



**NAKHEEL**  
Community Management

# Community Newsletter

Badrah and Veneto

April 2023



## Message from Francis Giani, Chief Community Management Officer

Dear residents,

I hope you have enjoyed a wonderful and joyous Eid break with your friends and family. The first quarter of 2023 has been promising and this is already a very exciting year of opportunities for all of us at Nakheel Community Management (NCM).

While 2023 is officially UAE's Year of Sustainability and COP28 is being hosted in UAE later this year, NCM is releasing its first Sustainability Report that compiles several green practices and initiatives we have incorporated into our business over the last year. As community managers, we will continue to focus on environmental sustainability by inspiring a community-wide commitment towards sustainable practices, in line with the national strategy.

I am proud that our communities are home to people from all over the world, from different backgrounds and cultures. In order to ensure that our properties and facilities are respected and used in the best way, this edition features a refresher on your community rules and guidelines. This will help establish what we need to practice as a community and as responsible neighbours.

With the hotter months almost here, it's also the best time to run a comprehensive home health check, especially on your air conditioning systems and plumbing fixtures, with a handy annual maintenance contract to keep you covered.

Your community usage charges are a key element in ensuring that your neighbourhood and its related assets run as per clockwork. This year, we have issued information packs to homeowners, which detail the budget components and compare them with the previous year's charges, while providing a visual sense of the operational and social achievements in your community. Don't miss our special article on this topic.

Lastly, we are setting the stage for our annual gardening competition that will be open at the end of summer for nominations. This is your chance to get your home gardens in full bloom and glory in time for winter. The best community garden will be awarded a waiver on community usage charges for 2023.

We are also proud to have won our first international award for Best Business Change and Transformation at the International Business Excellence Awards 2023, for our journey in building happiness and prosperity in our communities. Nakheel was also certified as a Great Place to Work™, giving us the right mix of talent and training to serve our customers.

Read all about our plans and check out our feature on the community management team looking after your community. We are now on WhatsApp too and we welcome your feedback and suggestions on this new channel too.

Wishing you a safe, happy, and healthy summer.

Francis Giani

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# Your Community Updates

Your community is continually being maintained and enhanced to make it an even better place to live and visit. Here's a quick look at the last quarter's highlights.

## Let's Recycle and Reduce

As part of our commitment to reducing the amount of waste headed to our local landfills, we encourage all our residents to be part of the community recycling initiative. To facilitate this, we have installed a central four-stream recycling station for paper, glass, plastic, and cans in Badrah Manara. This has been installed alongside a cage for collecting cardboard and paper in bulk, which is frequently collected by our waste management teams.

**Did you know?** Many materials at home are 100% recyclable, but without collecting them - their potential is being trashed.



## Marked For Your Safety

As part of our efforts to ensure that road markings on your community streets are clear and visible throughout the day, a fresh coat of paint was applied across the roads connecting the Master Community areas of Badrah and Veneto. This improvement enhances lane discipline and vehicle flow in your residential community.

Remember to follow your internal community speed limits for a safe experience for fellow commuters and pedestrians using the roads.





## Green Views Ahead

The Badrah Master Community areas have received a dose of greenery and a burst of colour with new landscaping additions over the past months. Sections of landscaped areas were planted with bright ruellia flowers, complimented with lush yellow trumpetbush (tecoma) shrubs. Stunning as they are, these are hardy and love the hot Middle Eastern sun.

These sit pretty alongside fresh natural grass that provides a neat ground cover. Lounge at these serene corners of your community for your daily dose of vitamin D and fresh air while enjoying your neighbourhood in its natural beauty.



