

### Holiday Office Schedule

In order for the employees of the apartment community to spend time during the holidays with their loved ones and friends, the apartment community rental office will be closed as follows:

Friday, Dec 24, 2021 Christmas Eve Closed  
Saturday, Dec 25, 2021 Christmas Day Closed  
Friday, Dec 31, 2021 New Year's Eve Closed  
Saturday, Jan 1, 2021 New Year's Day Closed

### Will You Be Cooking This Holiday Season?

If you will be baking and cooking this Holiday Season, here are a few tips:

- Now is the time to ensure your oven and stove top are working perfectly. If not, please notify the rental office so a service request may be written, the maintenance issue assessed and corrected.
- Do not pour cooking grease down the kitchen sink or any other drains. This will clog the drain and possibly your neighbors' drain, too. Instead, wait until the hot grease cools, then pour the grease into an empty tin can or milk carton, and then dispose of the cooled grease in the trash.
- Do not leave cooking food unattended, as this can be a dangerous fire hazard. Always turn off the stove or oven before leaving the kitchen.

### When Using Your Fireplace...

Use the following fireplace safety tips and reminders this winter season:

- Never leave a fire unattended.
- Before using your fireplace, first be sure the flue is open.
- Do not place your Christmas tree near a fireplace or heater.
- Never use gasoline to start a fire.
- Before lighting a fire in the fireplace, be sure gift wrap, ribbons and bows, greens, boughs, and any other decorations are removed from the mantle, hearth and fireplace area.
- Always leave the fireplace glass doors open and the metal screens closed, when using the fireplace.

## Featured Apartment Community



Welcome to the all-new Plateau 176 apartment community! Set atop a plateau with views of Mount Rainier and its valley, you will embrace the quiet, peaceful setting and convenience of the distinctive studio, one bedroom and two bedroom floor plans. Plateau 176's soothing custom color schemes, top-level amenities, such as Gated Community, Seasonal Pool, Covered Parking and Garages Available, and High-End Fitness Center, and state-of-the-art lighting combined with spacious indoors and private balconies/patios inspire stylish living in these brand-new apartments. Desirably located in the Frederickson School District and close to major employers, such as JBLM, Ikea Distribution Center, and one of the Amazon warehouses, you will have access to all this vibrant community has to offer. And, you will be a short distance from Frederickson's grocery stores, eateries, and shops. Serene. Convenient. Beautiful.

### Season Greetings From Our Families to Yours!

All of us at Dobler Management Company, Inc. and your Apartment Community Team wish you and yours a wonderful Holiday Season and a Merry Christmas filled with happiness, good health, peace and prosperity.

### Holiday Decorations and Safety Tips

A live Christmas tree needs a lot of water, especially the first few days. This is why it is important to check the level of the water every day. Plenty of water will prevent the needles from getting brittle and falling off before the Christmas season is over.

Some people recommend sugar helps prolong the life of Christmas trees. They believe the sugar water acts as a sort of artificial sap or food for the tree, thus helping the tree to live longer. However, sugar cannot just be poured into the reservoir of the tree stand, instead dissolve the sugar into the container used to water the tree. To do this use one cup of sugar per gallon of water. Stir the watering container to ensure the sugar is completely dissolved before pouring it into the tree stand reservoir.

When decorating your patio or balcony, remember decorations should not go beyond your patio or balcony into the common areas. Also, potted plants or other items should never be placed on balcony railings.

The following tips will help ensure your home remains safe during the Holidays: Do not leave Christmas tree lights on when unattended. Remember to unplug Christmas tree lights before going to bed or when leaving your apartment.

Also, never put electric Christmas lights on a metallic tree.

In addition, do not place your Christmas tree near a heater or a fireplace. Keep furniture and other decorations away from these, too.

Holiday plants should be kept beyond reach of small children and pets, since some holiday plants are poisonous if ingested. Poinsettias, mistletoe, holly, amaryllis, rosary pea and Jerusalem cherry are just a few such holiday plants.

Children and pets should also be kept away from electrical cords and glass decorations.

Have a Happy and Safe Holiday Season!

# DMCI Dobler Management Company, Inc.

Community Newsletter - December 2021

## If You Must Move...

We certainly do not wish 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@dmcmail.com](mailto:info@dmcmail.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.

However, if you must move, notify the Apartment Community Manager, as soon as possible. December 11, 2021 will be the last day to give proper, written Twenty Day Notice of Intent to Vacate required by Washington Residential Landlord/Tenant Act to move the end of this month. However, if you paid a Last Month's Rent, in order to avoid an error later in your Resident Payment Ledger, your Twenty Day 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. Should you do either of these, you will be charged for the proper disposal of any trash or items left outside the dumpster. Instead, please notify the Apartment Community Manager so she may assist you with an alternative solution, such as having large items hauled off by an independent vendor at the resident's expense. To ensure your Security Deposit Refund Accounting arrives in a timely manner, include your forwarding address on the 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 need 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 rental office phone number. The voicemail message will instruct you to do one of the following:

1. Either call the emergency phone number stated on the voicemail message or if instructed in the voicemail message go to the rental office and call the emergency number posted outside the rental office door.

2. When you dial the emergency number, enter your phone number including the area code and then to push the # button. An employee team member will return your call.

The employee, who responds to your call, will need to know the nature of the maintenance emergency, your full name, complete address including the apartment number and zip code and phone number including area code.

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 one's apartment is not considered a maintenance emergency.

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. This will help the Apartment Community Manager better assist you with any follow up.

## Christmas Tree Disposal and Holiday Decoration Removal

All holiday patio, balcony and window lights and other decorations should be removed by January 8, 2022.

Do not put your Christmas tree in the dumpster or trash compactor. If you do not know where to dispose of your Christmas tree, please ask your Apartment Community Manager.

Thank you for your cooperation with the above holiday policies.

## Holiday Candles

Before you light your holiday candles, remember to put safety and fire prevention first:

- Matches and lighters should always be kept out of reach of children and pets.
- Never leave a room with a candle burning. Before you leave a room, check to be sure all candles are extinguished.
- An adult should always be in a room, whenever a candle is burning.
- Consider buying and using some of the many flameless holiday candle alternatives now available.

## December is Safe Toy and Gift Month

Children learn so much from productive play. This is one reason why it is important they have safe toys and gifts. Here is a link parents and grandparents will find helpful for information on safe toys and gifts:

<http://thebesttoysguide.com>.

## Important Dates in December

December is Safe Toy and Gift Month, Universal Human Rights Month and World AIDs Month.

Dec 1st Rent is Due, AIDS World Awareness Day, National Day for Giving and Rosa Parks Day

Dec 3rd National Roof Over Your Head Day and International Disabled Persons Day

Dec 6th Slavery abolished in the USA by the 13th Amendment (1865)

Dec 7th National Pearl Harbor Remembrance Day (1941)

Dec 10th World Human Rights Day and Hanukkah starts

Dec 11th Last Day to Give Notice to Move

Dec 12th Poinsettia Day

Dec 13th USA National Guard's Birthday

Dec 18th Hanukkah ends

Dec 20th National Ugly Christmas Sweater Day

Dec 21st Books Closed for the Year, Winter Solstice and First Day of Winter

Dec 23rd Happy Festivus for the Rest of Us Day

Dec 24th Christmas Eve's Day-all rental offices close at 1 pm

Dec 25th Christmas Day- all Rental Offices closed

Dec 26th Boxing Day and Kwanzaa starts

Dec 31st New Year's Day Eve all rental offices close at 3 pm

Jan 1st New Year's Day-all Rental Offices closed

Dec 1st-7th National Handwashing Awareness Day