

August 2019

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

## 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.

## IMPORTANT DATES IN AUGUST 2019

- August 1st -Rent is due
- August 1st -3rd –Resident Appreciation Days
- August 3rd –Last Day to Pay Rent and avoid a Late Charge
- August 4th-Rent is now late and Late Charges Apply
- August 4th-National Sisters Day
- August 6th National Night Out Against Crime
- August 9th- National Book Lovers Day
- August 11th-Last Date to Submit Written Twenty Day Notice of Intent to Vacate
- August 21st - Senior Citizen's Day
- August 29th- Early Paying Resident Appreciation Day
- Week One-National Simplify Your Life Week
- August 9th -17th "Elvis Presley" Week
- August 21-25th - "National Safety at Home" Week
- August is also National Family Fun Month and Older Person's Month**

## THE LAST WEEK OF AUGUST IS "NATIONAL SAFETY AT HOME" WEEK!

Many people are injured in their homes. Here are some tips to make your home even safer:

- Test the smoke alarm in your apartment and replace the battery as needed.
- Tell guests and visitors, who smoke, about your apartment community's Smoke Free policy.
- Store all matches and lighters out of reach of children.
- Never store gasoline on your patio or balcony, in any storage area or in a covered parking stall or garage.
- Keep a fire extinguisher in your home.
- Post emergency contact information on your refrigerator. Make sure everyone knows where these names and phone numbers are.
- Blow out candles before leaving a room or going to sleep, or better yet, use flameless candles instead.
- Post an emergency escape plan in case of a fire or a natural disaster on your refrigerator and designate an outside meeting place for everyone living in your apartment home. For example, "Meet by the sign at the entrance to the apartment community or at the rental office".
- Use a fireplace screen.
- Never leave food cooking unattended.
- Roll your sleeves up before you start cooking and keep oven mitts nearby when cooking.
- Turn pan and pot handles toward the back of the stove.
- Move anything that can burn, such as dish towels, at least three feet away from the stove.



Take a Tour at 320 N. Tacoma Avenue Tacoma, WA or email us at: [vistaterrace@dmcimail.com](mailto:vistaterrace@dmcimail.com)

**WELCOME TO VISTA TERRACE APARTMENTS**, the latest Dobler Management Company Property located in the Historic Stadium District! Each magnificent, condo-styled apartment home features stunning views of Commencement Bay, Stadium High School and the City of Tacoma from each patio or balcony. Vista Terrace features a washer and dryer in every apartment home, stainless steel kitchen appliances and granite countertops, 1 and 3/4 baths, walk-in closets and built-in vanity area in larger bedroom, upgraded lighting fixtures and an abundance of closet and cabinet space. Vista Terrace has furnished rooftop resident community deck complete with dining and lounge seating and breath-taking, panoramic views. Off-street covered parking is also available.

## POLICIES FOR THE DISPOSAL OF TRASH

- ❖ Our apartment community is such a great place in which to live but to keep it so, we need everyone's help to keep looking its best. This is why we wish to remind everyone of our policies for the disposal of trash:
- ❖ Do not leave any trash on the ground outside the dumpster or trash receptacles. Trash set on the ground outside the dumpster or trash compactor attracts more trash. As soon as one bag is left outside the trash container, other residents will assume the container is full and inevitably add their trash to it.
- ❖ Always dispose of trash into the trash receptacle. If the dumpster or compactor is too full, notify the rental office or wait until there is room to dispose of yours. Feel free to ask the Apartment Community Manager

which day of the week the dumpster or trash compactor is emptied.

- ❖ Participating in our Resident Recycling Program helps reduce the overall volume of trash, leaving more room for trash in the dumpsters or compactor. Breaking apart the boxes and disposing them in the recycling bins also leaves more room in the trash receptacles for actual trash.
- ❖ All trash should be placed into plastic trash bags, rather than in paper bags or tossed loosely into the trash receptacles
- ❖ Please do not leave bags or boxes of trash outside apartment doors or a patio or balcony, as this may attract unwanted insects, rodents, birds and stray animals.



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COMPANY, INC.

**POOL RULES FOR YOUR APARTMENT COMMUNITY.** Enforcement of these Pool Rules and Regulations is everyone's responsibility to help ensure a safe and happy swimming season. In order for the pool to remain open, these rules and regulations must be respected and obeyed. Residents and/or residents' guests, who do not obey these rules, will not be allowed to use the pool. Please immediately report anyone violating these important pool safety rules.

1. Children under the ages of thirteen (13) must be supervised by a responsible adult. This is a state law. There can be no exceptions.
2. If you see a child (ren) unattended in the pool area, please remove the child immediately and then notify the Apartment Community Manager. We ask you do this for the child's safety.
3. Children 13 to 17 years of age must be accompanied by a responsible companion of at least 18 years of age.
4. Everyone must take a cleansing shower, before using the pool.
5. People who have had a disease, which can be transmitted by water, or have been sick in the last two weeks, cannot use the pool.
6. People with seizures, heart or circulatory problems should not swim alone.
7. There is an emergency phone and first-aid kit located near the pool.
8. Unless otherwise posted during pool season, the pool hours are from 10am to 9:00 pm or a half-hour before sunset, whichever comes first. No swimming after or before the posted pool hours.
9. Pool use is reserved for only residents. With the Apartment Community Manager's prior permission, two guests per apartment may be allowed. Guests must be accompanied by the resident, while in the pool area.
10. No jeans or cutoff jeans allowed in pool at any time.
11. Babies must wear swim diapers with tight-fitting protective covering. Paper diapers are not allowed. Soiled diapers must be changed in the designated changing area and should not be left in the pool trash facilities. This is a state law
12. No food or beverages are to be consumed in the pool. This is a state law.
13. Glass containers are not permitted in the pool or on the pool area. This is a state law.
14. No pets, bicycles, skateboards, radios or roller skates are allowed in the pool area.
15. No running, roughhousing, or water fighting in the pool or the surrounding pool area.
16. No abusive or profane language will be tolerated, nor any disturbance of another's rights to enjoyment of the pool.
17. Spouting water, urinating, expectorating, or other such unhygienic action will not be tolerated. This is a state law.
18. Consumption of alcoholic beverages in pool area is strictly prohibited. This is a state law.
19. No intoxicated or otherwise incapacitated person shall be permitted to use the pool. This is a state law.
20. Large rubber or Styrofoam floating devices, such as inner tubes, air mattresses and floating chairs, are not allowed in the pool.
21. Personal floating devices used to aid non-swimmers and personal swimmer training devices, such as life vest, water wings, pull buoys are allowed in the pool. These items should not replace the supervision of children by a responsible adult and should not disrupt the use of the pool by others.
22. Residents must remove all personal items, such as towels and trash, when leaving the pool area.
23. In the case of an emergency, call 911.
24. There is no life guard on duty.
25. No Diving.

**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 [livehere@dmcimail.com](mailto: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.*

However, if you must move, notify the Apartment Community Manager, as soon as possible. July 11, 2019 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 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. Should a resident do either of these, the resident 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.*

**CHARCOAL BARBEQUE GRILLS** are prohibited. The return of warmer weather means the return of barbecuing season and for the Fire Department, this means more emergency calls due to barbecue related fires. **To reduce the risk of such fires, charcoal barbecue grills are not allowed on the residential patio, decks or balconies in any of our apartment communities.** Propane gas grills are still allowed and electric grills are the best choice and preferred for BBQ grilling.