



DMCI Dobler Management Company, Inc.



MAY ISSUE 2017

Our Residents are the very heart of our communities!

PROPERTY OF THE MONTH



SILVER CREEK APARTMENTS

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Introducing the BRAND NEW GATED LUXURY Silver Creek Apartment Homes with Studio, Carriage House Studio, One Bedroom and Two Bedroom (with on-suite bath) floorplans for your choosing. Interiors include beautiful new white shaker cabinetry with brushed nickel hardware, beautiful wood laminate flooring, upgraded carpeting, modern customized paint colors, stainless steel kitchen appliances and full sized washer and

dryer in each apartment home. Your Resident Clubhouse features a 24-hour fitness center, game room, community BBQ Area, swimming pool, covered Jacuzzi, covered playground area and a complimentary tanning salon. A sports/basketball court is on site and covered parking and garage parking is available. All of the luxuries of a resort await you at Silver Creek Apartments.

ALL OFFICES WILL BE CLOSED ON MEMORIAL DAY, MAY 29, 2017

We would like to wish all of our residents a happy and safe Memorial Day. In honor of all those who served in the military and made the ultimate sacrifice to our country, all Apartment Community Offices will be closed on Memorial Day. Should you have a maintenance emergency, please call the phone number posted outside the Apartment Community Office.

POOL SEASON STARTS MAY 26, 2017

HONOR THOSE WHO HAVE SERVED THIS MEMORIAL DAY

Memorial Day, the last Monday of May, is a day to remember all of the fallen soldiers, who gave their lives for our country. This year, Memorial Day is on May 29, 2017. This special day was previously known as Decoration Day and originated after the American Civil War to commemorate the Union and Confederate soldiers, who perished during the Civil War. By the twentieth century, Memorial Day had been extended to honor all Americans who have died in all wars. It also typically marks the start of the summer vacation season. On Memorial Day, many people visit cemeteries and attend memorials, especially to honor those who have died in military service. Many volunteers, such as those from the Boys Scouts, place an American Flag on each military service person's grave in national cemeteries.

SMOKE FREE!

We are going smoke-free! Yes, the apartment communities managed by Dobler Management Company, Inc are going smoke free. Depending on your apartment community, the policy will be one of these levels:

- o Gold: no smoking on the entire property.
- o Silver: no smoking in any buildings including apartments and 25 feet from building entrances.
- o Bronze: no smoking in the apartment and common areas. However, smoking may be allowed on patios and balconies.

These new policies will improve air quality and reduce your exposure to secondhand smoke. Secondhand smoke is a carcinogen and can trigger asthma symptoms. Your Apartment Community Managers will be partnering with the Tacoma-Pierce County Health Department to provide smoking cessation resources, if you are interested in quitting. Now, everyone will be able to BREATHE EASIER!

POLICY COMPLIANCE

Patios and balconies must be kept clean and orderly. Only appropriate patio furniture, such as lawn or outdoor furniture should be on the resident(s)'s patio or balcony. Due to safety concerns, flower pots, planters, etc, should not be put on the balcony railings. Patios and balconies should not be used as storage space. Since a patio may be used as an emergency exit, the patio should be organized in such way to use it as an emergency exit should this become necessary.

Praises and Applause:

Please consider posting a positive review of your experience as a resident of our Apartment Community on Google, Yelp and/or ApartmentRatings.com. Your Apartment Community Managers and Team Members work hard to please you and all of their valued Residents. Your positive comments and compliments for their dedication are always appreciated. And should you have a concern or unresolved issue, please either call or email your Apartment Community Manager or you may email info@dmcimail.com. We encourage you to make your voice heard. You are a valued resident, and we appreciate the opportunity to hear from you should you have a concern. Your satisfaction is important to us, which is why we also appreciate the opportunity to address any concerns our residents have.

DMCI Dobler Management C O M P A N Y , I N C .

IMPORTANT MAY DATES

- May 1st** - Rent is due and May Day
- May 3rd** - Last Day to Pay Rent and Avoid a Late Charge
- May 4th** - Rent Is Late and Late Charges Apply
- May 5th** - Cinco de Mayo
- May 7th thru 13th** - National Nurses' Week
- May 8th thru 12th** - National Teachers' Week
- May 12th** - Military Spouses' Day
- May 14th** - Mothers' and Others Day
- May 11th** - Last Day to Submit Notice of Intent to Move
- May 17th** - Armed Forces Day
- May 26th** - Apartment Community Pools Open for Pool Season
- May 29th** - Memorial Day-All Apartment Community Offices will be closed
- May 31st** - World No Tobacco Day

May is National Military Appreciation Month, National Water Safety Month and Older Americans' Month

RENT IS DUE ON THE FIRST.....

Rent is due on the FIRST of the month. There is a three day grace period. Rent is considered late after the THIRD of the month. Late Charges take effect on the FOURTH day of the month. If you are unable to pay your rent in full by the FIRST of the month, contact the Apartment Community Manager before the FIRST of the month when the rent is already due.

IS IT TIME TO RENEW YOUR LEASE?

