



Ruby Isle Gazette

INSIDE THIS ISSUE:

From the Chairman's Desk	1
Message from Secretary	2
Work in process	2
Work completed	3
Other Initiatives	3
Committee Members	4

From the Chairman's Desk

First of all, I on my behalf and on behalf of the members of the Managing Committee would like to wish Ruby family a very happy, prosperous, fun-filled, joyful and



happening New Year 2019 & a Happy Republic Day..

I am happy to put in your hands the very first issue of our Newsletter, "Ruby Isle Gazette (RIG)".

This idea was born out of interactions with members of the Society during run up to the election to the Managing Committee, when many members suggested that it would be a great initiative towards communicating the developments in the Society and other areas of concern, as well as expressing opinions and giving suggestions for the betterment of our Society.

To meet our goal in improving transparency, we request the members to contribute meaningfully with articles, suggestions, events, jokes, short-stories, cartoons, important events in their families like marriages, births, members wards attaining distinctions in their academic fields or sports, etc.

We hope it will get the due support, not only from the members of the Society but also from the tenants who are integral part of the extended Ruby family.

Choose forgiveness rather than division; teamwork over personal ambitions.

With warm regards,

Hitesh Kachru

Chairman.

“In Cooperative Housing Societies there are no winners or losers. We are partners in everything. Either we win together or we lose together. Hence, we should always work together to find solutions..”

Message from the Secretary

I wish all the residents of Ruby a very happy, prosperous and peaceful New Year & a Happy Republic Day.

The start of a Newsletter is another step towards fulfilling the gap in communication with members regarding various developments and important happenings not only limited to Society but also in Royal Palms complex. This will also benefit those who are more comfortable with the printed matter

We are committed to contribute towards the development of the Society. We shall be looking forward to getting feedback on the activities that we undertake and also suggestions for implementing other programs in the general interest of the members of the Society.

In our future issues, we shall include Q&A Section, Highlights on important byelaws, a section on use of Adda App's various features, programs proposed for the future, important contact nos. of service providers, important resolutions passed in General Body Meetings, a photo gallery, etc.

We hope that all the members/residents of Ruby will make this initiative of starting a newsletter a grand success by contributing meaningfully.

Warm regards,
 RUKMAN NAIK
 Secretary

Works under progress

1. **PARKING:** An assessment has being made as to the number of cars and motorcycles that can be accommodated in the stilt and open parking areas. Parking slots will be re-allotted by lottery draw. *EDC: 31.01.2019*
2. **WATER:** Supply of water 2 times on weekends initially to be gradually increased to 2 times daily to attain our ultimate aim of providing water 24x7, depending on availability of water and wastage by residents. *EDC: 31.01.2019.*
3. **SECURITY:** The process for inviting quotations for purchase and installation of CCTV has been initiated. Sixteen Cameras already installed. 3 Remaining. *EDC: 31.01.2019.*
4. **CONCIERGE DESK:** The scope of work for the service provider is being worked out. *EDC: 31.01.2019.*
5. **FIRE:** Smoke detectors and fire alarms will be installed by *31.01.2019*. Mock fire drill exercises shall be done at regular intervals.
6. **TRAINING FOR ADDA SOFTWARE:** We will also hold training programme for members on the use of ADDA Application for optimum benefit of its various features. *EDC: 31.01.2019.*

7. SETTLEMENT OF DUES WITH BUILDER: A letter has been sent to builder informing him of the new Managing Committee and seeking an for appointment. To have a meaningful dialogue with the builder we have started verifying documents of each flat documents. Members who have not submitted a copy of their agreement and copies of payments made to builder including the two year advance maintenance and copies of possession letters shall be intimated separately on completion of this verification.

EDC: 31.01.2019.

8. MISC: Quotations for pest control. duct cleaning and drainage cleaning are being invited and will be completed in the month of January 2019.

EDC: 31.01.2019

WORKS COMPLETED

1. Water/Drainage Leakage: All the problems of external water leakages which are under the scope of the Society and were brought to our notice have been fixed. The leakage problems which are not in the scope of the Society are being followed up with respective flat owners.

