

February 2019 Issue

# TALA ISLAND NEWS

## **ANNUAL SUBSCRIPTIONS (SERVICE CHARGE) INVOICES FOR THE YEAR 2019**

The Owners are hereby informed that Annual Subscriptions (Service Charges) invoices pertaining to the year 2019 have already been issued and dispatched to the registered addresses. In case you are not in receipt of the Invoice, kindly contact Tala Management Office and ask for your unit's invoice copy.

It is imperative to note, that Service charges (annual subscriptions) is share of the cost of managing, maintaining, repairing, renewing, insuring and providing services to the common areas, which every owner is obliged to pay in advance being portion of contribution.

To further elaborate the charges, a budgetary projections sheet consisting of two pages, describing the expenditure heads and relevant cost for the year 2019 along with previous 2 years' cost (budgeted and actual) were attached and sent along with the invoices. If you wish to enquire further in this regard, please contact Tala Management Office.

Through this newsletter we urge Owners to arrange a quick settlement of the service charges (if not paid already) to ensure smooth management of the common areas and other community amenities.

Being part of the community and for the welfare of all residents, it is the responsibility of individual homeowner to disburse service charge on time.

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

## **MESSAGE FROM THE HOA CHAIRMAN**

Dear Home Owners,

As this is the first newsletter in 2019, let me, first wish all Tala Homeowners and Residents a very happy, healthy, and Prosperous New Year.

Secondly, I, on behalf of HOA, would like to thank our colleagues in Tala Facility Management (TFM) for the exceptional hard work, and efforts, for their active contributions in many aspects, during Q4 of 2018. Including the arrangement of joyful events, for the Residents of Tala, both kids and adults. Some Homeowners did send messages expressing their comfort, and gratefulness to Tala Office efforts, that were encouraged and approved by the HOA, in terms of sharing thoughts and the payment of the costs.

As HOA, we worked closely with TFM to abide by the Bylaws, in organizing the individual Building wise AGM, as well as the Tala overall General AGM, for the purposes of 2019 Budget approvals, which was achieved and completed within the timelines. Further, there were some additional amendments, that were suggested by the HOA Board, and got approved by the Tala General AGM. These amendments of Bylaws included Conflict of Interest policy, to prevent any Tala Board, or Excom members/close family members, etc from providing any services to Tala, in any way. Also, there were other amendments suggested and approved in the General AGM, and the details of which will be sent to all Homeowners for the necessary approval.

As regards updating you on our continuous efforts to collect the dues from those defaulting Homeowners, the contacts, at all levels are continuing with RERA, Ministry of Justice, and the Government officials to implement article 68 of RERA law, that gives the HOA the right not only to collect the dues, but to add interest on outstanding amounts dues. The delay in implementing all necessary measures is coming to an end, with all concerned Government parties, and the HOA, currently discussing the possibility of including the future service charges in the Power and Water monthly bills, after collecting the existing dues via strict and immediate measures. The injustice of providing services to both defaulting Homeowners, and Homeowners meeting their obligations will never continue, and will be dealt within a fair manner.

With respect to the maintenance conducted out in Q4 2018, please refer to the different tasks outlined in this newsletter.

**Chairman of the Board, Tala Home Owners Association (HOA)**

## EVENTS & ACTIVITIES

Tala Island Owners Association & Tala Management organized two events for its Residents during Q4 2018. The first event was the Halloween Party on October 31. The kids and Families enjoyed the TRICK OR TREAT at the Park. And the second event was National Day & Christmas Celebrations on December 13. Residents enjoyed day of fun, activities and traditional food. Santa also paid a visit to the children. Both events were highly appreciated by the Residents.



## MAINTENANCE & IMPROVEMENT

### COMPLETED

#### NEW PLAYGROUND STRUCTURE



As part of our new improvement plans to enhance our facilities; a new playground structure was installed during December 2018, which is already in utilization of the kids.

#### PONTOON MAINTENANCE



The Pontoon was repaired and fixed after the strong wind, which hit and damaged some portions.

### IN PROGRESS

#### SEA VIEW 1-2 & 3-5 BUILDINGS EXTERIOR PAINTING

Sea View Buildings external painting work has been started on 28th of January 2019. This was possible due to responsible Owners behaviour in settlement of their obligations (Service Charges) in these two phases. Tala HOA & Tala Management with the aim to serve better and provide the best possible services, has initiated this work, by utilizing the existing



painting provisions, which means, there will be no further cost to be charged to the owners for the painting work.

#### DUCT REPAIR

We would like to update the Residents that as part of our plans of major repairing works, we are currently in process of repairing Ducts on the roof tops. Some phases have already been completed such as Marina, Sea View and work on the Reef Ducts is in process, after which we will be heading for the balance phases. We urge all Residents to help Management in future by taking care and especially not walking on top of the Ducts.

## SECURITY INSTRUCTIONS



As per the civil defence instructions you are required to remove all your personal possessions located at your basement parking space, outside of your main door, or at any common area 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.

## 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

**Park & Shop Market** M 36184242

**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 14<sup>th</sup> & 15<sup>th</sup> January, 2019. 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 14<sup>th</sup> and 15<sup>th</sup> of March 2019.

CLASSIFIEDS - TO ADVERTISE WITH US CALL 16 020 202



TALA ISLAND  
CONTACT DETAILS

**Office:** 16 020 202  
Sun-Thu, 8am-4pm

**Fax:** 16 020 201  
**Email:** info@tala-amwaj.com

**Security:** 16060033 /34  
**Security supervisor:** 36086333

[www.tala-amwaj.com](http://www.tala-amwaj.com)

## SWIMMING POOLS MAINTENANCE

The general pool maintenance for both Pools (Park Pool & Marina Pool) will be starting on the 2nd week of February 2019 and will be finished within one month. The pool will be available for use, when the weather allows, to those owners meeting their obligations of service charges.



## WATER TANK CLEANING

We would like to inform you that the water tank cleaning will start in March 2019.

## OTHER NOTIFICATIONS

### SECURITY ISSUES

As per our practice, we would like to remind Residents that in case you are expecting visitor/guests please inform Security in advance by quoting your details such as name and property number, as well as details of the Visitors. Tenants please send your details and lease contract to [info@tala-amwaj.com](mailto:info@tala-amwaj.com) to add you to the residents list.

This action is implemented in accordance with the requests/recommendations by majority of residents/owners to eliminate not only the uninvited people accessing the Island, but also reduce the overcrowded situation in the Island, as well as restrict the facilities utilizations for the residents only.

### MODIFICATIONS AND AMENDMENTS

If you are planning to proceed with any sort of modifications or amendments work inside your Flat/Villa; please contact Tala Management Office for the purpose of obtaining approvals and gate passes. Please note any modification, which changes the shape or look from outside is not permitted as per Tala rules and regulations

### PROPERTY INSURANCE

In accordance with the RERA Laws and Tala Bylaws, we advise all Owners to keep their Flat/Villa insured, with at least third party insurance coverage for an amount of BD 50K. Properties should also be insured for their interior such as furniture and appliances to reduce damages cost (if any). Tala HOA has been carrying the insurance coverages of the common areas only

### DOGS ISSUES

As reminded on numerous occasions that Dogs are not allowed within Tala Island. We once again would like to urge Residents to refrain keeping dogs inside their units. Dogs are the major reasons of disturbances and issues. Residents have been suffering be it barking, hygiene, their excretion's as well as their attacks on children.



## PICTURES FROM THE EVENTS

