

April 2018 Issue

TALA ISLAND NEWS

SERVICE CHARGE INVOICES FOR THE YEAR 2018

The Owners are hereby informed that General Maintenance service charges invoices pertaining to the year 2018 are under process of issuance and dispatch to their registered addresses. All owners are requested to take note of this and arrange for payment at an early date. If you are not in receipt of the Invoice, kindly contact Tala Management Office and ask for your unit's invoice copy.

Service charges are charges you pay as your share of the cost of managing, maintaining, repairing, renewing, insuring and providing services to the block or phase in which you live or own the property. The charges depend on the cost involved in providing these services. Through this newsletter we urge Owners to pay the service charges to ensure the seamless management of the common areas and other community amenities.

For the welfare of all residents, it is the responsibility of individual homeowners to make the service charge on time.

It is also important for the tenants to check with Management Office with regards to dues clearance status of the unit they are renting in to safeguard the availability of billed services.

MESSAGE FROM THE HOA CHAIRMAN

Dear Home Owners,

After the recent election in 9th January 2018 to appoint the Villa and Townhouses representatives as part of the Tala - Home Owners Association (HOA), we are pleased to announce that Ms. Nadia Al Sayed and Mr. Anthony Tesar were successfully nominated as Board Members of the Tala HOA.

As a result of the above, the Tala HOA through its Board of Directors can now effectively implement and enforce the official Bylaws that have been authorized and approved by Ministry of Justice and Islamic Affairs. Whilst the recent court cases have incurred unnecessary delays and distractions in effectively managing Tala Island for the benefit of its owners and tenants, we are now in a positive position in which to move forwards.

To ensure the critical services are maintained and managed effectively; the Tala HOA Board will undertake the following actions:

- Review, revise and approve the 2018 Budget that has been initiated by Tala Facility Management – to be completed in early April 2018.
- Issue individual service charge invoices based on the approved 2018 Budget to be delivered before the end of April 2018.

As the Tala HOA has legal status to implement the articles contained within the Bylaws of the association, we will also establish an immediate process to reclaim service charges that have not been paid by a small number of Owners. This process will involve a number of options available to the Tala HOA and where necessary, the jurisdiction of the Real Estate Regulatory Law (RERA) and legal recourse through the courts of Bahrain.

The primary aim of the Tala HOA and its executive team Tala Facility Management is to implement and maintain the high standards expected of the home owners and tenants on Tala Island. We welcome all home owners to contact Tala Facility Management for their respective representatives contact details, access to financial/contract documents, or raise any questions they may have regarding how the service charges are calculated.

We look forward to working with you all in ensuring that Tala Island remains the premium residential development in the Kingdom of Bahrain.

Yours faithfully,

Chairman

Tala - Home Owners Association (HOA)



IMPORTANT INFORMATION

Tala Island – Teenage Visitors Form
تعهد زوار المراهقين

For security reasons, we request that all Teenage Visitors are signed in by the resident (parents) inviting them. All guests of residents under the age of 18 years, must be signed in by their parents or guardian.
لأسباب أمنية، نطلب من جميع السكان (الآباء أو الوالدين المصور) التوقيع على هذا التعهد لتسمح بوصول زوار أوتامم المراهقين (وقال من 18 عام) في حالة دعوتهم الى الجزيرة.

Resident Name: _____ اسم السكان : _____
 Villa/Apartment: _____ فيلا/شقة : _____
 Building No.: _____ مبنى رقم : _____
 Mobile No.: _____ هاتف رقم : _____

Visitor Name	Age	Telephone No.	CPRN No.
اسم الزائر	العمر	رقم الهاتف	الرقم الشخصي
1			
2			
3			
4			
5			
6			
7			

I agree to the following:
 I am accountable for the conduct of my child guests while they are in Tala Island.
 I will be charged for any damages to the Island caused by them.
 In case of any problems or violations of the laws of the Kingdom of Bahrain I will be responsible in front of the concerned

أقر أنا الموقع انه
 التحمل المسؤولية عن سلوك وتصرفات زوار (أبنائي) داخل الجزيرة.
 أكون مسؤول عنهم اذا تسببوا في احدثات اضرار وخسائر في المرافق العامة.
 في حالة حصول اي مشاكل مخالفة لقوانين مملكة البحرين وأكون مسؤول امام الجهات الامتية.

Signature: _____ Date: _____

At Tala Island in our pursuit and with the aim of controlling damages occurred due to inappropriate actions of teenage visitors and kids, we have designed a form, which should be signed by the Parent of the kid whose teenage visitors are scheduled to visit Tala Island. By signing this form, they will be responsible for the guest (kids) during his/her stay and will be charged for any damage caused by them.

This form is introduced on the recommendations of many residents and with the aim to control unforeseen damages to the common areas and properties.

IMPORTANT INFORMATION

- Maintenance of Park Pool and the Marina Pool are completed.
- Trash Bins provided to the beach Area and Main Roads within Tala Island.
- Replacing the damage Exhaust Fans in all buildings in progress.
- Major cleaning for the Kids Playground and the Tennis Court should take place within one week.
- Tiles maintenance of Sea View 1 & 2 Entrance will be starting in April 2018.
- Tiles maintenance of the Marina Entrance almost completed.

SECURITY ISSUES



Young Kids with bikes should be riding their bikes at the sidewalk only entering the building basement parking is very dangerous, and they are putting themselves and other in danger, it is very difficult to notice the kids while entering/exiting the basement parking. Therefore, you are responsible for your kid's safety. Please work with us to keep everyone safe within our community

Kids under the age of 12 years shouldn't be without Adult supervision at the pool and in the common areas. Especially during the weekend (Thursday - Saturday).



CLASSIFIEDS - TO ADVERTISE WITH US CALL 16 020 202

SECURITY & SAFETY



As per the civil defence instructions you are required to remove all your personal possessions located at your basement parking space to avoid Safety and Fire Hazard. Your personal belonging is your own responsibility, Tala Management is not responsible for missing items in the common areas and the basement parking lots. In case you are expecting visitors/ guests please inform security in advance by quoting your details such as name and property number, as well as details of the visitors.

USEFUL NUMBERS



Weather Update 17 236 236

Coast Guard 17 700 000

Emergencies 999

Bahrain International Airport
17 339 339

Traffic Accidents 17 688 888

Tourist Department 17 231 375

Amwaj Security 39866952

Amwaj Main Office 16033100

Tala Leisure Center 16071006

Tala Laundry
T. 17532268 M. 36815003

24 Hours Market 16034498

My Kitchen Restaurant 39922007

NOTICE BOARD



Pest Control Treatment

The Pest Control routine services took place as scheduled within common areas of Tala Island on 13th & 14th March, 2018. The routine service includes Inspection and Treatment for all Crawling Insect & Rodent Control. We would like to take the opportunity and ask residents to please notify Tala Management with the problem area (if you come across) in order to treat specifically to overcome the infestation in future. The next routine service is scheduled for 13th and 14th of June 2018.



TALA ISLAND
CONTACT DETAILS

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Sun-Thu, 8am-4pm

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