



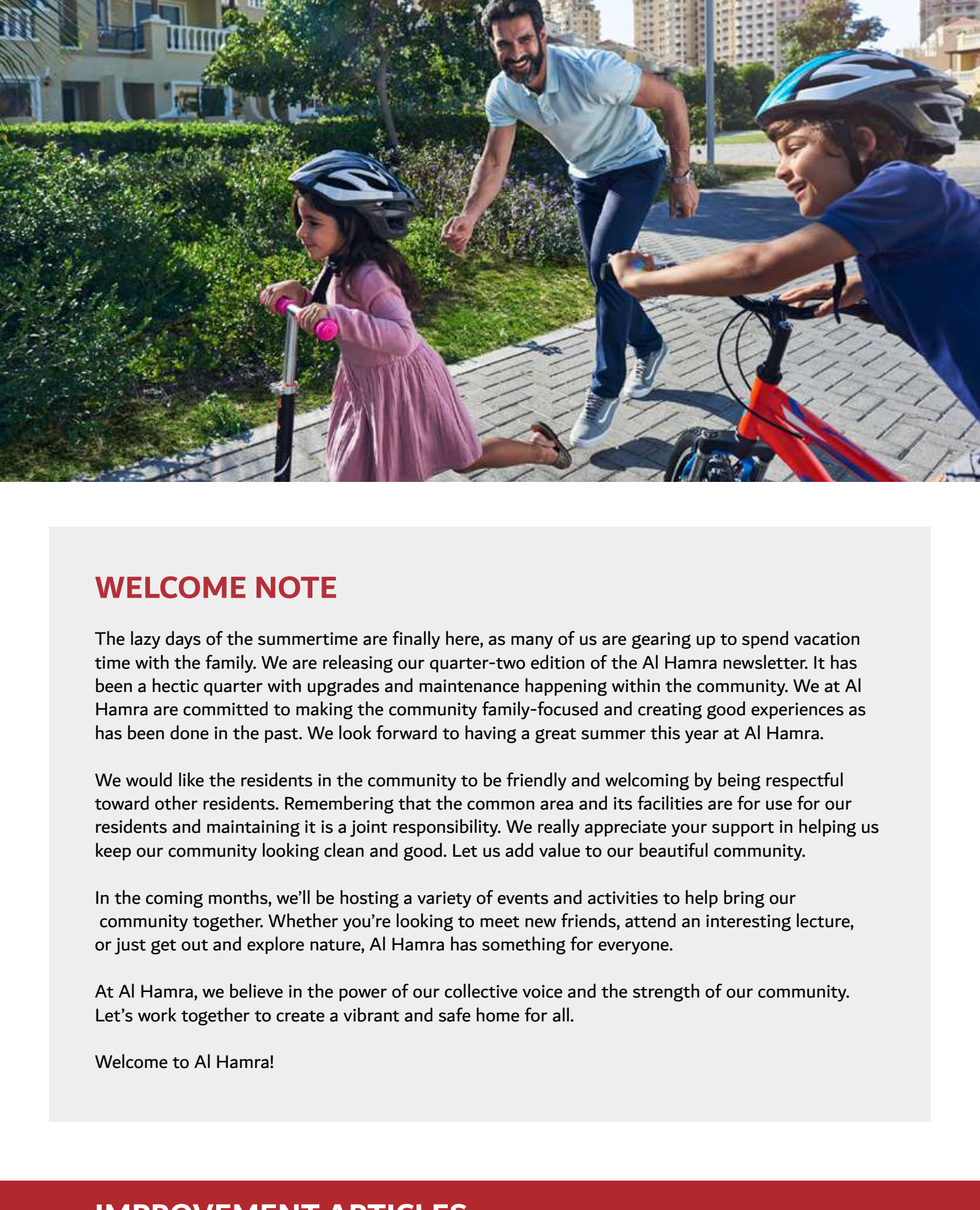
AL HAMRA VILLAGE

# Community Newsletter

Q2 | April, May, June - 2023



AL HAMRA



## WELCOME NOTE

The lazy days of the summertime are finally here, as many of us are gearing up to spend vacation time with the family. We are releasing our quarter-two edition of the Al Hamra newsletter. It has been a hectic quarter with upgrades and maintenance happening within the community. We at Al Hamra are committed to making the community family-focused and creating good experiences as has been done in the past. We look forward to having a great summer this year at Al Hamra.

We would like the residents in the community to be friendly and welcoming by being respectful toward other residents. Remembering that the common area and its facilities are for use for our residents and maintaining it is a joint responsibility. We really appreciate your support in helping us keep our community looking clean and good. Let us add value to our beautiful community.

In the coming months, we'll be hosting a variety of events and activities to help bring our community together. Whether you're looking to meet new friends, attend an interesting lecture, or just get out and explore nature, Al Hamra has something for everyone.

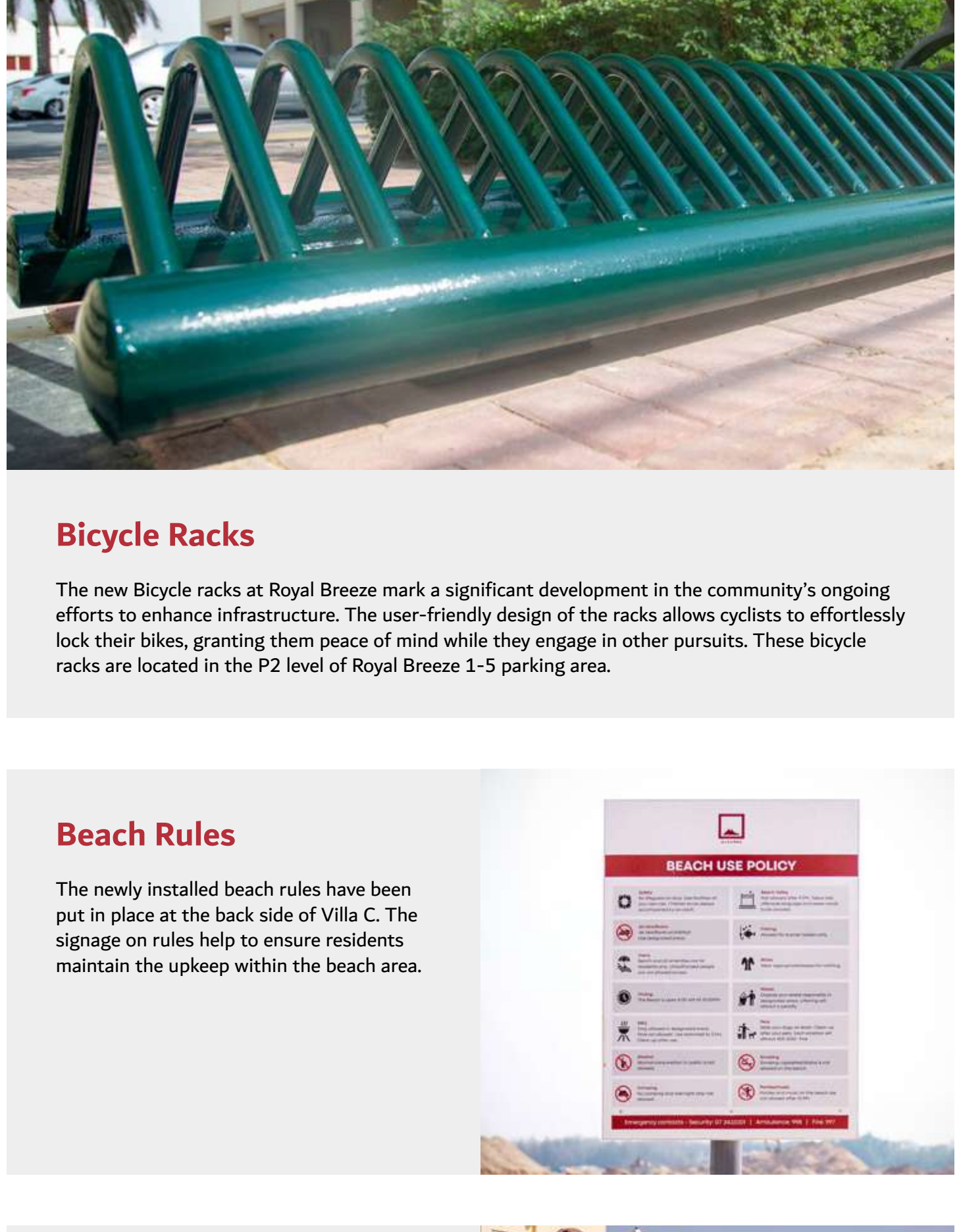
At Al Hamra, we believe in the power of our collective voice and the strength of our community. Let's work together to create a vibrant and safe home for all.

