL
Community Management

IBXA™ 23
INTERNATIONAL BUSINESS
EXCELLENCE AWARDS 2023

GOLD AWARD WINNER
Best Business Change and/or Transformation



Being a Great Place to Work®

Nakheel was recognized as a Great Place to Work-Certified company for 2022/2023 by the global research and consulting firm, Great Place to Work® Middle East for demonstrating a workplace culture of inclusivity, support, and understanding where employees' voices were heard and acted upon and offers an outstanding employee experience with staff feeling trusted and valued.





Nakheel Community Management

Our primary objective is to manage and maintain the wellbeing of your community. As such, we provide a broad spectrum of comprehensive management services.

18

Master Communities

50,000+

Units

350,000+

Residents

Standards that help maintain our communities



Industry Recognitions



Reach out to us



help@nakheelcommunities.com



@NakheelCommunities



800 Nakheel



@NKLCommunities



Nakheel Communities



My Nakheel App