



DMCI Dobler Management COMPANY, INC.



JUNE ISSUE 2017

Our Residents are the very heart of our communities!

PROPERTY OF THE MONTH



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Nestled in a peaceful, park-like setting, Stonegate Apartments offers newly renovated one and two bedroom apartments with fully equipped kitchens, stainless steel appliances, fireplaces, modern washer and dryers and private decks and balconies with private storage. The residents enjoy a state-of-art fitness center, free tanning salon, resident business center and resident social room. The pool, hot tub and limited access gate top off this beautiful apartment community making it the perfect place.

The Stonegate Apartment Community is also a convenient commute to the I5 Freeway, Lakewood Towne Center, Lakewold Gardens and Fort Steilacoom Parks. It is centrally located close to shopping, dining, the St. Clare Hospital, Pierce, Bates and Clover Park Technical Colleges.

Refer your next resident referral to the newly renovated Stonegate Apartments and receive a \$350.00 once your referral moves in.

FATHER'S DAY IS SUNDAY JUNE 18, 2017

In 1972 President Nixon declared the third Sunday in June as Father's Day. Prior to his declaration there had been much discussion regarding the fact that there was a Mother's Day but there was not a day to recognize fathers. Here's to all you hard working, awesome fathers ... Happy Father's Day!

FLAG DAY IS JUNE 14, 2017

On this day in 1777, the Congress of the United States of America adopted our country's flag. In 1916, President Woodrow Wilson issued a proclamation officially establishing June 14th as Flag Day. Give a cheer for the RED, WHITE and BLUE!

POOL RULES FOR YOUR APARTMENT COMMUNITY

If you have a pool in your Apartment Community, here are some important Pool Rules and tips you will want to know:

1. Children under the ages of 13 must be supervised by a responsible adult.
2. Children ages 13-17 may not use the pool alone.
3. Everyone must take a cleansing shower, before using the pool.
4. If you have a disease that can be transmitted by water or have been sick the last two weeks, do not use the pool.
5. Soiled diapers must be changed in the designated changing area. For children wearing diapers, swim diapers are required.
6. People with seizures, heart or circulatory problems should not swim alone.
7. No running or rough playing in or surrounding the pool.
8. No food or drinks allowed in the pool.
9. No alcohol is allowed in or around the pool.
10. Do not use the pool if you are under the influence of alcohol or drugs.
11. No glass containers are permitted.
12. An emergency phone is located near the pool.
13. A first-aid kit is located near the pool.
14. If you do not follow these rules, you will be asked to leave the pool area.
15. No swimming after or before posted pool hours.
16. Report those violating these important pool safety precautions.



Praises, Applause and Concerns:

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. 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 JUNE DATES

June 1st - Rent is due

June 3rd - Last day to Pay Rent and avoid a Late Charge

June 3rd - University Place Duck Daze Parade & Festival

June 4th - Rent is now late and Late Charges Apply

June 6th - Display the American Flag for D Day, when Allied Troops landed in Normandy France in 1944 to start the liberation of Europe from Hitler's German troops

June 10th - Last day to Submit Notice of Intent to Move

June 14th - Flag Day... Display the American Flag

June 18th - Father's Day

June 21st - First Day of Summer

June 23rd - 25th - The Taste of Tacoma at Pt. Defiance Park
June is National Garden and National Safety 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.

HELP PREVENT VEHICLE PROWLS

Vehicle prowls occur anywhere... where we live, work and play. Here are a few ways you can help prevent having your vehicle prowled:

Always lock your vehicle. Before departing your vehicle, whether you are going to work, shopping or returning home, always lock all doors and be sure all windows are up. Don't leave anything in sight, which may interest criminals. Even an empty shopping bag or a gym bag, may create unwanted interest. Locking items in the trunk of your vehicle, is preferable to leaving them within sight. Record your vehicle serial numbers and keep them in a secure place other than your vehicle. Park your vehicle in well-lit locations. Install a vehicle alarm system, and always use it.

Criminals are opportunists. Report suspicious people and activity by calling 911, and then report it to your Apartment Community Manager. Don't give criminals an opportunity with your vehicle.

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.

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!

UNITED STATES FLAG CODE

Did you know Congress passed a Flag Code in 1942? This Code is now enforced as custom or courtesy, rather than by force of law. Here are a few tips you will find helpful on how to treat the American flag:

The flag should never touch the floor or ground beneath it.

The flag should never be used as clothing, window covering, etc.

The flag should be flown from sunrise to sunset, unless it is properly illuminated after dark.

Respect for the American flag is shown by individuals placing their right hand over their hearts, when the flag is being raised, lowered or passing by.

Also, hats and headwear should be removed and the individual's right hand and held to the left shoulder. Soiled flags may be washed by hand or dry cleaned, depending on the material used.

According to the Flag Code, if a flag is damaged to the point it can no longer be flown or it is soiled, it should be burned in a private and respectful manner. If you need this done, the Boy Scouts and Girl Scouts of America offer this service.

BBQ GRILLING SAFETY TIPS

Be sure your grill is at least three feet from other items, especially the building. This will help to avoid your grill melting or igniting the siding, decking, your patio furniture and/or other belongings. Keep small children and pets at safe distance when you are lighting a propane grill and when you are cooking. Electric charcoal starting devices must be unplugged, when they are not in use and should be allowed to cool down before being put away in storage. Propane gas grills and gas tanks should never be stored in an apartment. Never use your Propane grill inside your apartment. Remember charcoal barbecue grills are prohibited.

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 info@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 Residential Landlord/Tenant Act to move the end of June will be June 10, 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. For your convenience, 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 put 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 Dobler Management Company Inc, managed apartment community. 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.