Welcome to Al Hamra!

## IMPROVEMENT ARTICLES

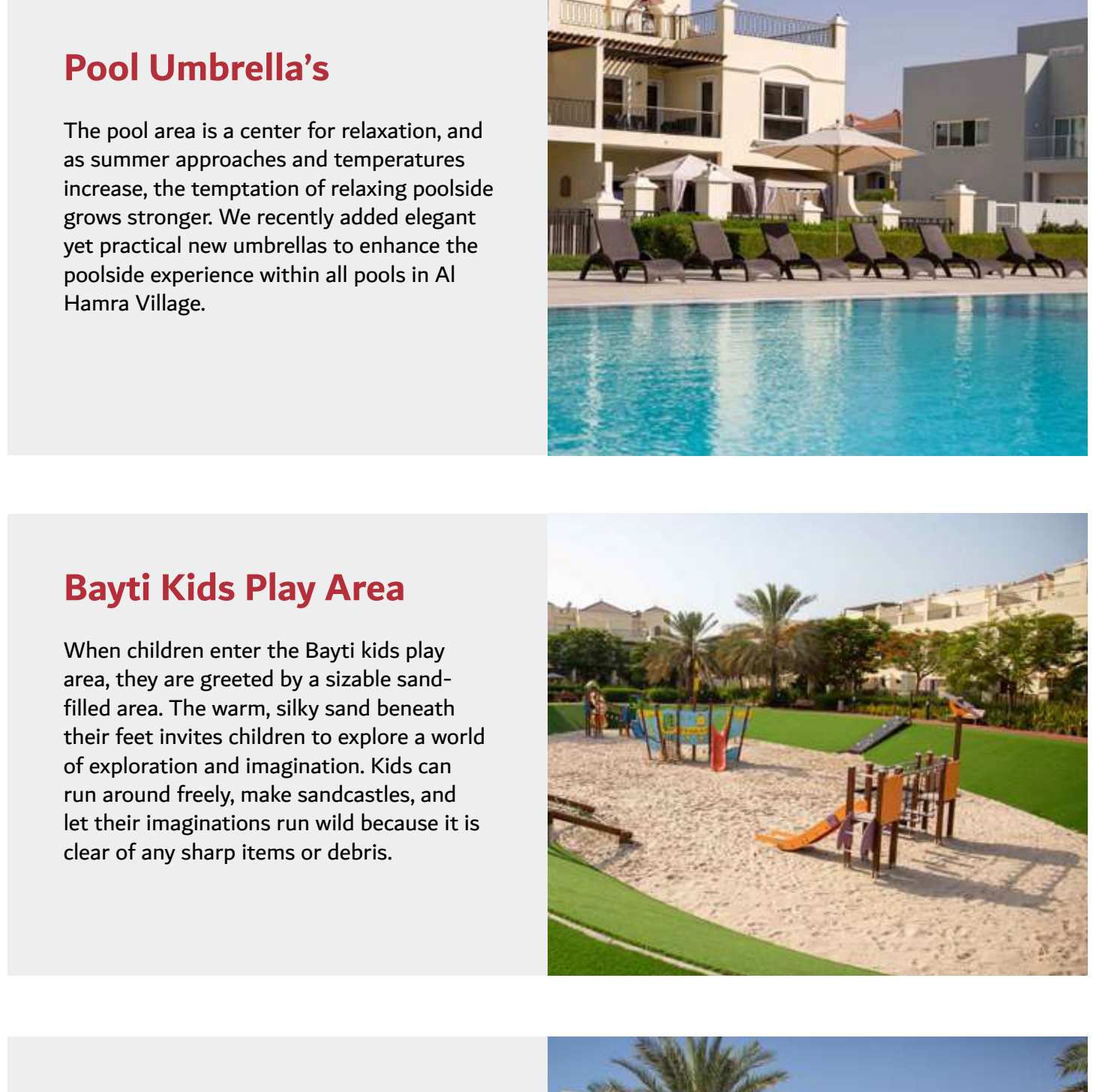
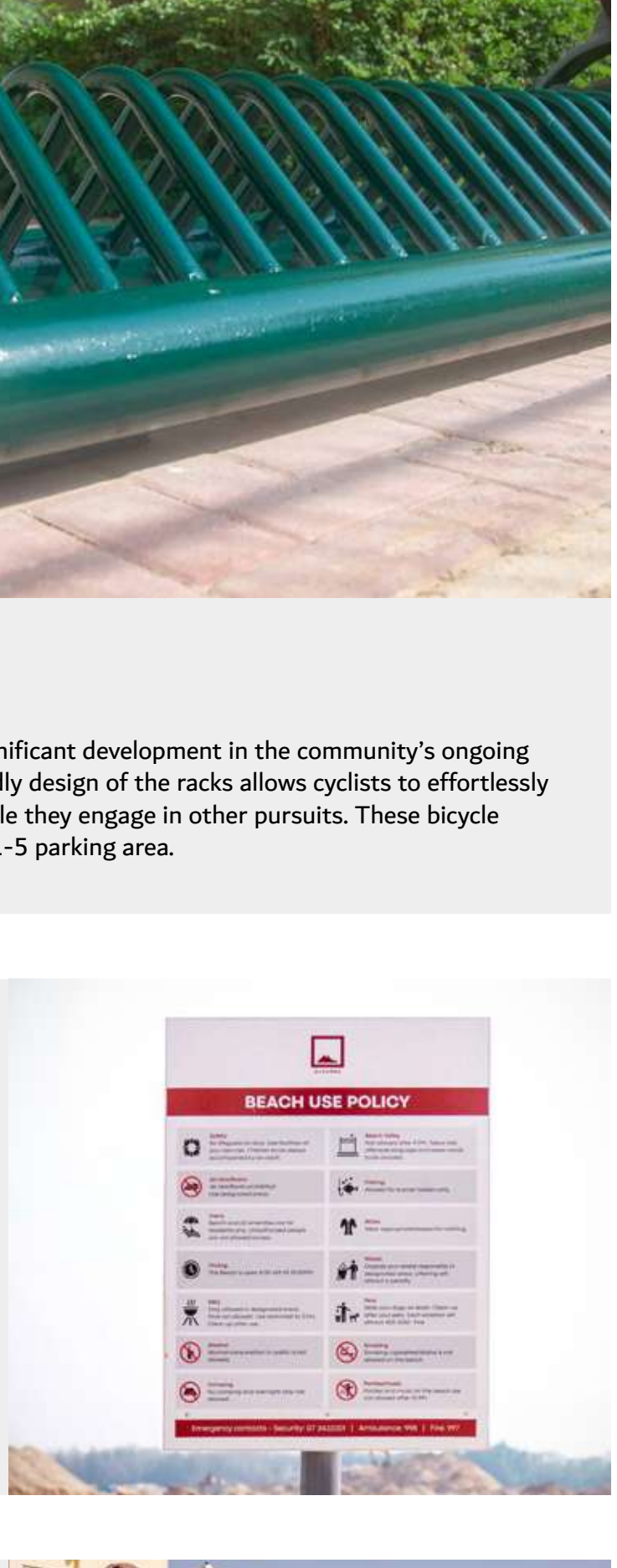
### Sunbeds in Bayti

