

DMCI Dobler Management

COMPANY, INC.

Community Newsletter - December 2022

Important Dates in November...

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

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

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

Dec 6th Last Day of Rent Grace Period and Slavery abolished in the USA by the 13th Amendment (1865)

Dec 7th Late Charges are now due and National Pearl Harbor Remembrance Day (1941)

Dec 10th World Human Rights Day and Hanukkah starts

Dec 11th Last Day to Give Notice to Move by the end of the month and not owe next month's rent.

Dec 12th Poinsettia Day

Dec 13th USA National Guard's Birthday

Dec 16th National Ugly Christmas Sweater Day

Dec 18th Hanukkah starts

Dec 21st 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 All rental offices are closed for Holiday Observation, Boxing Day and Kwanzaa start, and Hanukkah ends

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

Jan 1st - New Year's Day-all rental offices closed

Jan 2nd - All rental offices are closed for Holiday Observation

Dec 1st-7th National Handwashing Awareness Day

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:

Saturday, Dec 24, 2022, Christmas Eve -all rental offices close at 1 pm

Sunday, Dec 25, 2022, Christmas Day Closed

Dec 26th All rental offices are closed for Holiday Observation

Saturday, Dec 31, 2022, New Year's Eve, close at 3pm

Sunday, Jan 1, 2022, New Year's Day Closed

Jan 2nd - All rental offices are closed for Holiday Observation

Featured Apartment Community - Now Leasing



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, High-End Fitness Center, state-of-the-art lighting, and 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 while being 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.

After Office Hours Maintenance Emergency Procedures

Call the rental office phone number if you have a maintenance emergency after the apartment community rental office is closed. 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 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 plumbing stoppage are 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 complaint, 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. Doing so will help the Apartment Community Manager better assist you with any follow-up.

Prevent Vehicle Prowls and Break-ins

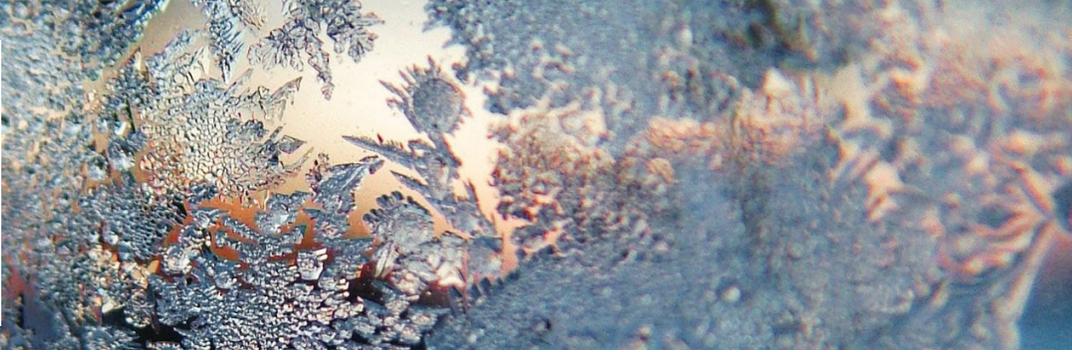
Vehicle prowls occur anywhere where we live, work and play. Here are a few ways to prevent having your vehicle prowled:

Always lock your vehicle. Before departing your vehicle, whether going to work, shopping, or returning home, always lock all doors and ensure no windows are open. Do not leave anything in view which may interest criminals. Even an empty shopping or gym bag may create unwanted interest. Locking items in the trunk of your vehicle is preferable to leaving them within sight. Install a vehicle alarm system and always use it. Record your vehicle serial numbers and keep them in a secure place other than your vehicle.

Items Most Commonly Stolen from a Vehicle include:

Clothing, DVDs, Electronic Items, Garage Door Openers, Gym Bags, Headphones, Liquor, Money, Packages, Purses, Shoes, Shopping Bags, Sporting Equipment, Sunglasses, Toys, and Wallets

Criminals are opportunists. Do not give criminals a reason to break into your vehicle. If you see something, say something. Report suspicious people and activity by calling 911 and reporting it. Then, call the rental office and report it to your Apartment Community Manager.



Holiday Decorations and Safety Tips

A live Christmas tree needs a lot of water, especially during 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 the 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!

Christmas Tree Disposal and Holiday Decoration Removal

All holiday patios, balconies, window lights, and other decorations should be removed by January 8, 2023.

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 get in touch with your Apartment Community Manager.

Thank you for your cooperation with the above holiday policies.

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 stovetop are working perfectly. If not, please notify the rental office so a service request may be written and the maintenance issue assessed and corrected.

· Do not pour cooking grease down the kitchen sink or any other drains. Grease clogs 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 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.

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 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 listen to your concern and correct the situation. Your satisfaction is important to us. However, notify the Apartment Community Manager as soon as possible if you must move. December 11, 2022, will be the last day to give a proper, written Twenty Day Notice of Intent to Vacate required by the Washington Residential Landlord/Tenant Act to move at the end of this month. However, if you paid a Last Month's Rent, 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 sixth of the month. There is a Cleaning List at the bottom of the Twenty-Day Notice of Intent to Vacate form for your convenience. Please do not put unwanted items and trash outside the trash container when disposing of trash or unwanted items. 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 properly disposing 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, including your forwarding address on the Notice of Intent to Vacate form, and confirm and assure this form is completed 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.

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 available.

Fireplace Tips

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 other decorations are removed from the mantle, hearth, and fireplace area.
- Always leave the fireplace glass doors, and the metal screens closed when using the fireplace.

December is Safe Toy and Gift Month

Children learn so much from productive play. Such learning is one reason why it is beneficial for them to have safe toys and gifts. Here is link parents and grandparents will find helpful for information on safe toys and gifts: <http://thebesttoysguide.com>.