



EDACOM NEWSLETTER

COMMUNITY NEWS MOTORCITY

ISSUE 3
2021

 **800 EDACOM**
33 22 66
Customer Happiness Centre



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Welcome to EDACOM, a quarterly newsletter!

Our quarterly newsletter aims to give you a quick update on all accomplishments and the latest news related to helping make your community the best it can be so you can “love where you live.” Moreover, the newsletter acts as a platform that bridges the communication between residents and owner’s association management, induces engagement, and encapsulates the highlights of EDACOM that will take place over the course of the upcoming months.



More about EDACOM

Established in 2016, EDACOM Owners Association Management is a highly-qualified Owners Affairs and Community Management partner covering a managed area of more than 1.2 million Sqft., with nearly a decade of experience managing high-end, large-scale, and in-demand properties - helping foster communities where property value rises, living standards are maintained and improved, and resident happiness is increased. EDACOM proudly represents two of Union's landmark master communities including, Motor City and Uptown Mirdif. Proudly representing 20,000 residents across 4,800 units and 100 buildings, EDACOM strives towards catering to all its property owners' needs.



+1.2 MN SQFT.
Managed Area



20,000
Residents Represented



+25,000
Maintained Units



100
Managed Buildings



A Look At Community Upgrades:

- Ongoing upgrade of the pool houses gates in Green Community Villas.
- Ongoing pool house facilities renovation in Green Community Villas.
- Removal of satellite dishes and abandoned cars within the community in coordination with Dubai Municipality.
- Installing a gate next to Fox Hill 1 with access control.
- Activation of the pool access control system.
- Installing new CCTV cameras on traffic lights across Motor City



Social & Health Guidelines



Allowing first and second degree relatives to visit while avoiding those susceptible to infection, including the elderly and people with chronic diseases



The number of people present in any place at any time may not exceed 5 individuals



The elderly, sick and those with chronic health conditions are not allowed to leave home in order to ensure their safety



Gatherings are not allowed in public or private places



Gatherings are not allowed in public or private places



Congregational prayers including Taraweeh, are permissible at home, provided that the worshippers are members of the same family residing in the same place



Domestic helpers are prohibited from meeting anyone outside the home. They should be provided with the necessary protective equipment should they need to interact with people from outside



It is prohibited to distribute food to individuals except in a collective manner under the supervision of charities and relevant government agencies



Exercise should take place near one's home (walking, running and cycling)



Food should not be exchanged between residents of different homes

Community Etiquettes:

COVID19- Prevention Protocols to be always adhered to by residents in the community to ensure the safety of everyone in the community. (wearing masks, social distancing, ect.)

- Careful disposal of cigarette butts to avoid fire hazards.
- Keeping the community peaceful and quiet and avoiding noise violations.
- Compliance with COVID19- protocols while visiting the community pools.
- Children under 12 always require adult supervision in the community pools.
- Compliance with parking rules to avoid parking violations and fines.



Eid Al Adha Holidays

UAE residents likely to get almost a week off next month

- The exact dates of Eid Al Adha will depend on the sighting of the moon, but the holiday is expected to start on Monday, July 19, with a day off for Arafat Day.
- There will be an additional three days off for Eid, taking a holiday up to Thursday, July 22, and adding up to six days for those lucky enough to have the weekend off as well. • Eid Al Adha is known as the feast of the sacrifice and coincides with the Hajj pilgrimage to Makkah, which all Muslims are required to make at least once in their lifetime if they are able.



Tips by DEWA

DEWA & EDACOM urges its customers to conduct periodic inspections of internal water connections in their houses, buildings, and facilities to discover and fix any potential leaks and replace old connections, if necessary.

WHERE DOES LEAKAGE OCCUR?