In an effort to elevate the poolside experience for our community members, we are excited to announce the introduction of brand-new sun beds by the pool. These stylish and comfortable additions are aimed at enhancing relaxation, promoting well-being, and providing a more enjoyable outdoor leisure environment for all.



### Archi Swings

We are thrilled to announce the installation of Archi Swings at the Royal Breeze (1,2,3,4 and 5 swimming pool area) P2 Floor, Ankara Pool and Small Bayti. Not only do these swings provide an aesthetically pleasing addition, but they also create a cozy and comfortable space to sit back, relax, and even read a book while enjoying the view.



### Bicycle Racks

The new Bicycle racks at Royal Breeze mark a significant development in the community's ongoing efforts to enhance infrastructure. The user-friendly design of the racks allows cyclists to effortlessly lock their bikes, granting them peace of mind while they engage in other pursuits. These bicycle racks are located in the P2 level of Royal Breeze 1-5 parking area.

### Beach Rules

The newly installed beach rules have been put in place at the back side of Villa C. The signage on the rules help to ensure residents maintain the upkeep within the beach area.



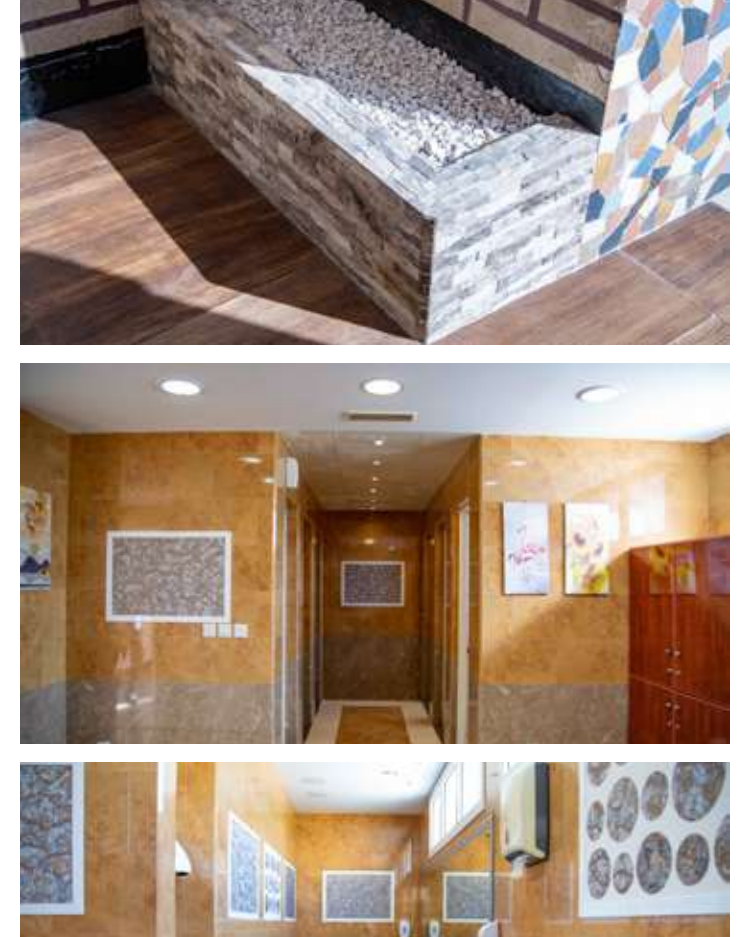
### Pool Umbrella's

The pool area is a center for relaxation, and as summer approaches and temperatures increase, the temptation of relaxing poolside gets stronger. We recently added elegant yet practical new umbrellas to enhance the poolside experience within all pools in Al Hamra Village.



### Bayti Kids Play Area

When children enter the Bayti kids play area, they are greeted by a sizable sand-filled area. The warm, silky sand beneath their feet invites children to explore a world of exploration and imagination. Kids can run around freely, make sandcastles, and let their imaginations run wild because it is clear of any sharp items or debris.



