

October 2018 Issue

TALA ISLAND NEWS

MAINTENANCE UPDATES

We have completed number of repair and maintenance and are still in progress, but meanwhile we need our resident to be vigilant while proceeding for any work through any contractor as unfortunately it is the outside contractors maintenance companies who have not followed the procedure and caused sever damages to the equipment and accessories of the roof

MESSAGE FROM THE HOA CHAIRMAN

Dear Homeowners,

As part of increasing the Homeowners awareness, this is to advise you that the HOA, has carried out a recent review of Tala HOA accounts/ financials. The subject review revealed a tight or shortage of liquidity. This liquidity constraints was, to the extent of putting a lot of barriers in our way, to make Tala Island, as an attractive place to live or invest in. Obviously, as many of you are aware of the pressure of and cash shortage has been resulting from some homeowners defaulting on their service charges.

The HOA has taken the initiative, to address this issue at different occasions, and requested the cooperation of all homeowners to pay their dues on time. It goes without saying, the measures we took, in the past year did pay off, and helped in resolving the payment delays, for many Homeowners.

With the establishment of the Real Estate Regulatory Authority (RERA), the laws clearly address all issues of importance, e.g. the rights and obligations of the homeowners and the attached implications. It does look like that we can't continue paying for cost of maintenance, renovation and or deserved improvement in Tala with a percentage of homeowners decline to pay their service charges while enjoying Tala's Facilities and the use of the common areas like those regular payers of subject service charges. This is a totally unfair status that, we must act on, and put an end to, as deemed appropriate.

Therefore, the HOA is left with no option, after sending emails and personal calls, reminders ...etc, but to take all necessary measures, including the legal proceedings to ensure we achieve our goals, in making life in Tala better in every respect, and whereby homeowners enjoy the facilities, and meet their obligations.

Yours faithfully,

Chairman

Tala - Home Owners Association (HOA)



MODIFICATIONS AND AMENDMENTS

If you are planning to proceed with any sort of modifications or amendments work inside your Flat/Villa; please contact Tala Facility 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 By-Laws, we advise all Owners to keep their Flat/Villa insured, with at least third party insurance coverage. 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 coverage of the common areas only

SWIMMING POOL GATE ACCESS

Entrance to the Swimming Pool through access card controlled system is under process of implementation, which should be up and running within few days. All Residents will be able to access the swimming pool by punching the same access cards they use at the main gate while entering Tala. Residents with all dues (service charges) cleared will be able to access the swimming

pool without the need of contacting Tala Office. A Security Guard is also stationed to ensure implementation. A similar access controlled system will be implemented for the Kids Play ground, and Tennis Courts We urge all residents to extend their support by abiding such instructions, which in result eradicate utilization of facilities by non-payers and non-residents/visitors

UPCOMING EVENTS

Get your Halloween costume ready for Tala Island Halloween Party on the 31 of October 2018.



SECURITY ISSUES

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

Tenants please send your details and lease contract to info@tala-amwaj.com to add you to the residents list. This action is imple-

mented 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

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

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 17th & 18th September, 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 December 2018.

CLASSIFIEDS - TO ADVERTISE WITH US CALL 16 020 202