2. Water Supply: A pump which was lying idle was repaired and has been put to operation. Now two pumps work alternatively thereby reducing the time for built-up of the required pressure for boosting water to overhead tanks and also save on electricity.

3. Tank Cleaning: The underground and overhead tanks were overdue for cleaning for about one and a half years posing potential danger of health problems to the residents. The cleaning of both the underground and overhead tanks was completed on 15.12.2018

4. Parking: Vehicles that were parked in the Society without paying the parking charges have been identified. Stickers have been issued to the legitimate owners and tenants to park their vehicles in the Society.

5. Security: Due to inferior service quality of the earlier agency, a new Security Agency has been engaged w.e.f. 01.12.2018.

6. Fire Safety: Fire Extinguishers which were used in the past or had low pressure have been refilled and serviced. Sand buckets have been filled.

7. House Keeping: A new agency with team of 5 persons has been engaged for housekeeping without any additional cost since the earlier housekeeper was operating with 2-3 persons at the same cost.

8. Grievance and Redressal Cell: The Adda software has started functioning with full potential. Members are advised to raise tickets regarding their issues through Adda App for quick resolution.

9. Hiring of Qualified Staff: The services of an experienced Manager have been engaged to manage office work. About 47 help desk queries have been resolved which were pending from the previous disputes. There has been drastic reduction in the number of billing error

10. Convenience Services: Vegetable vendor has been provided space to serve residents on weekly basis. This was warmly welcomed by the residents and is very popular.

“Teamwork

requires some

sacrifice

upfront; people who

work as a team have

to put the

collective

needs *of the*

group ahead of their

individual

interests.”

RUBY ISLE CHSL

Royal Palms Estate,
Aarey Colony Road,
Goregaon E, 400065

Mobile: 8655 001555

E-mail: admin@rubyisle.org

Together We Will,
Together We Can



We're on the Web!
<https://rubyisle.org/>

Other Initiatives

1. Separate water tap for car cleaners and labours outside the washroom
2. Urinal pot installed in common washroom
3. List of members with overdue of maintenance bills for more than 3 quarters prepared. Recovery process initiated.
4. A gaping hole which posed a serious risk to members and their vehicles has been closed with the support of management of Ruchi and a neighbouring society
5. A grand celebration of Diwali with participation of residents (both owners and tenants) like a single family.
6. Conducted team building training programme for Managing Committee members and well-wishers so that best quality services can be provide to Society members.
7. For proper implementation and monitoring of various promises made to the members by the team members, the committee members have been assigned areas and activities for which they shall be responsible and must be contacted for quick resolution.

Committee members

Flat no.	Committee Member	Responsibility Area
1201	Shri Hitesh Kachru	Legal and builder disputes
513	Shri Rukman Naik	Office admin. & legal/builder disputes
1703	Shri Amey Amre	Property tax, books of accounts, legal/builder disputes
813	Ms. Surinder Kaur Samby	Housekeeping
1707	Ms. Smita Devadiga	Housekeeping & cultural activities.
707	Shri Rakesh kumar Yadav	Water supply, Plumbing
607	Shri Ashok Salve	Water supply, BMC water
908	Shri Pranay Gasavi	Security, Flat NOC management
204	Shri Manish Madan	Security, Recovery of Dues.
1105	Shri Basant Gulvadia	Electrical
1704	Shri Avinash Pandey	Electrical, Plumbing, Flat NOC management.
1308	Shri N.R. Banerjee	Office admin., property tax
1515	Ms. Dipali Patil	Office admin. , Recovery of dues.
501	Ms. Abhidipta Jena	Books of Accounts
1401	Ms. Rupali Bhardwaj	Beautification/Gardening/Landscaping.



Republic Day 2019: Ruby Families celebrated 70th REPUBLIC Day 2019.

With over 100+ people in one frame.













Diwali Celebrations 2018:



Kids Performing on Diwali – Stories, Songs, Poems, etc





Fire Safety Cylinders: Refilled gas for 13 Type ABC cylinder and 2 CO2 cylinder and installed at appropriate places. Sand was filled up in all the buckets on all the floors.