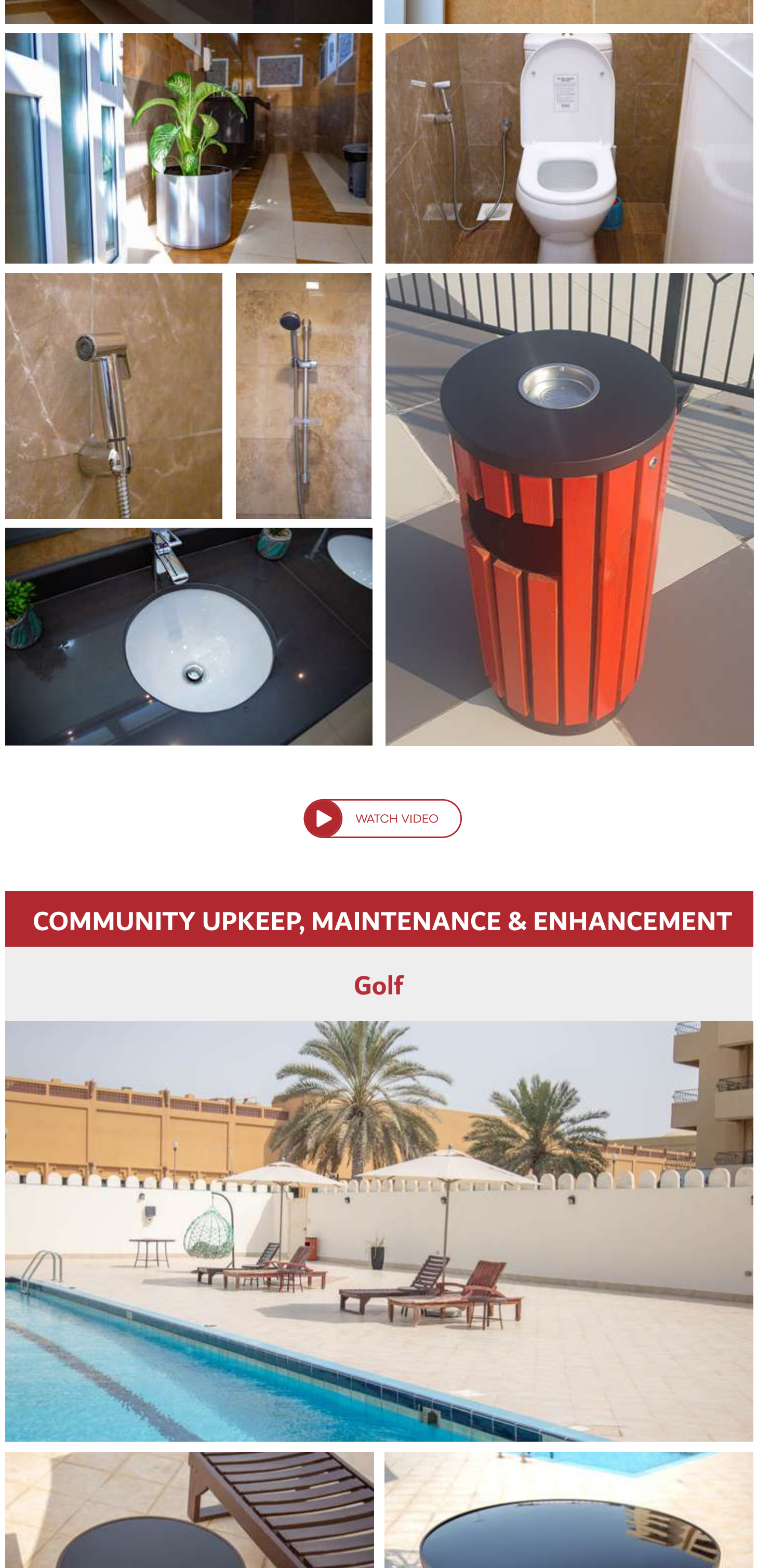
### Kids play area - Rome Street

Additionally, more than just a chance to have fun, play is serious business when it comes to a child's health and development. So, for our little residents, three kids play area equipment's have been installed. This equipment is bound to take kids away from the screen and will help kids to be physically healthy, well-rounded, independent, and compassionate individuals where they play alone or with others.



## COMMUNITY UPKEEP, MAINTENANCE & ENHANCEMENT

### Type C



WATCH VIDEO

## COMMUNITY UPKEEP, MAINTENANCE & ENHANCEMENT

### Golf



WATCH VIDEO



## HIGHLIGHTS OF THE PAST EVENTS



### Table Tennis

We recently hosted a thrilling table tennis competition in our community, and it was a day filled with excitement and engagement. The competition saw a great turnout with numerous participants eagerly taking part. Players showcased their skills, fought hard to win, and had the opportunity to learn new techniques to enhance their gameplay. It was a fantastic event that brought together enthusiasts of the sport for a memorable day of friendly competition.

## GARDEN COMPETITION 2023 WINNERS

The winners are:



**Naeem Toosy**  
Townhouse 480



**Nidhi Arora**  
Townhouse 264



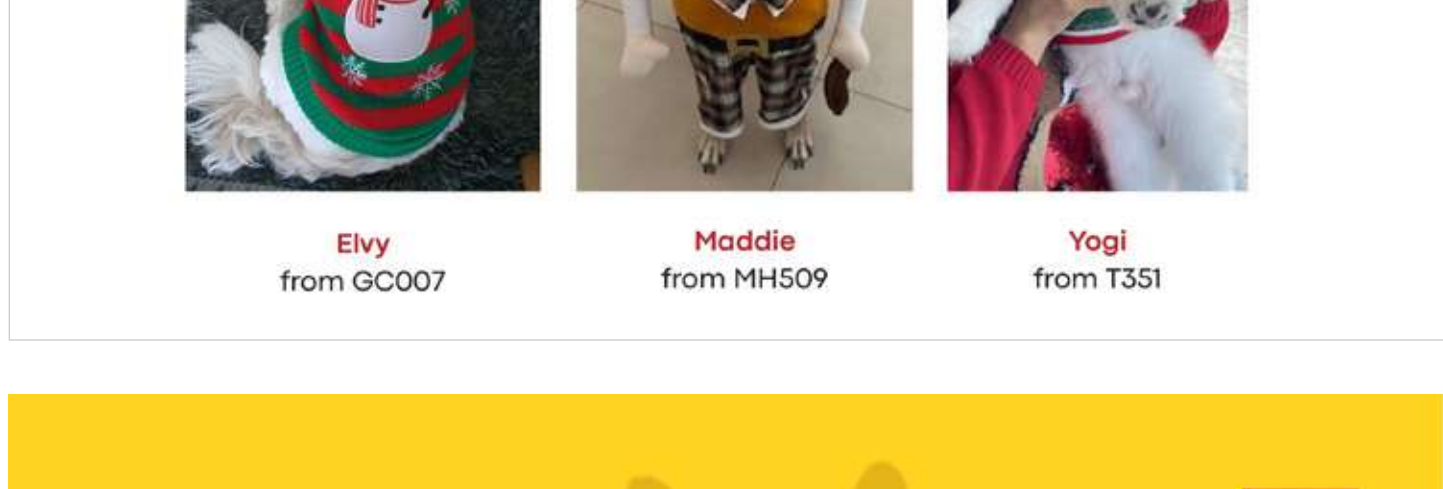
**Robert Poynton**  
Townhouse 456



**Sandra Hajo**  
Townhouse 243

### Online Garden Competition

As our community is blessed with numerous beautiful gardens, we recently organized an online competition to celebrate the residents' gardening efforts. Participants were invited to submit their work, regardless of the size of their gardens. The competition provided a platform for residents to showcase their wonderful flowers and garden designs, which highlighted their creativity and dedication. It was a delightful opportunity to admire and celebrate the diverse and enchanting gardens within our community.



