

AALOA ACTIVITIES UPDATE

MESSAGE to HOMEOWNERS and RESIDENTS;

For sometime now, the Association Office has received various concerns from Homeowners and Residents regarding the lack of communication from AALOA Management on updating everyone on general matters relating to Abraj Al Lulu Apartment Complex, therefore, it is now our pleasure to publish our First Edition of the AALOA Newsletter which we intend to issue on a monthly basis from now on.

In this First Edition, we have featured various pertinent points which we trust you will find to be informative and beneficial.

Please feel free to offer any suggestions or ideas for further improvements and your continued full support and assistance will be highly appreciated.

For any feedback or complaints, you can correspond with the Association office via email, addressed to abrajassociation@gmail.com and we will gladly accommodate and respond to your concerns.

Furthermore, we are proposing soon to have Suggestion Boxes and Forms in each Reception Area for the use of all.

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

Andrew Brennan
Association Manager

NEW FACILITY MANAGEMENT Co. Executive FM (EFM)

As you are aware, the new Facility Management Company – Executive FM (EFM) commenced their services as of 1st December 2013.

The Contact Details for EFM are as follows:-

Reception Desk (Black Tower):

Tel: 1755 1800

Accounts Office (Black Tower, M2 level):

Tel: 7707 6155

Helpdesk for any complaints:

Mob: 3605 8126

Email: helpdesk.efm2@dreamgroup.bh

NEW INITIATIVES "Residents Handbook"

For the first time, AALOA Management and Executive FM have recently published a Resident's Handbook which contains Useful Informations and Rules & Regulations. The copies of Handbook are now available in the Association's office for collection and we will also start to deliver a copy in each apartment in due course.



IMPROVEMENTS "Pools and Jaccuzzi's"

Recently, AALOA committee approved a major refurbishment of the Pools and Jaccuzzi's in first floor level. Also, there are on going maintenance of the poolside furnitures and lightnings as well as beautification of all landscape areas.



AALOA WEBSITE

The AALOA Management is now in the final stages of creating its own Website Portal and expected to go our Website live very soon.

AALOA REGISTRATION

The registration of AALOA is now entering its final stages and soon all Homeowners and Residents will be receiving notification through our law firm of the procedures to be followed for the signing of the by laws at the Notary office.

NEW INITIATIVES

The AALOA committee hold regular meetings to discuss the ways in which the AALOA can generate more revenue to provide additional funds to the Sinking Fund account for expenditure in maintaining and upgrading the property. Certain suggestions under consideration includes the Party Room at the first floor level being operated as a full time Coffee Shop by an outside Catering Company and business proposals are already being submitted.

On the other hand, AALOA is also considering to install ATM Cash Machines in the premises. In the next days, AALOA will approach the major banks to discuss this idea in more detail.

SERVICE CHARGE and UTILITY BILLS

To be able to continue to provide all the Services to the highest standards in conjunction with our Facility Management Company – Executive FM, this depends on having the funds available to pay for these services. So we gratefully request that all Homeowners ensure they pay all their Annual Service and Maintenance Fees as well as their Utility Bill Charges in full and on time.