## Impressive, Welcoming Signs

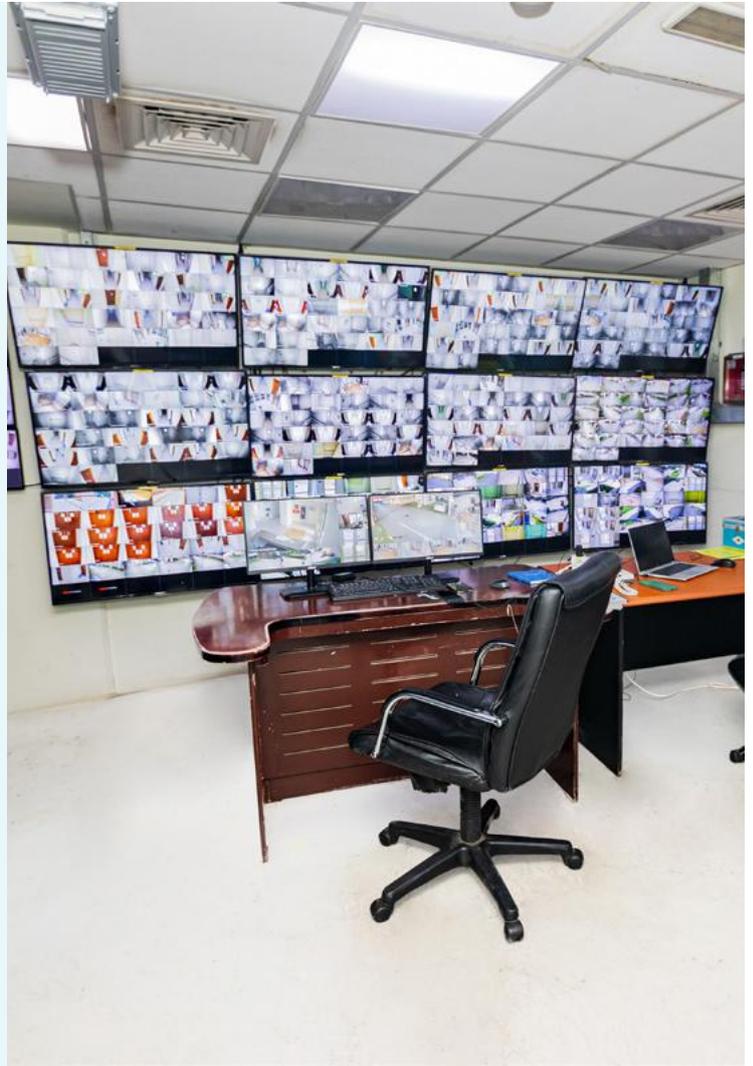
Main directional signage greeting residents and visitors at Veneto and Badrah exits and entrances have been refreshed. These branded boards work well for motorists' visibility at day and night, with the right mix of contrast, height, and strategic locations - allowing easy navigation and a smooth flow of traffic.



## Fortified Security

The CCTV cameras and video surveillance systems for the Manara buildings were upgraded and certified, as per the recommendations and requirements of the security regulatory body - Security Industry Regulatory Agency (SIRA).

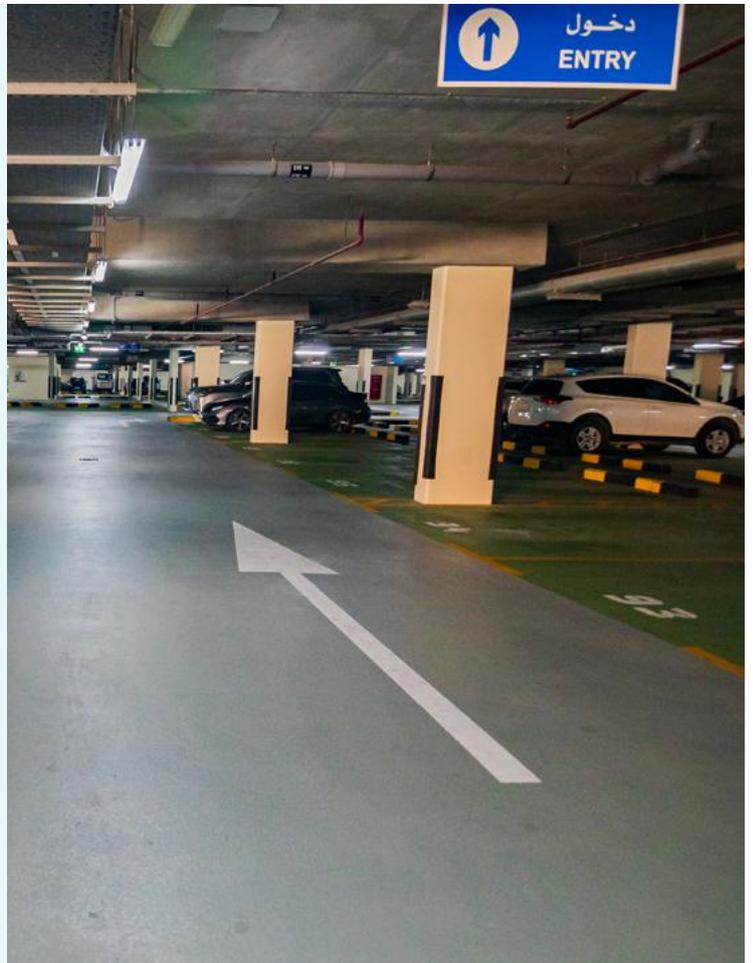
This enhancement assists enforcement authorities with timely alerts against mishaps or unwanted incidents and allows round-the-clock, remote monitoring for safer and more secure communities.