### Online Pet competition

As a pet-friendly community, Al Hamra recently organized an online competition for our residents to showcase their adorable pets wearing costumes. These competitions aimed to honor the presence of our beloved pets in our community, as well as to demonstrate our deep care and appreciation for them. We were delighted to receive numerous pictures from participants, featuring their dogs and cats dressed in funny and cute outfits. It was heartwarming to witness the bond between our residents and their furry companions, and the competition served as a delightful celebration of their companionship.

The winners are:



**Elvy**  
from GC007



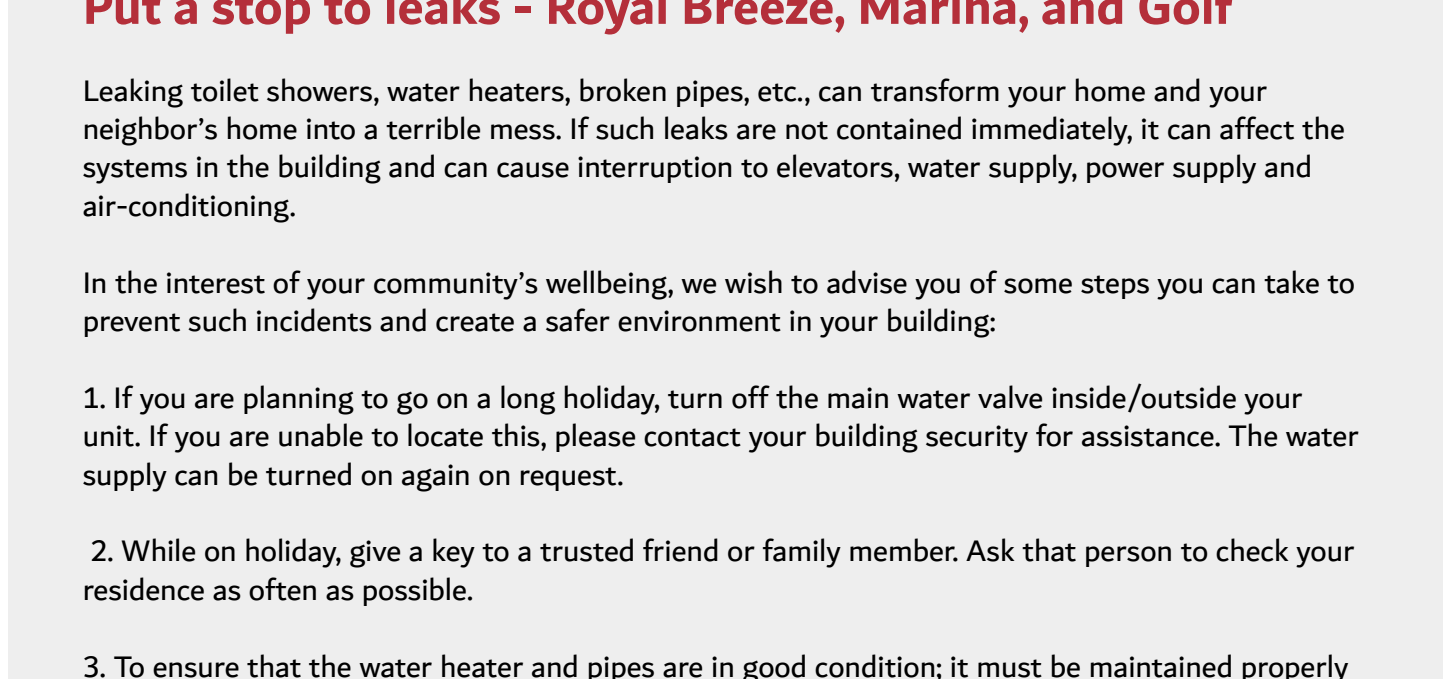
**Maddie**  
from MH509



**Yogi**  
from T351



### EDUCATIONAL ARTICLES

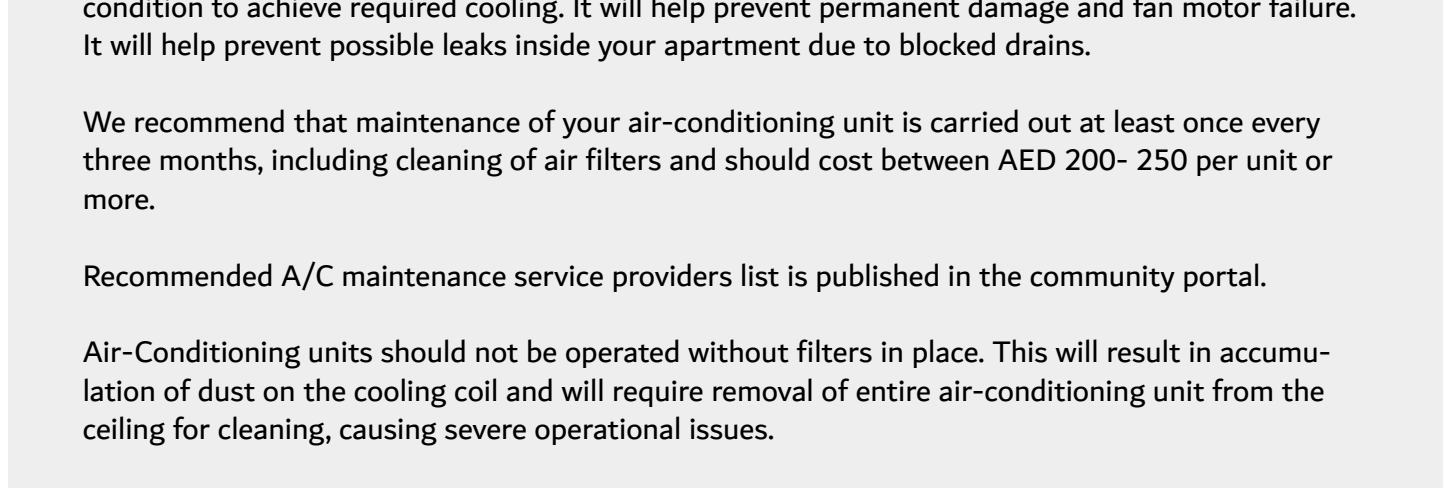


### Put a stop to leaks - Royal Breeze, Marina, and Golf

Leaking toilet showers, water heaters, broken pipes, etc., can transform your home and your neighbor's home into a terrible mess. If such leaks are not contained immediately, it can affect the systems in the building and can cause interruption to elevators, water supply, power supply and air-conditioning.

In the interest of your community's wellbeing, we wish to advise you of some steps you can take to prevent such incidents and create a safer environment in your building:

1. If you are planning to go on a long holiday, turn off the main water valve inside/outside your unit. If you are unable to locate this, please contact your building security for assistance. The water supply can be turned on again on request.
2. While on holiday, give a key to a trusted friend or family member. Ask that person to check your residence as often as possible.
3. To ensure that the water heater and pipes are in good condition; it must be maintained properly and checked on a regular basis by a professional maintenance service provider. Unfortunately, water damage is a common problem. It's best to know what to expect and how to protect yourself in the event that it occurs. The buildings in the community are insured and will cover external damage to the building but will not cover the loss or damage of your Personal belongings. Therefore, we continue to urge all residents to get insurance for their personal belongings which is generally known as contents insurance.