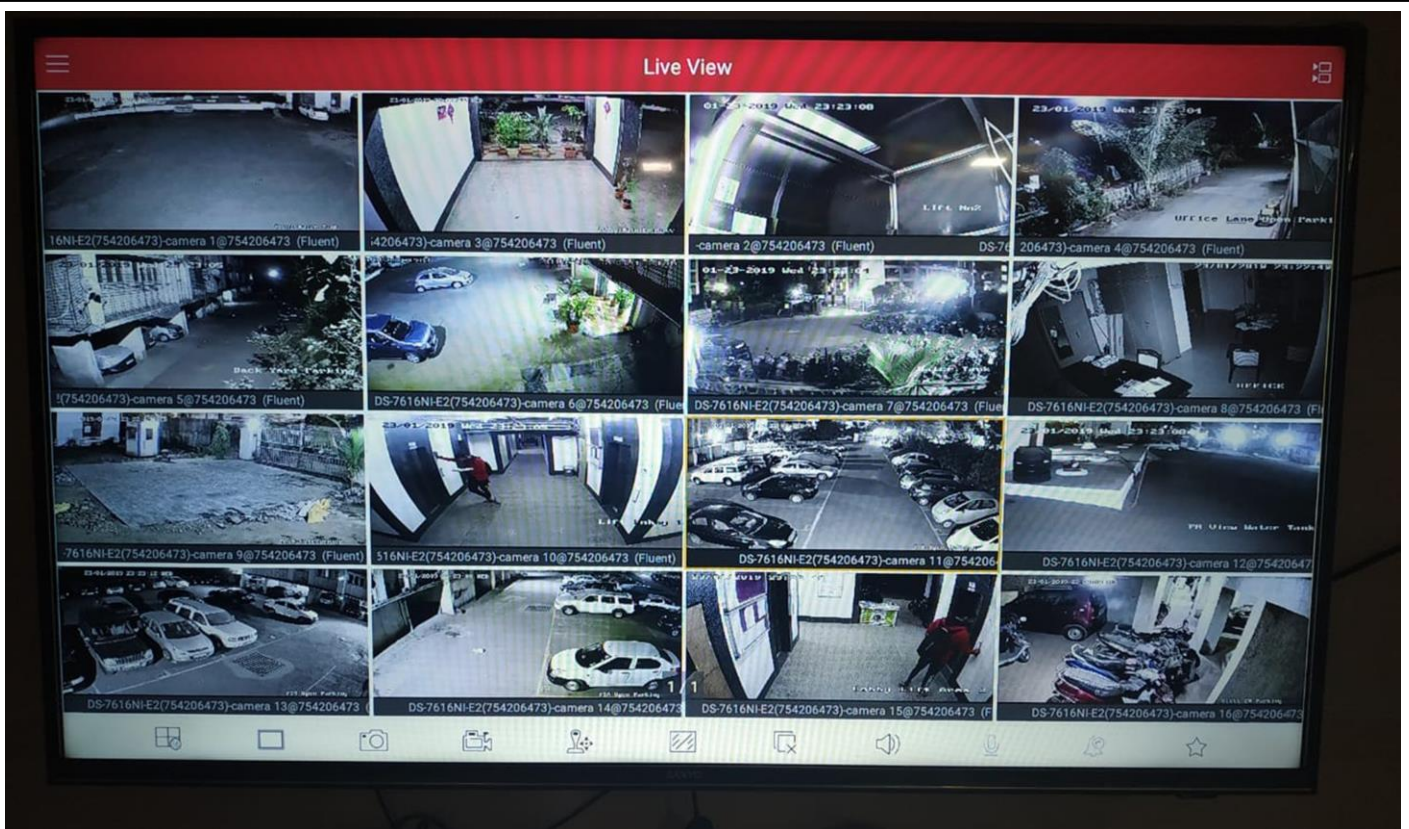


Pothole Repaired.

It was unsafe for the travellers of this road, this was a big eye sore for all Rubyites. We in Coordination with Ruchi House follow up with the builder got it done.