- Water tank
- Washing room
- Kitchen
- Outside leakage
- Walls
- Toilets



Energy Savings Tips

- Turn off exhaust fans when not in use
- Adjust the thermostat setting to 23.5 C when in use in auto mode
- Clean and replace air filters and difusers
- Ensure windows & doors are sealed properly, close the curtains and apply shades if possible
- Ensure regular maintenance of fan coil units, electric components and actuators by HVAC specialist
- Turn off lights when not in use to reduce heat load
- Upgrade to smart thermostat
- Increase thermostat setting while away



Switch to energy-saving lightbulbs

Save AED 159/year



Reduce room temperature by 1°C

Save AED 295/year



Turn off gadgets on standby

Save AED 227-409/year



Top up your loft insulation from 100mm - 270mm

Save AED 114/year



My pet My responsibility.

Motor City is a pet-friendly community that offers plenty of open spaces that are great for walking your dog, allowing them some great and much-needed outdoor playing time. It is also home to several pet shops and pet-related services, and a veterinary clinic; however, it is required that you keep these regulations in mind!

- Clean Up After Your Pet
- Always Use A Leash
- Not Everyone Love Pets
- Pet food of any kind must not be left in common areas or on any balcony/terrace.
- Pets are not allowed in the pool area
- Owners and occupiers are responsible for their pet's behavior
- Barking dogs or excessively noisy animals on balconies or inside a unit is prohibited
- Pets shall not be tied to trees or any exterior building structure.



Are You Fire Ready

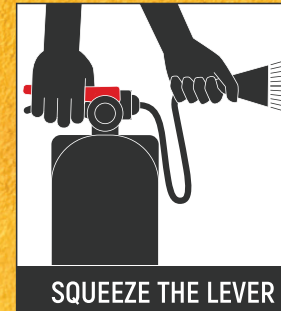
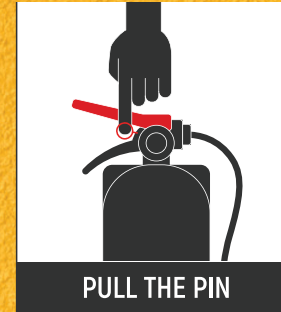
As part of EDACOM's commitment to prevent and reduce the MotorCity communities fire hazards, EDACOM supplies high-quality fire fighting equipment and fire extinguisher across motor city. These equipments have been certified by organizations such as UL, FM, BSI, LPCB and Global Mark and will enhance the overall safety of residents properties.

We would also like to remind you about the below critical precautionary measures that you need to take to avoid fire hazards for your safety and your neighbor's, also to ask you to help us to identify potential fire hazards.

Please avoid fire risks activities that include:

- Leaving electronic devices and appliances plugged in
- Leaving candles and stoves unattended
- Recklessly smoking shisha and cigarettes and throwing cigarette butts
- Storing gas cylinders or other combustible and hazardous items in patios
- Barbecuing

How to Use a Fire Extinguisher



Fighting COVID-19 outbreak

Places to provide the service	Opening Hours	Vaccine type	Phone Number
Al Ittihad Health Center	From Sunday to Thursday PM 2:00 - AM 9:00 PM 12:00 - PM 8:00	Sinopharm vaccine	80011111
Dubai Mall (Zabeel)	From Sunday to Thursday 9:00 AM - 6:00 PM	Sinopharm vaccine	80011111
Dubai Trade Center	From Sunday to Thursday 9:00 AM - 2:00 PM 8:00 PM - 12:00 PM	Sinopharm vaccine	80011111
Grand Hyatt Hotel (Dubai)	From Sunday to Thursday 9:00 AM - 2:00 PM 8:00 PM - 12:00 PM	Sinopharm vaccine	80011111
Al Barsha Kindergarten	From Sunday to Thursday 9:00 AM - 2:00 PM	Sinopharm vaccine	80011111
Al Lussily Health Center	From Sunday to Thursday 9:00 AM - 2:00 PM	Sinopharm vaccine	80011111

All EDACOM contractors are fully vaccinated.