### Importance of maintaining your AC

To ensure that your air-conditioning system is working optimally, we strongly recommend that your unit/units are properly maintained and serviced on a regular basis by a professional contractor.

#### Why maintenance is important

It ensures that your air-conditioner is getting sufficient fresh air for proper cooling. Regular cleaning of unit, including the supply grilles, will prevent dust from accumulating and ensure free circulation. It will enhance energy saving. Regular cleaning of the air filter fitted to the inlet of each air-conditioning unit will prevent blockages that obstruct air flow and consequently enhance cooling performance.

Regular cleaning of the chilled water strainers will ensure the unit is receiving appropriate chilled water flow to achieve optimum efficiency of the chilled water system. Regular checking of the thermostat and actuator valve will help to ensure that these components are working in proper condition to achieve required cooling. It will help prevent permanent damage and fan motor failure. It will help prevent possible leaks inside your apartment due to blocked drains.

We recommend that maintenance of your air-conditioning unit is carried out at least once every three months, including cleaning of air filters and should cost between AED 200- 250 per unit or more.

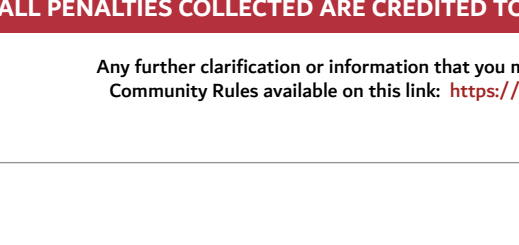
Recommended A/C maintenance service providers list is published in the community portal.

Air-Conditioning units should not be operated without filters in place. This will result in accumulation of dust on the cooling coil and will require removal of entire air-conditioning unit from the ceiling for cleaning, causing severe operational issues.

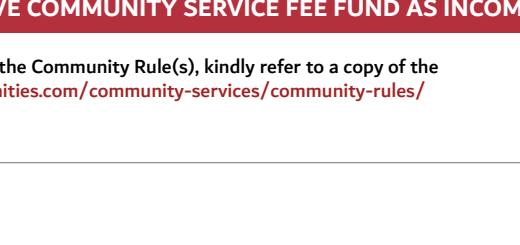
Please note that these are general guidelines for the maintenance of your air-conditioning system and are not necessarily comprehensive. You may refer to the manufacturer's maintenance manual for more detailed instructions.

### SWIMMING POOL DRESS CODE قوانين ملابس السباحة

#### ملابس السباحة المسموح بها PERMITTED SWIMWEAR



#### الملابس الممنوع ارتداؤها PROHIBITED APPAREL



نوع ملابس السباحة المسموح بها PERMITTED SWIMWEAR MATERIAL  
البوليستر و النايلون يمتزجون مع السبياندكس  
POLYESTER OR NYLON BLENDED WITH SPANDEX

### Community Rules Enforcement:

We are committed to maintaining an enjoyable and harmonious living environment for all residents, and to promote awareness and compliance with the community rules, we have now placed fine notices within the community elevators. These fines have been posted to discourage any violations of our community rules and ensure that everyone can enjoy the best possible living experience. It is our collective responsibility to respect these rules and uphold the high standards we have set for our community. We kindly remind everyone to familiarize themselves with the community rules to avoid any inadvertent breaches. By adhering to the established rules, we can all contribute to a safe and pleasant living environment.



## ENFORCEMENT OF COMMUNITY RULES

### VIOLATIONS OF COMMUNITY RULES / VIOLATION PENALTY SCHEDULE

GENERAL VIOLATIONS	Remedial Period	Penalties applicable on final notice
Noise and nuisance activities	أنتباهة لإزعاج المقيمين	Immediate 100
Abuse of community staff	الاعتداء على موظفي المجتمع	Immediate 500
Inadequate pet management	التعامل مع الحيوانات الأليفة بشكل غير ملائم	Immediate 100
Hazardous activities	الأنشطة الخطرة	Immediate 500
Dumping and poor trash management	إلقاء النفايات بسوء إدارتها	2 days 100
Vandalism	التخريب	Immediate 500
Short-term letting/Staff accommodation/Commercial activities	إقامة مؤقتة قصيرة المدى / سكن الموظفين / الأنشطة التجارية / أنشطة تجارية	15 days 50/day
Illegal household staff	التعاقد مع عمال منزليين بشكل غير قانوني	Immediate 300
Violation of other's privacy	انتهاك خصوصية الغير	Immediate 100
Violation of terms of moving in/out	مخالفة شروط الانتقال من أو إلى الوحدات	Immediate 300
Not approved internal modification/ alteration/redesigning the Unit(s)	التعديل الداخلي/إعادة تصميم الداخلي للوحدة بدون موافقة	15 days 50/day
Private Contractors Violations e.g. Contractors operating inside Al Hamra without approval/ Contractors distributing flyers/Brochures without Al Hamra approval, etc.	مخالفات المقاولين الخاصين مثل عمل المقاولون داخل الحرم دون موافقة / توزيع المنشورات وكتيبات دون موافقة (مثلما)	Immediate 500

### DAMAGE / MISUSE OF COMMUNITY FACILITY OR COMMON AREA

DAMAGE / MISUSE OF COMMUNITY FACILITY OR COMMON AREA	Remedial Period	Penalties applicable on final notice
Damage/Misuse of recreation areas (E.g: parks and playgrounds)	إلحاق / إساءة استخدام مناطق الترفيه (مثل مناطق ألعاب الأطفال)	Immediate 100
Damage/Misuse of Sports Areas	إلحاق / إساءة استخدام المناطق الرياضية	Immediate 100
Damage/Misuse of swimming pools	إلحاق / إساءة استخدام حمامات السباحة	Immediate 100
Damage/Misuse of plants, filtration, telephone rooms/structures	إلحاق / إساءة استخدام النباتات ومحطات الترشيح والرفق وغرف الهاتف وغرف المرافق والمعدات	Immediate 100

### VIOLATION OF PARKING AND TRAFFIC RULES

VIOLATION OF PARKING AND TRAFFIC RULES	Remedial Period	Penalties applicable on final notice
Violation of parking rules	مخالفة قواعد صف السيارات	Immediate 100
Violation of terms against road usage and road safety	مخالفة شروط استخدام وصيانة الطرق	Immediate 300
Violation of terms against the use of commercial vehicles	مخالفة شروط استخدام المركبات التجارية	Immediate 300

### POOR HOME MAINTENANCE / APPEARANCE

POOR HOME MAINTENANCE / APPEARANCE	Remedial Period	Penalties applicable on final notice
Floor maintenance of garden and landscape	الصيانة الدورية للحديقة والمناطق الخارجية	15 days 500
Improper home maintenance/appearance	مظهر / صيانة المنزل بشكل غير ملائم	15 days 500
Unauthorized exterior attachments/alterations	التعديل / الإضافات الخارجية غير المصرح بها	15 days 500
Violation of terms against signage use	مخالفة شروط إنشاء واستخدام اللافتات	15 days 100
Misuse of patios and balconies	إساءة استخدام الشرفات والشرفات	15 days 300
Inadequate internal pest control	مكافحة الحشرات الداخلية بشكل غير كافي	15 days 300