## Well-kept Parking Spaces

A clean parking area is not just a great first impression but also ensures the safety of vehicles and residents in the community. Parking areas located at the Manara building basements underwent a round of intensive deep cleaning over the past months, getting rid of stubborn oil stains and accumulated debris from vehicles.

Scheduled maintenance activities such as these preserve the appeal and value of these common areas while giving them a longer life.



# Prim and Proper Fire Hydrants

Standing elegantly at strategic locations of the Badrah and Veneto Master Community, all fire hydrants received a fresh red coat of high-performance paint to protect them from the harsh sun and weather conditions.

As a critical part of the firefighting process, these installations allow firefighters access a steady flow of water supply for extinguishing a fire, in the event of a mishap.



# Safety First

The fire alarm and firefighting systems serving all buildings in Badrah Manara were attested 'safe' by the Dubai Civil Defence. This certification renewal is a result of several inspections and audits conducted to review the safety measures in place along with the preventive and precautionary methods that are followed toward residents' safety.





From left to right: Mithun Vettil, Mahroof Mavilaveetil, Kanchanmala Trivedi, and Mizar Ghoulal.

## Meet Your Community Management Team

We're delighted to introduce your community management team to you. Mohammad Al Shaibani manages the portfolio across Badrah and Veneto communities and is supported by his Community Lead, Mizar Ghoulal who looks after the overall community operations.

His team comprises Kanchanmala Trivedi and Maryam Aljanahi who look after the resident experience, while Mahroof Mavilaveetil and Mithun Vettil supervise the facilities and technical management.



You can reach out to the team at **800 NAKHEEL**, [help@nakheelcommunities.com](mailto:help@nakheelcommunities.com), or at your dedicated community office in The Gardens, behind the ENOC petrol station in Jebel Ali Village.

## What Makes Your Community Sustainable?



### We Place Safety Over Everything Else

We use sensors in our basement parking that work to stabilize CO2 set points and maintain optimum air quality.



### We Switch to Sustainable Options

Lighting systems across our corridors, garbage rooms, and parking levels are enabled with light and motion sensors to conserve energy.



### We Employ Technology in Operations

Your community landscaping is irrigated through smart irrigation systems.



### We Educate

We collaborate with our service providers to raise awareness of recycling and green habits for living.



### We Segregate

We have three-and four-stream recycling stations (for glass, paper, and plastic) in our common areas and basements. Plus, a dedicated cage for cardboard collections.

# Your Community Events



## LiveWell with **NAKHEEL**

The first LiveWell with Nakheel Wellness Festival kicked off on 28 January with co-curator Irina Sharma moderating talks, essential oils workshops by experts, children's activities, morning yoga classes, body image sessions for teens, and a lot more. The festival was a celebration of all aspects of the health and wellness industry - Balance. Nourish. Move. Relax. Evolve.

The March edition was a special session on hormones through aging, menopause, disease, or trauma. Here is a glimpse of our speakers, sessions, audience interactions, and highlights from these editions.

The momentum continues and we look forward to more exciting topics in the upcoming months. Stay tuned to our updates on [www.livewell.nakheelcommunities.com](http://www.livewell.nakheelcommunities.com).

Till then, live well.



# Community Dental Screening

Nothing beats a great smile. As part of our efforts in extending health and wellness initiatives for our residents, a community dental screening was held on 05 March to spread awareness of the importance of dental health.

At a mobile clinic, dentists ran screenings for participants to help identify tooth decay, gum disease, and other oral health problems.



# Moonlit Movies Are Back

Our ever-popular Movie Under the Stars was back on 04 March at Badrah and on 05 March at Veneto, gathering residents for a relaxing evening to mingle and socialize. Both young and old shared laughs at the screening of family favourite Smurfs: The Lost Village at Badrah and the musical comedy - Lyle, Lyle, Crocodile at Veneto. Children unleashed their creativity at the arts and crafts fiesta and spent an evening to remember, under the winter moonlight.



# TLC for your Home



## Time for a Home Health Check

Your home needs constant upkeep and maintenance to keep it in its prime and pristine condition just like your community. Add these items to your home maintenance checklist for a stress-free summer.