Recycle Right



RECYCLABLE

- Plastic, bottle and containers
- Paper and cardboard
- Tin or steel cans
- Glass bottles
- Cartons
- Aluminium cans



NON RECYCLABLE

- Food waste
- Foam products
- Sweeping waste
- Green waste
- Plastic cups
- Dirty diapers
- Styrofoam
- Tissues



SERVEU

Established in 1985, ServeU is one of the UAE's leading providers of Integrated Facilities Services. ServeU provides a wide range of world-leading facilities, including maintenance, engineering, cleaning, and ancillary services crafted for clients' business objectives. ServeU's dominant footprint spans along a managed area of 80 million Sqft. translating to 900 active Projects granted by a list of 600 Loyal Clients and backed by a 100 Corporate Partners. Managing more than 300 buildings including more than 25,000 residential, commercial, and mixed units across the UAE, ServeU caters to a diverse client portfolio including government, hospitality, healthcare, retail, and residential among others. Furthermore ServeU has rebranded its home services under "ServeU Essentials" which has expanded its coverage to maintenance, cleaning, landscaping, and smart automation for homes, businesses, and retail outlets.

ServeU's team provides the residents of Motor City community with a full protection maintenance plan, which guarantees the services listed below have been maintained and serviced up to the highest standards in compliance with Civil Defense, Dubai Municipality and any related local authority codes/guidelines.

- Maintenance "MEP" Services
- Cleaning Services
- Security Services
- Lifeguard Services



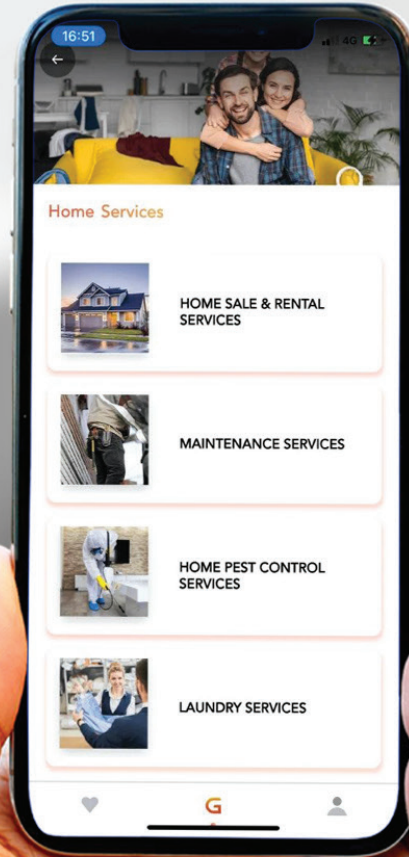
GAIN

To provide hassle-free service charges to the unit owners and discounts to the tenants, we would like to introduce GAIN Mobile Application which brings value-added services to owners and tenants in the buildings and communities we manage.

GAIN mobile app provides access to optional direct discounted deals to the residents of the buildings we manage from different suppliers of products and services. None of the offers from these suppliers are being used for the common area services in these buildings but strictly to be used for residents' requirements only.

Owners utilizing the GAIN App will receive cashback accumulated for payment of their service charges once every six months, which will be paid by GAIN directly to the building services charge account, and we will work with GAIN as a Payee on behalf of the Owners to transfer the amounts to their Mollak accounts. All payments and cashback will be monitored by us, the building auditors, and GAIN External Auditors.

Tenants utilizing the GAIN App will receive direct discounts at the time of purchase.



Easy Service Charge Payment

1. You can make an online payment by clicking on “Pay Online” on dubaliand.gov.ae and getting directed to the Mollak page.
2. You can also use the bank details mentioned on the invoices: make either a bank transfer or direct cash/cheque deposit in Mashreq bank; once payment is complete, send a screenshot of transfer or deposit slip chc@edacom.ae to receive an official receipt.



ERES Self Payment Portal

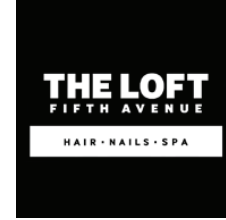
Pay Fees with convenience

بوابة الدفع الإلكتروني - الإمارات للحلول العقارية
قم بدفع مستحقاتك الآن في أي وقت ومكان

noqodi



Shops around the corner



Useful Numbers



Ambulance **998**



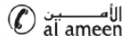
Police **999**



Fire Department **997**



DEWA **991**



Al Ameen **800 4888**



RTA **800 9090**



Dubai Municipality **800 900**



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