### GENERAL PROVISION

GENERAL PROVISION	Remedial Period	Penalties applicable on final notice
Any other violation of the House Rules not set forth in this List	أي مخالفة أخرى لقواعد المجتمع التي لم يتم وضعها في هذه القائمة	Immediate 50

### ALL PENALTIES COLLECTED ARE CREDITED TO THE RESPECTIVE COMMUNITY SERVICE FEE FUND AS INCOME

Any further clarification or information that you may require regarding the Community Rule(s), kindly refer to a copy of the Community Rules available on this link: <https://www.alhamracommunities.com/community-services/community-rules/>



## AL HAMRA IN THE NEWS

Get 12-year UAE residency visa on purchase of a residential property

Al Hamra's waterfront projects contribute to Ras Al Khaimah's growth as a tourism hub

Al Hamra launches new shopping enhancement services unique to Ras Al Khaimah, at Manar Mall

Al Hamra appoints Construction and Reconstruction Engineering Company for the main works for Falcon Island project

Al Hamra's Marina Residences Phase 3 sells out as the Group awards contract for Falcon Island development

## WHATS ON/F&B OFFERS

Manar Mall - All new openings this year



منار مول  
MANAR MALL

FOR THE FIRST TIME IN RAS AL KHAIMAH, MANAR MALL ARE PROUD TO LAUNCH 2 EXCLUSIVE NEW SERVICES FOR OUR CUSTOMERS

INTRODUCING

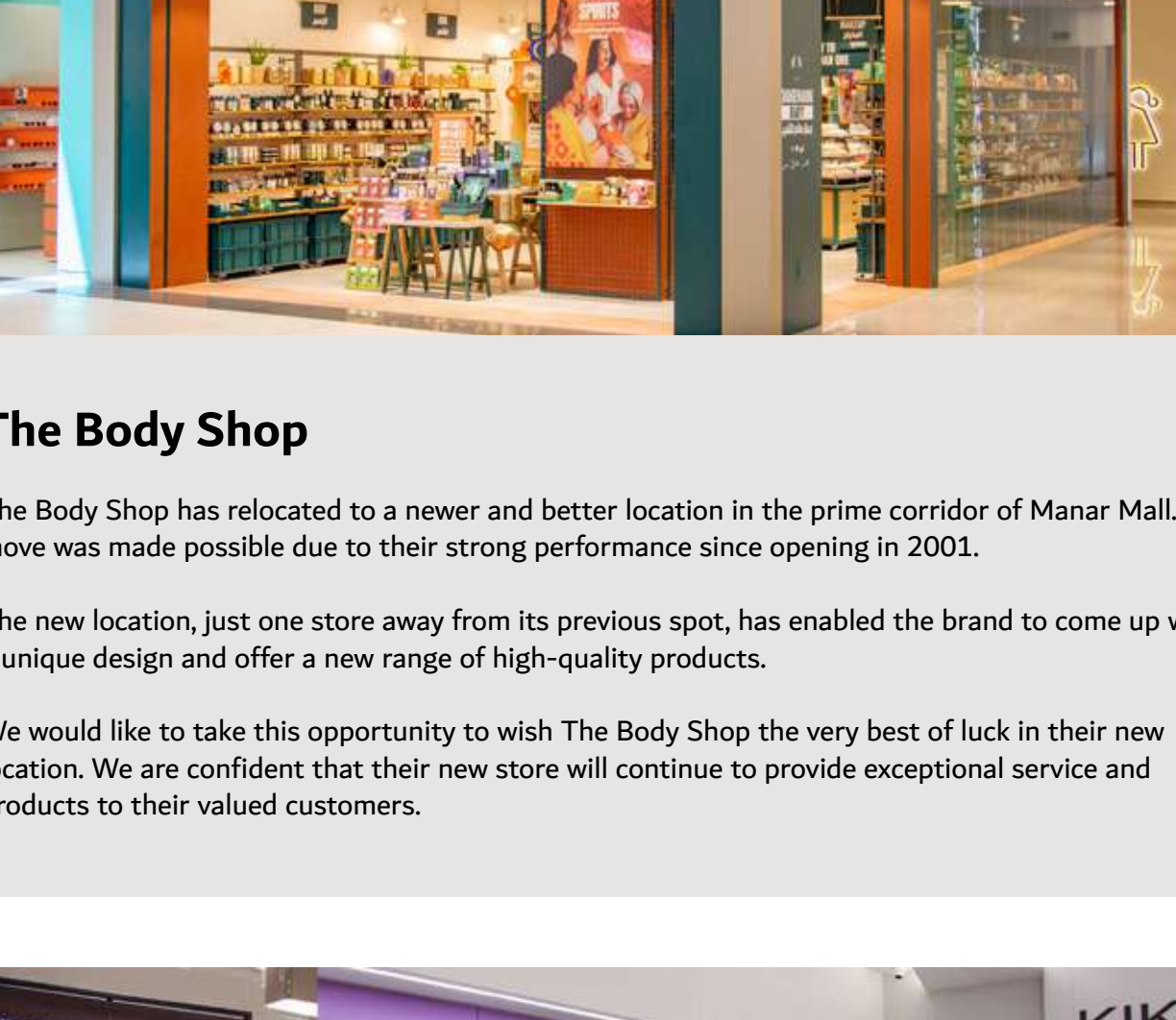
# AMAN

## OUR BESPOKE SHOP AND DROP SERVICE

LET US **HOLD YOUR BAGS** WHILE YOU **SHOP, DINE AND PLAY**

ITS SAFE, SECURE AND ITS FREE

VISIT THE CUSTOMER SERVICE DESK FOR MORE DETAILS



## IN MALL TAXI SERVICE

WHY WALK WHEN YOU CAN BE CHAUFFEURED THROUGH THE MALL LIKE A VIP

DIAL **056 666 1021** FOR INSTANT PICK UP

\*CHARGES APPLY

MANAR MALL - WORKING TIRELESSLY TO SERVE YOU BETTER



### Lootah

Lootah, an authentic Emirati brand with global appeal, has reopened a brand-new store in Manar Mall at a different location. The new store is now located near the main entrance, making it easier for customers to find and visit.

We would like to take this opportunity to extend our warmest wishes to Lootah for the success of their new store. We are confident that their unique and high-quality products will continue to capture the hearts of their customers.



### The Body Shop

The Body Shop has relocated to a newer and better location in the prime corridor of Manar Mall. The move was made possible due to their strong performance since opening in 2001.

The new location, just one store away from its previous spot, has enabled the brand to come up with a unique design and offer a new range of high-quality products.

We would like to take this opportunity to wish The Body Shop the very best of luck in their new location. We are confident that their new store will continue to provide exceptional service and products to their valued customers.