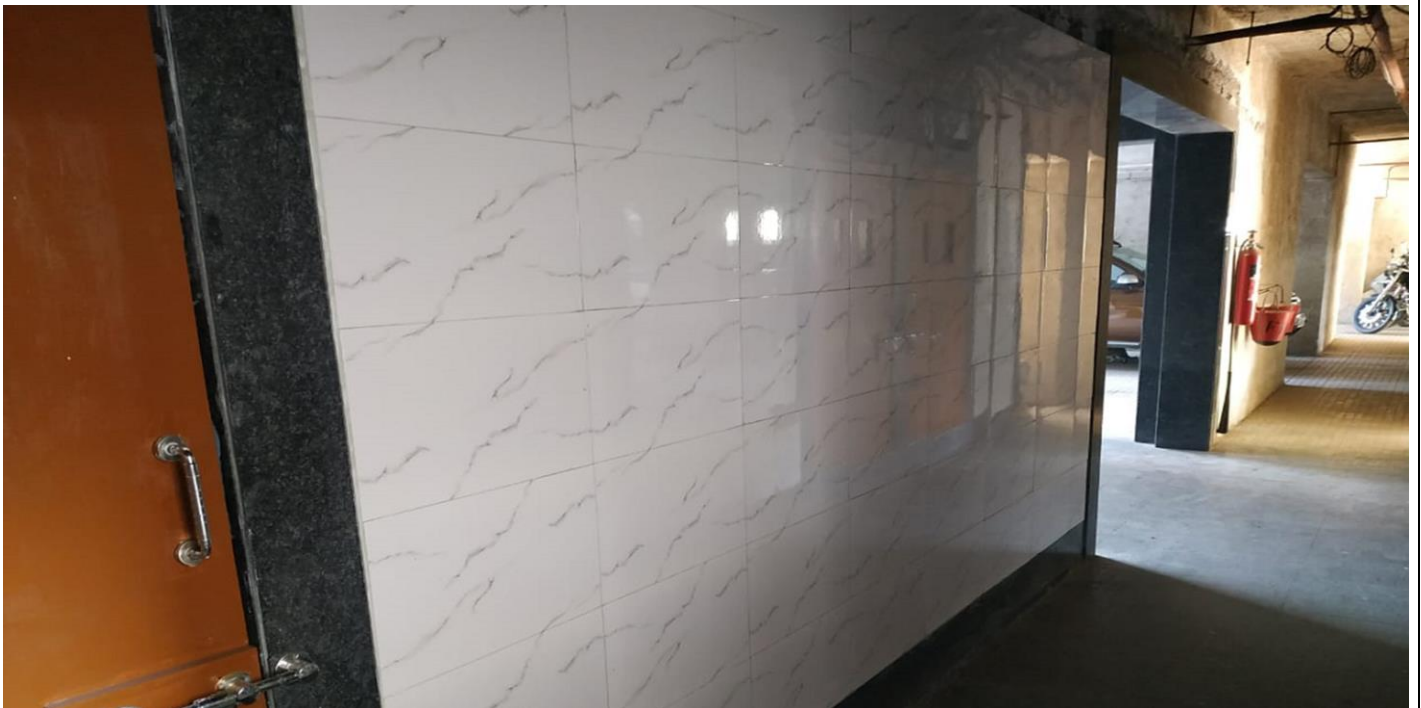
Vegetable Vendor: Our Team convinced the Vegetable Vendor to Sit in the adjoining area of our RUBY ISLE office on Tuesday from 10 AM to 4 PM.



CCTV Surveillance: The Major Parts of RUBY ISLE are under CCTV Surveillance from different angles of the Society including Lifts. Infaact 360 degrees Surveillance.



Glass Window: The mandatory glass window has been fixed on the wooden doors of Electrical meter room, from which any possible fire inside can be seen.



