



New Year's 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 31, 2021 New Year's Eve Closed
Saturday, Jan 1, 2021 New Year's Day Closed

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.

January 14 is Organize Your Home Day

Having an organized and tidy home improves productivity and quality of life and saves time spent looking for "misplaced" items. January 14th is a good time to focus on tidying and organizing your home. Start by planning the time needed to organize your home. Create a list of regular tasks. Then, plan the time to schedule these regular tasks. Your efforts and those of the rest of the members of your household will pay off later.

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 contact your Apartment Community Manager. Thank you for your cooperation with the above holiday policies.

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.

Happy New Year's Greetings from Our Family to Yours!

All of us at Dobler Management Company, Inc. wish you and yours a Happy New Year filled with happiness, good health, peace, and prosperity.

Utility Costs and Conservation

Although all of us at Dobler Management Company, Inc always strive to conserve our valuable natural resources and maintain utility costs as low as possible, this has become more and more difficult due to continued rising water, sewer, and refuse costs. Since these costs are passed on to our residents, conservation of our natural utility costs is a good thing. You, our valued, residents, can also assist with these important conservation efforts.

Here are some ways in which residents can assist with water and sewer costs:

- Check all water faucets and appliances for water leaks, and notify the Apartment Community Manager of any water leaks found so the necessary corrections can be made.
- Check the toilet to see if it is leaking. To determine if it is, look at the toilet bowl after the tank has stopped filling. If water is still running into the bowl, or if water can be heard running, the toilet is leaking. Notify the Apartment Community Manager if water is still running into the bowl or if you can hear water running so this can be corrected.

Recycling Programs help the environment by reducing trash in landfills. Recycling also reduces the volume of trash collected, thereby, preventing even more increased costs for trash removal services. Here are some ways in which residents can assist with preventing increased refuse costs:

- Cardboard, glass, aluminum, and newspapers may all be recycled, but recycling companies will only pick up recyclable items. Therefore, never put the trash into the recycling bin.
- Only newspapers should be put in the newspaper bins and glass should only be put in the glass bins.
- Residents are now receiving more and more packages. This is especially true during the Holiday Season. Please be sure to flatten boxes first before disposing of them in the recycling bins.

Your apartment community employee team works hard to conserve. This is why we are reminding you, our valuable residents, to also please conserve. Should you have any questions regarding the conservation of our natural resources or have a maintenance request, please feel free to email your Apartment Community Manager. Working together we can do more.

Rent Is Due on the First and Late Charges are Back in Effect...

Rent is due on the FIRST of the month, and Late Charges are now back in effect as of December 31, 2022.

Therefore, 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 to complete and submit a Late Payment Plan. Do not wait until the first of the month when the rent is already due. In addition, Late Charges are also in effect starting this month for any rent not paid before the 6th of the month.

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

Important Dates in January...

January is National Personal Self-Defense Awareness Month, National Slavery and Human Trafficking Prevention Month, and National Blood Donor Month

Jan 1st – Happy New Year's Day-Rental Office is Closed

Jan 2nd- Rent is Due

Jan 6th- Last Day of Rent Grace Period and Three Kings Day

Jan 7th- Late Charges Now Apply

Jan 8th -Elvis Presley's Birthday (1935)

Jan 11th- Last Day for Proper Notice to Vacate and National Clean Off Your Desk Day

Jan 14- National Organize Your Home Day

Jan 15th- National Hat Day

Jan 17th- Martin Luther King's Birthday

Jan 26th -Spouse's Day

Jan 27th - National Read Book to Your Child Day

Jan 28th - National Fun at Work Day

Jan 31st- Jackie Robinson's Birthday (1919)

Carbon Monoxide Poisoning Prevention

Over 400 people die each year in the United States from accidental carbon monoxide poisoning. Carbon monoxide is a common source of poisoning when the power goes out and residents seek an alternative source of heat for their homes. Carbon monoxide is found in combustion fumes produced by a small gasoline engine, such as generators, lanterns, stoves, ranges, wood, and charcoal. It is an odorless, colorless gas that can kill.

This is why gasoline generators; portable gas camp stoves or charcoal barbecues should never be used inside an apartment or house as a heat source when the winter temperatures become colder.

Using any one of these indoors will cause carbon monoxide to build up inside an apartment or house. This building up of the carbon monoxide inside can kill people and animals when they breathe in the carbon monoxide. Exposure to it can cause loss of consciousness and death.

The most common symptoms of this kind of poisoning are headache, dizziness, weakness, nausea, vomiting, chest pain, and confusion. People who are sleeping or who have been drinking alcohol can die from carbon monoxide poisoning, before ever having symptoms.

Looking for a Great Career?

Do you find yourself at your current job wondering what you could be doing? Are you considering a career change? Have you thought about a rewarding career in multi-family property management? As a resident of a Dobler Management Company's apartment community, you have had the opportunity to experience first-hand the many reasons to appreciate your apartment and apartment community. Why not call it your place of employment, too!

Why work with Dobler Management Company, Inc? Live where you work and work where you live! We offer our employees the opportunity to live in the beautiful communities we manage. Who wants to commute when you can walk out your front door and be right at work? In addition to taking back more personal time from your current day-to-day commute, our apartment community employees receive:

Highly competitive wage and bonus programs Medical, Dental and Vision plans Paid holidays and vacation time Apartment rent discounts Free extensive training programs to promote success and personal satisfaction Empowering team leadership Visit our website, www.doblermanagement.com, today to complete an online application and take hold of the first steps into a successful and rewarding career with us!

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@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.

However, if you must move, notify the Apartment Community Manager, as soon as possible. January 11, 2021, 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, 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, including 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.