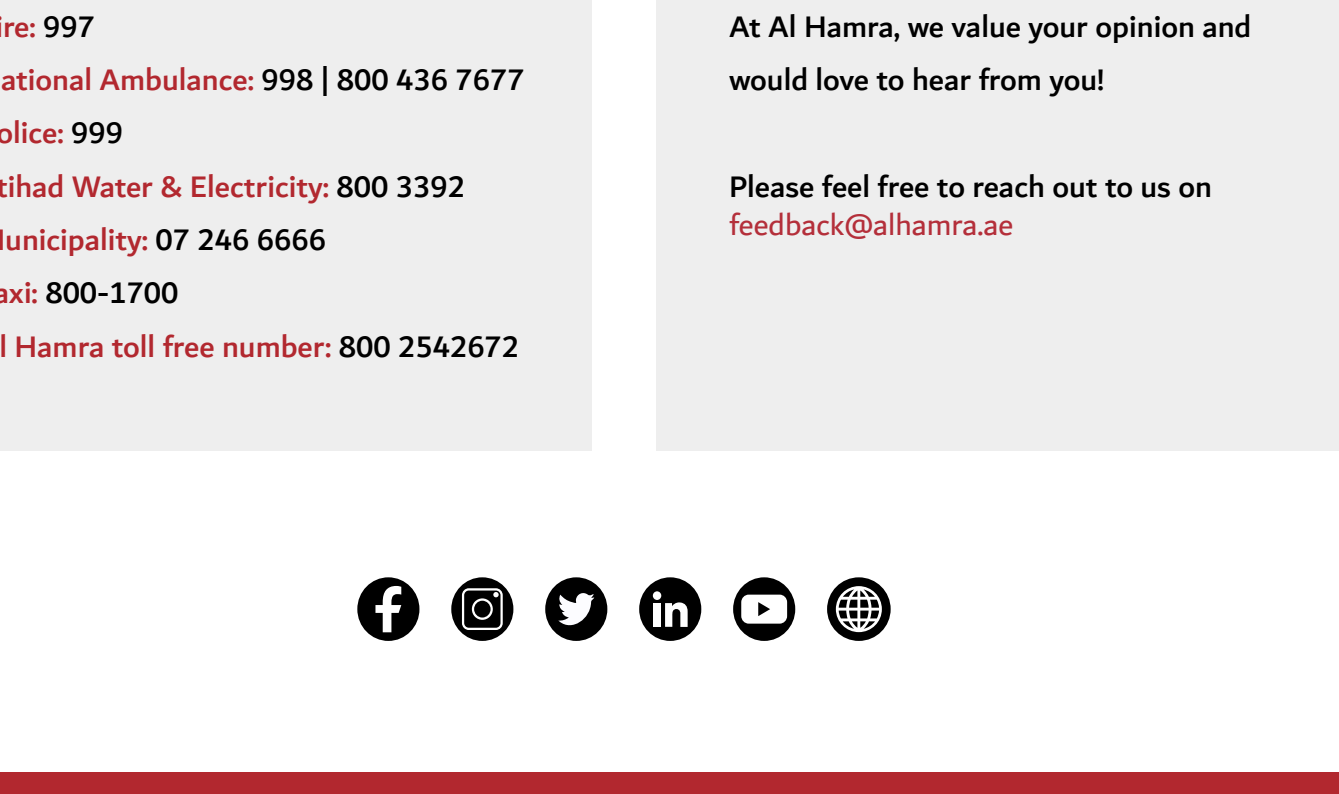


### Kiko Milano

We are thrilled to announce that KIKO MILANO has opened its first store in Ras Al Khaimah at Manar Mall. Founded in 1987 in Italy, KIKO MILANO has revolutionized traditional cosmetic standards all over the world. With over 770 stores in 15 countries and an online presence in 35 nations, the brand's entry into Ras Al Khaimah has been long awaited.

The beautifully designed KIKO MILANO store is located opposite Bath & Body Works at the premium walkway of Manar Mall. They offer a mix of beauty, face, and body products that are sure to impress customers.

We would like to take this opportunity to welcome KIKO MILANO to the Manar Mall family and wish them the best of success both now and in the future.



### Tridom

We are delighted to share the exciting news that Tridom has added two new rides to its already impressive games and rides. These new rides have been designed with the utmost care and attention to ensure that they are both fun and safe for children of all ages.

We invite families and children of all ages to come and experience these new rides for themselves. We are confident that they will enjoy them as much as we do, and we look forward to seeing their smiling faces as they enjoy the new attractions.

## Golf Club



Finish in 30 minutes and get it for Free  
**CAN YOU DO IT?**

For more information please call 072447474 or email [thebaysportsbar@alhamragolf.com](mailto:thebaysportsbar@alhamragolf.com)

ALHAMRA GOLF CLUB TROON GOLF



ALHAMRA GOLF CLUB

## Al Fresco Dining Night

Last Thursday of every month in The Bay

Mediterranean menu for 2 includes **starter, main & dessert** with a bottle of Prosecco

**AED 199**

Reservations essential!

For more information please call 072447474 or email [thebaysportsbar@alhamragolf.com](mailto:thebaysportsbar@alhamragolf.com)

ALHAMRA GOLF CLUB TROON GOLF



ALHAMRA GOLF CLUB

## Moonlight Mojito nights

Every Saturday

Unlimited mojitos From 7- 10PM

**AED 125**

For more information please call 072447474 or email [thebaysportsbar@alhamragolf.com](mailto:thebaysportsbar@alhamragolf.com)

ALHAMRA GOLF CLUB TROON GOLF



ALHAMRA GOLF CLUB

## Summer Sizzles

Take a picture at The Bay and post it on your Instagram with the hashtag #SummerSizzles make sure you tag & follow @Alhamragolfclub for a chance to win a round of golf for you and 3 friends with a dinner & drinks package

For more information please call 072447474 or email [thebaysportsbar@alhamragolf.com](mailto:thebaysportsbar@alhamragolf.com)

ALHAMRA GOLF CLUB TROON GOLF



Be a part of the growing network of Al Hamra VIP Card Loyalty Program and enjoy fantastic members discounts



The VIP card is a discount and privilege card, offered to the residents of Al Hamra Village and Bab Al Bah. Be a part of the Al Hamra VIP Card and enjoy fantastic member discounts on food, shopping, hotels, beauty & health services, leisure and entertainment across UAE. Free membership for all Al Hamra Village Residents.

[Click here](#) to check out our updated VIP Card offers.

## IMPORTANT NUMBERS

Fire: 997

National Ambulance: 998 | 800 436 7677

Police: 999

Etihad Water & Electricity: 800 3392

Municipality: 07 246 6666

Taxi: 800-1700

Al Hamra toll free number: 800 2542672

## SHARE OF VOICE

At Al Hamra, we value your opinion and would love to hear from you!

Please feel free to reach out to us on [feedback@alhamra.ae](mailto:feedback@alhamra.ae)