- ▶ Appoint a certified technician to check your smoke detectors and fire alarm installations.
- ▶ Schedule pest control to ward off any pests and bugs.
- ▶ Treat prolonged water leaks by fixing clogged drains or damaged water fittings.
- ▶ Service your HVAC unit for a smooth summer run.
- ▶ Sign up for an annual contract with a reputed general maintenance company to keep a tab on your mechanical, electrical, and plumbing systems.



## Stay covered with the right insurance

It's never too late to invest in insurance that covers your prized home and possessions and gives you the peace of mind you deserve. Contents Insurance does just that in the event of the unexpected – be it a theft, fire, or water leakage.

With a good plan, you can protect your home and your belongings including your furniture, electrical appliances, soft furnishings, and even paint finishes on your walls and ceilings. Some contents insurance plans start as low as AED 200 a year, based on the coverage required.

### What is covered under community insurance?

Community insurance only covers the common areas such as roads, amenities, signage, streetlights, walls, and irrigation systems. Contents insurance is the sole responsibility of a resident.



## Five Steps Towards Good Air Quality

As temperatures rise, it's time to turn the air-con back on again. Here's a quick checklist for you to prepare your home's air-conditioning system ahead of use.

- ▶ Clean the air filters. Remember, poor indoor air quality can affect your health.
- ▶ If you have an outdoor unit, check for debris or dust accumulation.
- ▶ Test the system to ensure that there is no noise or odour generated.
- ▶ Ensure that electrical plugs and sockets are of standard quality, to avoid short-circuits or fire accidents.
- ▶ Open the windows and doors of your home, when weather and outdoor air quality permit.



## Storing Household Chemicals

Chemicals are a common sight in most households, from cleaning agents, paints, and thinners to pesticides. But these can pose a health and fire hazard, if not handled with care.

- ▶ Understand the warning symbols – they indicate that the product could be hazardous.
- ▶ Follow the safety information and directions, when using the materials.
- ▶ Open a nearby window to ensure adequate ventilation, when using the chemicals.
- ▶ Choose low-emission paints, varnishes, and glues, wherever possible.
- ▶ Store chemical products in their original containers.
- ▶ Store flammable materials in fire-rated containers and away from combustible materials.
- ▶ Lock and keep these chemicals out of children's reach.
- ▶ Dispose of household hazardous waste products safely.



## We are now on WhatsApp

We have just launched a new channel to engage and interact with our customers.

You can now reach us on WhatsApp at **800 NAKHEEL (6254335)** for raising maintenance requests, community usage charge updates, general queries, and feedback.

All it takes is a message to **800 NAKHEEL (6254335)** or **+971 800 NAKHEEL (for international customers)** to get help or information for your queries.

Stay tuned for more updates.

## Gear up for our Home Garden Contest

Is your blossoming garden a source of pride and joy? Here is a chance to participate in our community garden contest and win big. Showcase your green thumb and get rewarded for your talent in gardening and landscaping.

**THE PRIZE:** The winning garden can enjoy a waiver on the Community Usage Charges for 2023.

Registrations will open by October 2023 and gardens will be evaluated in the following weeks. Qualification criteria include aesthetic appeal, design, elegance, innovation, diversity, and water conservation efforts. Winners will be declared in January 2024.



# Our Sustainability Report for 2022 is Releasing Soon!

Stay Tuned!



## Fuelled by Community Usage Charges

Community usage charges exist so that your community can be effectively maintained and enhanced to its highest standards. Quite simply put, it ensures that all the activities behind the scenes take place like clockwork.

With the recent issuance of community usage charges to homeowners, on-time payment of these charges is important. These rates are vetted by independent auditors and approved by the Real Estate Regulatory Authority. A delay in settling your usage charges on time has an effect on the operations of your community, as funds are required to pay service providers, utility bills, and community enhancements.

Pay your usage charges today using the **MyNakheel app**, or via bank transfer.



# Community Rules Refresher

Your community is governed by Community Rules, which aim at creating an environment in which all residents can maximize the enjoyment of their community and amenities.

These rules intend to create a serene, attractive, and safe environment for the families, children, neighbours, and visitors of the community and master community. Browse through all the applicable rules and regulations of your community on [www.nakheelcommunities.com](http://www.nakheelcommunities.com).