To show our appreciation for your continued residency, here is a LEASE RENEWAL gift just for you! When you renew your lease, you will receive either a FREE carpet cleaning or FREE blind cleaning for your apartment home. Just mention this offer in the Resident Newsletter, and your Apartment Community Manager will do the rest! This offer is good for up to thirty days of your lease being renewed.

LIVE WHERE YOU WORK AND WORK WHERE YOU LIVE!

If you are seeking employment, consider joining our team! Save yourself a time consuming and expensive work commute by contacting your Apartment Community Manager, today! We love to hire our Residents! And, if you know of someone in search of employment, refer that person to your Apartment Community Manager. Once your referral is hired, you will refer a \$200 Employee Referral Check!

CHARCOAL BBQ GRILLS ARE PROHIBITED

The return of warmer weather means the return of barbecuing season. However, for Fire Departments this means more emergency calls due to BBQ grill deck fires. In order to reduce the risk of such fires, charcoal BBQ grills are not allowed on the residential decks and balconies of Apartment Communities. Although propane gas grills are still allowed, electric grills are the best choice and most preferred for BBQ grilling.

ARMED FORCES DAY IS MAY 17TH

In 1949, President Harry Truman declared Armed Forces Day as a day to recognize and salute the Army, Navy and Air Force for all they do both here and overseas. In honor of Armed Forces Day, Joint Base Fort Lewis and McChord (JBFM) is inviting the public to a day of celebration. This is a family-friendly event for everyone. There will be military displays to view, historical re-enactments to watch, plenty of craft and food booths to visit, carnival rides, music and roving entertainers. This free event starts at 10:00 am and ends at 6:00 pm. All of us at Dobler Management Company thank those who serve and hope you have a fantastic Armed Forces Day.

NATIONAL WATER SAFETY MONTH IS IN MAY.....

Water Safety saves lives. According to the first United States Study on Children Drowning printed in the Associated Press - during the warm months of the year, a child drowns every five days! The research published in the journal, "Pediatrics", showed there were 209 deaths and 35 near-drowning of children (less than twelve years of age) from 2001-2009! Most of the children were younger than five years of age, and 81% of the incidents occurred during the summer. Children were supervised by adults in less than half of these drownings. According the study's senior author, Gary A Smith, "Drowning doesn't offer a second chance. It's quick and silent and final!" This is why it is so important to always think safety first and to be sure your child is always accompanied by you or a responsible adult who is diligently watching at all times.

IF YOU MUST MOVE.....

We certainly do not want to see any of our valuable Residents move. If you have a concern or unresolved issue, please either call or email your Apartment Community Manager or email livehere@dmcimail.com. We encourage you to make your voice heard. You are a valued Resident, and we appreciate the opportunity to hear your concern and correct the situation. Your satisfaction is important to us. If you must move, do notify the Apartment Community Manager as soon as possible. The last day to give the required written Twenty Day Notice of Intent to Vacate required by Washington Landlord/Tenant Law to move the end of May will be on May 11, 2017. However, if you paid a Last Month's Rent, in order to avoid a Late Fee and a Three Day Notice your Notice of Intent to Vacate must be completed and submitted to the Rental Office by the third of the month. There is a Cleaning List at the bottom of the Twenty Day Notice of Intent to Vacate form. When disposing of trash or unwanted items, do not leave them outside the trash container. In addition, do not put large objects, such as furniture, in the dumpster or trash compactor. Instead, please notify the Rental Office and a Team Member will assist you with an alternative solution. To ensure your Security Deposit Refund Accounting arrives in a timely manner, include your forwarding address on your Notice of Intent to Vacate form, as well as confirming and assuring this information is written correctly when you turn in your keys. As a Former Resident, you will qualify for a \$250.00 Former Resident Referral for any friend, co-worker or relative you refer who chooses to rent from any Apartment Community managed by Dobler Management Company. Also, should you be in need of an apartment anywhere in the South Puget Sound area in the future, we hope you will think of our Apartment Communities.

AFTER OFFICE HOURS MAINTENANCE EMERGENCY PROCEDURES

If you have a maintenance emergency after the Apartment Community rental office is closed, call the phone number for the rental office. The voicemail message will instruct you to do one of the following:

- 1) Call the maintenance emergency phone number provided.
- 2) Go to the rental office and call the emergency maintenance number posted outside the rental office door.
- 3) Dial the number for an emergency pager. When you dial the number for the emergency pager, enter your phone number including your area code and then push the # button. A Team Member will call you. Not all maintenance issues are an emergency. A flood, property damage, loss of electricity and/or the stoppage of plumbing are all examples of maintenance emergencies. A dripping faucet, a pest problem, or being locked out of your apartment home is not considered a maintenance emergency. The person who responds to your initial call will need to know the nature of the maintenance emergency, your full name, full address including apartment number and phone number. For other emergencies, such as a fire or noise complaints, immediately dial 911 and report what you know. Then, call the rental office and leave a voicemail so the Apartment Community Manager will also have the same information, once the rental office opens.