



July 2019

# DMCI Dobler Management COMPANY, INC.

### THIS INDEPENDENCE DAY

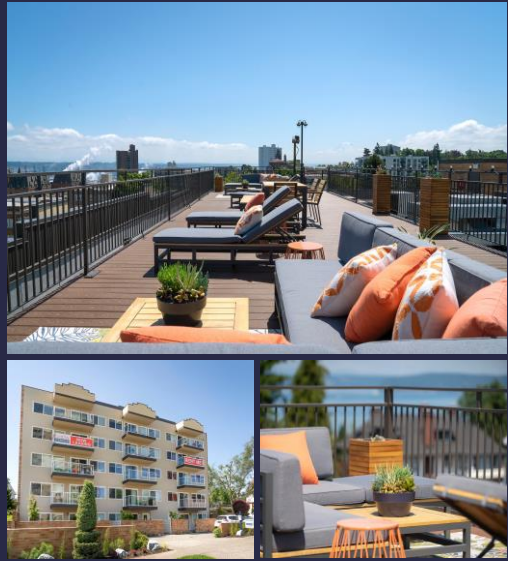
We hope all of our residents have a safe and happy Fourth of July! Please remember fireworks, of any kind, are not allowed in any of our apartment communities. In addition to starting fires, fireworks often cause damage to residents' vehicles, and can start fires in the apartment community's landscaping. Also, keep in mind, should any damages occur by either you or one of your guests, you will be held responsible. We appreciate your cooperation with these policies and so will your neighbors.

With this being said, we encourage you to enjoy some of the many free city and county sponsored events available. You will find these activities on the link below, as well as in your local newspaper. Participating in these activities is an excellent alternative to an evening ending with an injury and/or property damage due to fireworks.

The link for local city and county events is: <http://www.piercecounty.com/eventcalendars.htm>

### IMPORTANT DATES IN JULY 2019

- July 1<sup>st</sup>: Rent is due
  - July 3<sup>rd</sup>: Last day to Pay Rent and avoid a Late Charge and Last Day to Give Notice to Vacate to Avoid a Three-Day Notice and Late Fee if using Last Month's Rent
  - July 4<sup>th</sup> is Independence Day (All Rental Offices are Closed) and Tacoma Independence Day Celebration, Freedom 5K Fun Run and Freedom Fair
  - July 5<sup>th</sup>: Rent is now late and Late Charges Apply
  - July 7<sup>th</sup>: National Father and Daughter Take a Walk Together Day
  - July 15<sup>th</sup>: National Give Something Away Day
  - July 19<sup>th</sup>: Get to Know Your Customers Day
  - July 25<sup>th</sup>: Early Paying Resident's Appreciation Day
  - July 26<sup>th</sup>: National Aunt and Uncle Days
  - July 28<sup>th</sup>: National Parent's Day
- Freedom Week is the 2nd Week of July  
July is National Fireworks Safety Month and National Ice Cream Month



**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.

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

### 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 given or 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. A team member will return your call.

The employee who responds to your initial 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.*

**WILL YOU BE GOING OUT OF TOWN FOR THE FOURTH OF JULY?** *If you will be gone for the Fourth of July Holiday, be sure to pay your rent before you leave. Also, don't forget to make arrangements for the care of your animal(s), since the noise from fireworks scares and stresses animals.*

**RESIDENT STATEMENT:** Completing a Resident Statement is an excellent way for our valued Residents to express concerns, give input and make suggestions. If you would like to complete a Resident Statement, please contact your Apartment Community Manager or email us at [info@dmcimail.com](mailto:info@dmcimail.com) to request one. Your satisfaction is important to all of us. Thank you in advance for reaching out to us with your important concerns.

July 2019

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

**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.*