



**NAKHEEL**  
Community Management

# Community Newsletter

Meydan

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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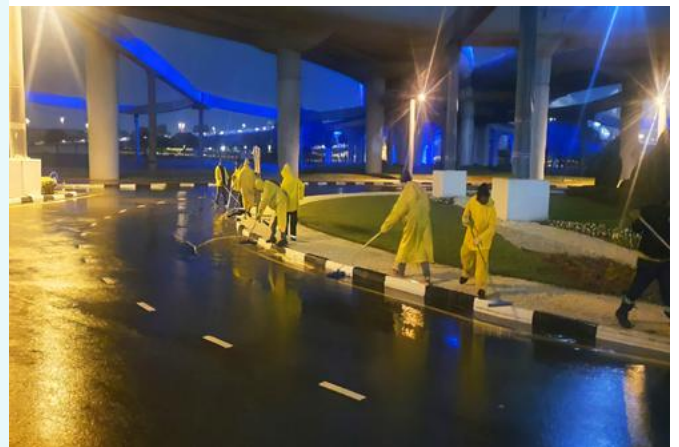
# Your Community Updates

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.

## Rain Mitigation Recap

The rains earlier this year brought with them - the most-awaited cool spell that most Dubai residents eagerly looked forward to. But as part of rain preparedness, our facilities management teams pulled out all the stops to ensure that there were no flooding incidents and that roads were back to their pristine state in no time.

Tankers and cleaning staff were on the ground 24/7 clearing and cleaning streets, while traffic lights were inspected as part of operational checks. Supporting pest control teams stepped in, to sterilize common and vulnerable areas and conducted fogging treatments to prevent mosquito breeding.



## Stronger and Tougher Nets

Great news for sports enthusiasts in the community. We have just replaced all the nets at the football and basketball courts in the Polo Park situated near the Avenue communities. These high-quality installations are durable with improved tensile strength, to make every score and goal count.

### Did you know?

Your community park is home to colourful playgrounds for the little ones and a versatile MUGA court lined with lush landscaping, seating space, and recycling bins. Don't miss the fenced dog park inside the garden for your canine friend.





## Keeping Pests at Bay

We have just appointed new service providers to undertake pest control and waste management operations across your community. While Ezy Environmental Services will oversee the collection of general and recyclable waste from Race Course Villas and the Master Community, Pest Free will provide pest control services for the Master Community areas.

As part of the measures already implemented in Meydan were tree-mounted bottle traps to control flies and other insects in the vicinity. Safe and weather-resistant rodent/reptile bait stations were also placed in common areas as a preventive mechanism against potential pests.



## All Things Green and Beautiful

Our landscaping experts have been tending to the vast stretch of green splendour across the Meydan Master Community, before the onset of summer.

2,500 red and white petunias have been planted along the entrance of Avenue Street, the driveways to The Meydan Hotel and Polo Park, elevating the welcome experience for residents and visitors to the grand community.

The splash of colour and bloom this spring against the backdrop of the signature palm trees, also coincided with the Dubai World Cup event, giving event spectators a taste of the lush landscaping that the community is starting to embrace.





## New Features at the Great Outdoors

Have a seat at your pick of our 40 new park benches and enjoy the wonderful sights of your lively community at any time of day. This modern urban furniture range copes with heavy use and harsh weather, while being a timeless aesthetic addition to the outdoor recreational space.

Join us in keeping your community clean and beautiful. 55 robust litter receptacles fitted with cigarette ashtrays were installed across walking trails to encourage responsible disposal of waste while using the common areas. These sleek bins add a touch of urban design to the community streetscape.

Don't hesitate to take your canine friend on your exploration trail around the neighbourhood. We have just added 30 bright green dog waste bins to help keep our pavements and parks clean and clear of anything unsightly. Be a responsible pet parent and always clean up after your pet friend.

