

Dear Owners & Residents,

In our second issue both, the Home Owners Association (HOA) and Tala Facility Management (TFM) wish to continue keeping you well informed about the latest in Tala. This is to create a comfort, on the part of Owners and Residents that HOA & TFM are sincere in sharing info, with whatever developments of importance. As such, it is worth advising you that a serious progress has been achieved in our discussions and communications with the authorities on the representation of owners pursuant to the Country Laws. That being said, we should plan to arrange to have Villas representative that we believe many villas owners wish to see among Tala Board of Directors.

Consistent with our prime goals of making Tala a better place to live in, an a worthwhile investment, the maintenance, repairs and otherwise to the properties continue, as outlined specifically in this quarterly Tala News Letter. Further, as the summer heat is on, there are specific suggestion on handling the aluminium doors and windows to keep our homes cool.

The Fun Day event during this quarter was, in our opinion a real success based on many owners/residents feedback. We will be grateful for any comments or suggestions you may have for future events.

Home Owners Association & Tala Management

SUMMER MAINTENANCE TIPS

Air Conditioning Maintenance

- Air Conditions should be maintained (Cleaning filters, Trays and checking the pressure of the Gas) twice a year, outside and inside units, otherwise will cause damage to your unit.
- Home owners should replace the (anti-bed vibration) of the outdoor unit to eliminate the AC sound.
- We recommend that ACs set on 22/23, dry mode or higher especially on humid days as to reduce the effect of condensation.
- Clean the AC grilles with mild disinfectant and spray with Dettol (or similar) surface spray – it helps keep away black mold from forming. Also airing the premises on fine days is good practice.

Aluminium Doors & Windows

- The owners should maintain the aluminium doors and windows to prevent the air leakage which will cause humidity inside the house.
- Close the main water supply valve when the resident are away for long period.
- On very humid days we recommend that the cooker hood extract is on low as this assists to prevent condensation forming on the cool surfaces of the flats.



NO DOGS ALLOWED

Dogs are not allowed in Tala Island as per Tala Islands' Rules & Regulations. Dogs are also causing disturbance to residents on the Island as we have been constantly receiving complaints. Kindly follow the rules and refrain keeping dogs.



TALA ISLAND FUN DAY

The Fun Day event was held on the 13th of May 2017. It included a variety of activities for kids and families; such as games for adults and kids, SUP Yoga Class (Yoga on the paddle boards), Paddle race for men's and women's, Aces Taekwondo Show, Fire Show at the Pool Area, BBQ & Music. The event was a great success and we were delighted to welcome the whole Tala Community

We also would like to thank all the sponsors (Al Osra, Beach Culture, MAZ Business Center, Art Rotana Hotel, Aces Taekwondo Academy, Soccer Academy, Eastern Asphalt and Mixed Concrete Co. W.L.L, Masy Maintenance, Jalal Schindler Lifts & Escalators, Alpha Fire Services, I Clean Services, Kubra Bibi Jahan Khan & Bogota Building Company), for their sponsorship contributions and the great efforts in helping make our event successful

BEACH MAINTENANCE

The work on Tala Seashores (Beaches) maintenance is almost finished.

The work includes replenishment using unwashed sand as well as beach cleaning.



SERVICE CHARGES PAYMENT REMINDER

While many homeowners have paid their service charges, it has been noticed that several owners are yet to make the payment.

Despite our regular follow-ups with the unit owners, there are still outstanding fees payable by the owners.

We would like to remind through this newsletter and urge residents 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.

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 23rd & 24th May, 2017.

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 14th and 15th of August 2017.