# Responsible Landscaping Starts at Home

With the beauty that a garden offers comes the responsibility of keeping it properly maintained and landscaped. Here are our top three tips for a clean and green surrounding for your home.

- ▶ Your garden is your responsibility. Plant large trees away from villa walls, as far-reaching roots can damage boundary walls and villa foundations.
- ▶ No neighbour likes a stray creeper encroaching into their space. Trim your plants and trees regularly to avoid them from invading common areas and neighbouring properties.
- ▶ Do not hang weights over the boundary walls or common areas to secure your landscaping, as these pose a safety hazard.

# Residents' Recipe Corner

There's nothing like a tropical summer salad to beat the summer heat of 2023. Our resident, Sapna Pal whipped up a delicious summer bowl and sent us the recipe for a pasta salad that promises to be a showstopper at your next cookout.

## Ingredients

- ▶ 1 cup of uncooked pasta
- ▶ 1 cup of shredded cabbage
- ▶ ½ cup of julienne-cut carrots
- ▶ 1/4 cup of finely chopped capsicum
- ▶ 2 cloves of garlic
- ▶ 1 cup of sweet corn
- ▶ 1 cup of mayonnaise
- ▶ 1 tsp of honey
- ▶ 1 can of oil-packed, canned tuna
- ▶ Salt and pepper - as per taste

## Preparation

- ▶ Boil the pasta in salted water till soft and drain and keep it aside.
- ▶ In a big bowl, combine the vegetables.
- ▶ Add grated garlic to the mixture. A dash of salt will help crush and pulp the garlic while grating.
- ▶ Mix in pepper, honey, and mayonnaise to even out the flavours.
- ▶ Add the cooked pasta, corn, and tuna, and refrigerate it for 30 minutes before serving.

## Author's special note:

Remember to remove the oil from the tuna before adding it in. Vegetarians can enjoy this delicious dish without the tuna.



# Pasta Salad



# Road Safety Advisory

With safety and wellbeing remaining our priority, we've teamed up with the Roads and Transport Authority (RTA) for a series of initiatives to remind, educate and enlighten residents on all things road safety.

The campaigns include motorist, pedestrian, and e-scooter safety, with handy tips on keeping our roads and people safe. RTA will also join us at some of our community events this year to provide guidance and advice to all road-users.



السّرعَة القانونيّة توصلك  
إلى وجهتك بأمان.. التزم بها.

Driving at normal speed can  
meet your need. Adhere to  
speed limits.



مبادرة توعوية بدعم من  
Safety initiative supported by

rta.ae



## Free Household Junk Collection

A round of spring cleaning brings out the old and forgotten items that your home has harboured for long. Bidding goodbye to these items is a step easier. We have partnered with junk collection agencies to help you get rid of unwanted household items, free of cost.

### What can you junk for free?

Old couches, clothes, office/home/garden furniture, toys, kitchenware, exercise equipment, linen, toiletries, electronics, mobile phones, home appliances, books, bicycles, cardboard, and faded carpets.

Gather your items and book a collection slot today by contacting **Take My Junk** at **800 5865/050 179 4045** or **Remove My Junk** - **055 549 1122**.

Give your pre-owned items a new lease of life.

# Another Feather in our Hat

NCM was honoured at the International Business Excellence Awards (IBXA) for our commitment to operational excellence and adherence to high standards.

We emerged in the top position winning gold in the 'Best Business Change and Transformation' category.

This is a testament to our evolving goals, implementation of transformative strategies, and success in producing proven qualitative and quantitative results.



**NAKHEEL**  
Community Management

**IBXA™ 23**  
INTERNATIONAL BUSINESS  
EXCELLENCE AWARDS 2023

**GOLD AWARD WINNER**  
Best Business Change and/or Transformation



## Being a Great Place to Work®

Nakheel was recognized as a Great Place to Work-Certified company for 2022/2023 by the global research and consulting firm, Great Place to Work® Middle East for demonstrating a workplace culture of inclusivity, support, and understanding where employees' voices were heard and acted upon and offers an outstanding employee experience with staff feeling trusted and valued.





# Nakheel Community Management

Our primary objective is to manage and maintain the wellbeing of your community. As such, we provide a broad spectrum of comprehensive management services.

**18**  
Master Communities

**50,000+**  
Units

**350,000+**  
Residents

## Standards that help maintain our communities



## Industry Recognitions



## Reach out to us



help@nakheelcommunities.com



@NakheelCommunities



800 Nakheel



@NKLCommunities



Nakheel Communities



My Nakheel App