



TALA PROPERTY DEVELOPMENT W.L.L

TALA ISLAND NEWSLETTER JUNE 2014

Dear Residents,

As the summer has approached us we would like to give you some updates, below are a list of matters you would need to take it into consideration in order to keep your property well maintained during the summer heat and humidity. Furthermore we have noted below few tips, rules and regulations as a reminder to the residents.

◆ TALA ISLAND COMMON FACILITIES

in order to be able to enjoy the common facilities available on the island ,the pool and the play area are for the use of residents only and proper swimming attire must be worn at all times.

Kindly note that fishing in the lagoon is strictly not allowed.

For the security of all the residents on Tala, youngsters are not allowed to ride quad bikes, golf karts and beach buggies within Tala.

◆ TALA ISLAND MAGNETIC ACCESS CARD

Tala Residents , Please fax , email or contact us with your resident access card numbers (these numbers can be found on your access cards) we will be cancelling the lost or un-used cards by 1st of July 2014, you can calls us on 16020202 or fax on 16020201 or email info@tala-amwaj.com along with your access card details.

◆ ALLOCATED CAR PARK

Further to receiving various complaints on this issue, all residents are kindly requested to abide by the car number assigned to their apartment any resident who doubt his or parking number must contact Tala office to receive the right spot allocated to their apartment. Your cooperation in this matter is highly appreciated in order to eliminate any inconvenience to your neighbors.

◆ REDUCING HUMIDITY IN THE APARTMENTS

Clean the AC grills with mild disinfected and spray with dettol (or similar) surface spray – it helps keep away black mould from forming. Also airing the premises on fine days is good practice. On very humid days we recommend that you keep the cooker hood extractor on low as this assist to prevent condensation forming on the cool surfaces of the flats. We also recommend that AC's are set to about 22/23 or higher especially on humid days as it reduces the effect of condensation.



◆ **MODIFICATION/MAINTENANCE WORKS**

All owners seeking to carry out any sort of modification work or maintenance in their villas or apartments are requested to seek permission from Tala office in order to allow easy access through the security gate. Contractors are not allowed to work on weekends and public holidays. Any contractor not abiding by the rules and regulations will be blocked from entering Tala Island.

◆ **FURNITURE DELIVERY OR REMOVAL**

If you are moving into Tala or moving out, please inform Tala management office to allow smooth access through the security gate. Removal companies are requested to sign a testimony by the security gate stating they would be responsible for any damages may occur while moving including lifts and stairwells.

◆ **OWNERS ASSCOATION**

Owners, please update your contact details as we need to send you meeting notifications for the Tala island home owners association.

◆ **TITLE DEEDS**

All owners are kindly requested to contact Tala office in order to set an appointment to transfer the title deeds of your property. To make sure all documentations are available for transfer and to book an appointment please contact Zainab Al Emarah on 16020207.

◆ **DOGS**

We have received several complaints that dogs are causing disturbance and nuisance to the residents. Dogs are not allowed in the common area and not allowed to be walked in Tala.

◆ **PARTIES/ VISITORS**

If any resident is organizing a party or gathering, you are requested to inform Tala management office in order to inform your neighbors and arrange for smooth access at the security gate. Please inform your guest to inform the security to which apartment they are going and to keep a kind of identifications card in order to receive a visitor pass.

NOTE: we will be closing off the children’s play area for maintenance work this will include installing new sun shade and new flooring. We request that you keep your children’s away from this area. However they may still use the grass area to play.

“Thank you again for your continuous support and cooperation “

TALA MANAGEMENT CONTACT DETAILS

Office Timings (Sunday to Thursday 8:00AM to 4:00PM)	16020202
Security	16060033
Fax	16020201
E-mail	info@tala-amwaj.com