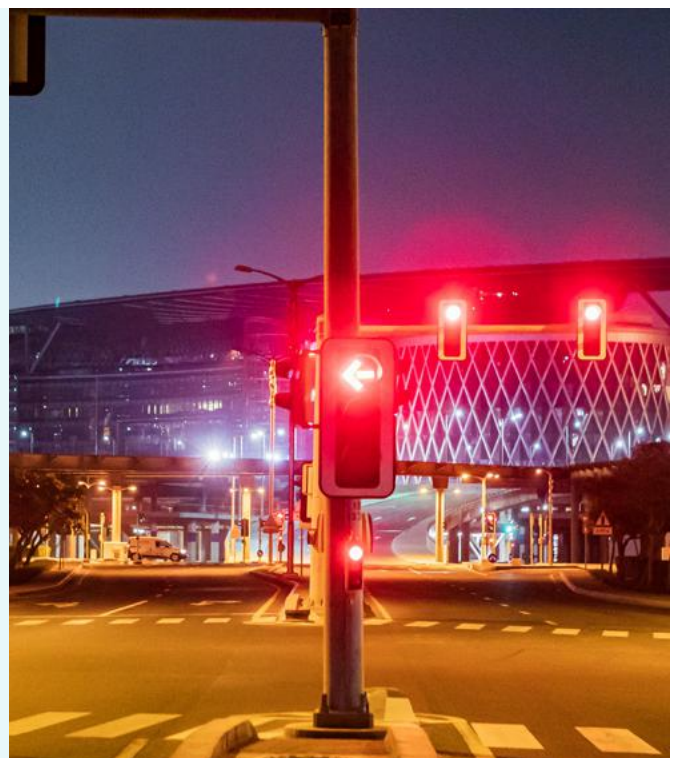


## Better Road Safety

After a 15-year hiatus, the traffic lights at the Avenue community street and the crossroads junction ahead of The Meydan Hotel, are back in business.

This comes after successful collaborative efforts between RTA and the Meydan Development, and has been a welcome relief for motorists, easing traffic congestion and improving road safety.

Additionally, pedestrians can rest assured at the zebra crossings knowing that these traffic control measures will ensure the orderly flow of vehicles, making it easy for everyone to reach their destination on time – safe and sound.





From left to right: Thangavelu Sathaiah, Ajukumar Pillai, Sreekumar Madathi, Moza Mohammed AlHammadi, Mohammad Al Shaibani, Reena D'Mello, Syed Zaidi, Shafi Moideen and Mohammed AlMulla

## Meet Your Community Management Team

We're delighted to introduce your community management team. Mohammad Al Shaibani oversees the Meydan portfolio and is supported by Syed Zaidi, who manages the overall community operations.

His team includes Moza Mohammed AlHammadi and Mohammed Al Mulla who together manage the day-to-day functions of Meydan, along with the trio of Sreekumar Madathi, Ajukumar Pillai, and Thangavelu Sathaiah who look after infrastructure. Shafi Moideen manages the landscaping across the zone. The team is supported by Reena D'Mello who looks after administration.



You can reach out to the team at **800 NAKHEEL**, [help@nakheelcommunities.com](mailto:help@nakheelcommunities.com), or at your community office in the District One Clubhouse.

## What Makes Your Community Sustainable?



### We Use Sustainable Solutions

Lighting systems across our corridors, garbage rooms, and common areas are fitted with LED lights.



### 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

Recycling stations outside each amenity encourage users to segregate and dispose of their waste.



# 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](http://www.livewell.nakheelcommunities.com).

Till then, live well.





# Ramadan Table

16 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.

## 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](http://www.nakheelcommunities.com).



# Residents' Recipe Corner

There's nothing like a tropical summer salad to beat the summer heat of 2023. One of our residents, Hana um Muhab whipped up a delicious summer bowl and sent us the recipe for a Greek salad that promises to be a showstopper at your next cookout.

## Ingredients

- ▶ 4 cucumbers, sliced into quarters
- ▶ 1 green capsicum, cubed
- ▶ 3 tomatoes, roughly chopped
- ▶ 1 red onion, sliced
- ▶ ½ cup black olives, sliced
- ▶ Feta cheese cubes
- ▶ Vinegar
- ▶ Thyme
- ▶ Olive oil
- ▶ Lemon juice
- ▶ Salt

## Preparation

- ▶ On a large platter, arrange the cucumber, green capsicum, tomatoes, red onions, and olives.
- ▶ Make the dressing by whisking together olive oil, thyme, vinegar, and lemon juice with a pinch of salt.
- ▶ Add the white cheese cubes on top of the dish with the black olive slices and mix them all together.
- ▶ You can serve the dish as a main course or even as part of your spread. Enjoy!



## Greek 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.



السّرعَة القانونيّة 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.

<h2>18</h2> <p>Master Communities</p>	<h2>50,000+</h2> <p>Units</p>	<h2>350,000+</h2> <p>Residents</p>
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### Standards that help maintain our communities



### Industry Recognitions



### Reach out to us

 <a href="mailto:help@nakheelcommunities.com">help@nakheelcommunities.com</a>	 <a href="https://www.linkedin.com/company/nakheelcommunities">@NakheelCommunities</a>	 <a href="https://www.instagram.com/nakheelcommunities">@NakheelCommunities</a>	 800 Nakheel	 <a href="https://twitter.com/NKLCommunities">@NKLCommunities</a>	 <a href="https://www.facebook.com/NakheelCommunities">Nakheel Communities</a>	 <a href="https://www.youtube.com/NakheelCommunities">Nakheel Communities</a>	 <a href="#">My Nakheel App</a>
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