

## Message from The Association Manager



Dear Residents,

I sincerely hope that all of you have had the chance to read the first issue of our newsletter last month and that you found it interesting and informative.

It is now again our pleasure to publish the second issue of AALOA Newsletter. Please feel free to send me your feedback and comments. Also, any ideas or recommendations for improving further editions of this newsletter is most welcomed.

I trust you find this month's issue interesting and look forward to advising you more in the coming months.

**Andrew Brennan**  
Association Manager

## INSURANCE POLICIES

On behalf of all Homeowners, AALOA has taken out a Property All Risks Insurance with Bahrain National Insurance Company (BNI) to cover all 3 - Towers and the Common Areas.

It is strongly recommended that all Homeowners take their own personal insurance to cover their own apartment which does not form part of the above referenced AALOA Insurance Policy. BNI will offer a comprehensive insurance policies at a competitive rates to any Abraj Al Lulu Homeowner.

To those who have decided to take their Personal Insurance may call the below BNI contact for further details:

Ms. Eman Mujali  
17587426 / 36004079

## AALOA ACTIVITIES UPDATE

### IMPROVEMENTS "Traffic System"

The roadway system at the entrance road to the complex is under review.

Stage 1 of intended improvements has now been implemented whereby permanent traffic cones have been installed to prevent drivers performing a U-Turn outside the Gold Tower.



Stage 2 will see more cones being installed at the mini roundabout and other key locations to prevent improper parking and to generally improve the movement of traffic.

### SERVICE CHARGE and UTILITY BILLS

The second invoices for the Annual Service and Maintenance fees are now being sent out to all Homeowners.

Some Homeowners have still not paid the first partial payment for period 1 which was invoiced last December 2013. We must emphasize that it is imperative that all Homeowners have to pay their Annual Fees in full by end of May 2014 the latest.

Non-payment of fees on time will cause a big impact on the services provided by the Facilities Management Company (Executive FM).

Also, please be reminded that all utility bills must be paid in full promptly each month, otherwise the power supply may be disconnected by the EWA.

### ESSENTIAL REPAIRS

AALOA, committee Board Members recently passed a resolution to allocate funds from the Sinking Fund account to proceed with essential rectification works to the following key equipments:-

- BMS
- CCTV Cameras
- Generators
- Transformers

All of the above works have now been satisfactorily completed.

### NEW INITIATIVES "Coffee Shop"

AALOA committee has now formally gone out to various catering companies inviting them to enter a Lease Agreement to operate the Coffee Shop at first floor level on a full time basis.

This process is now in its final stages and the Lease Agreement will be signed in the near future by the successful bidder.

### SOCIAL AREAS

All Residents wishing to use the Party rooms, Barbeque, Cinemas, etc. must make an advance booking by visiting the AALOA office. The Rules & Regulations stipulated on the booking forms must be adhered to, and anyone violating those rules may be denied to use the facilities in the future.

A deposit fee will be required upon booking to cover any costs incurred in case of damages to properties or housekeeping services fees.