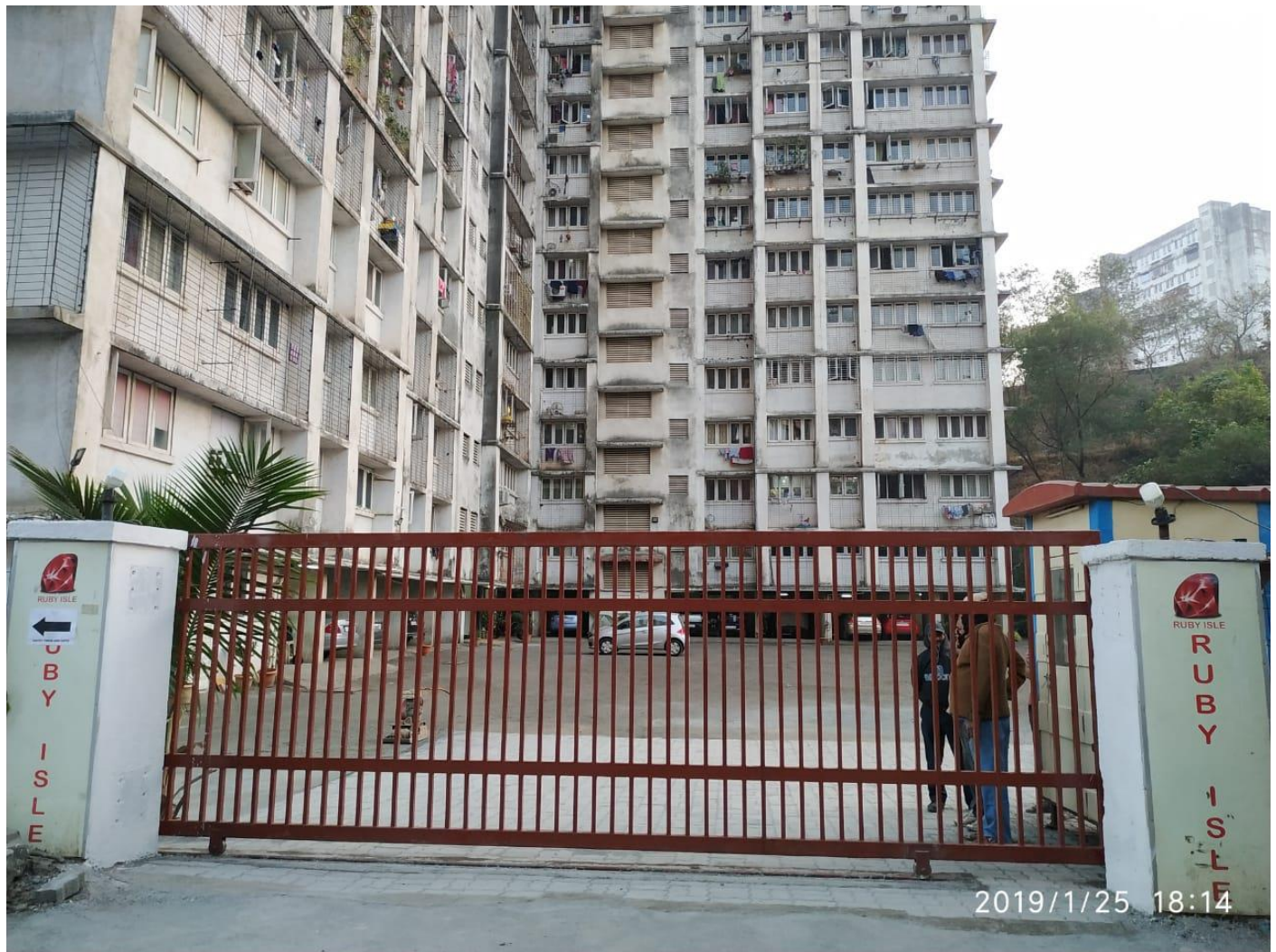
Wall Tiling: Wall tiles have been Fixed. Previously floor tiles were fixed on the wall which fell down.



Colored Paver Blocks: Colored Paver Blocks have been fixed at the entrance. These are Robust and will be beneficial in rains.



Duct Door: Door has been fixed in from of the duct giving a neat look. It will soon be painted.



RUBY Main Gate: RUBY Main gate has been replaced by robust slider gate, which will soon be automated.