



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

IMPORTANT DATES IN JUNE 2019

- June 1st - Rent is due
- June 1st –University Place Duck Daze Parade and Festival
- June 3rd - Last to Pay Rent and avoid a Late Charge
- June 4th - Rent is now Late and Late Charges Apply
- June 6th- Display the American Flag for D Day, when Allied Troops landed in Normandy France in 1944 to start the liberation of Europe from Hitler's German troops
- May 31st – June 2nd -NW Pinball & Arcade Show
- June 14th- Flag Day
On this day in 1777, the Congress of the United States of America adopted our country's flag. In 1916, President Woodrow Wilson issued a proclamation officially establishing June 14th as Flag Day. Give a cheer for the RED, WHITE and BLUE!
- June 16th- Father's Day
- June 21st - First Day of Summer
- June 21st – 23rd- Taste of Tacoma at Pt. Defiance Park

JUNE IS NATIONAL SAFETY MONTH!

FATHER'S DAY IS SUNDAY, JUNE 16, 2019

In 1972 President Nixon declared the third Sunday in June as Father's Day. Prior to his declaration there had been much discussion regarding the fact that there was a Mother's Day but there was not a day to recognize fathers. Here's to all you hard working, awesome fathers ... Happy Father's Day!



MEET THE ALL NEW, UBER LUXURIOUS, ALDER COURT STUDIOS.

Style, convenience and a variety of amenities are all yours at Alder Court Apartments. Features Include:

- Completely Remodeled with Wood Floors & 9' Flat Ceilings
- Energy Efficient Stainless Steel Kitchen Appliances, Plus Full-Size Washer and Dryer in each unit
- White Shaker Cabinets with Brushed Nickel Hardware and Quartz Countertops
- Energy Efficient Windows
- Gated community with Limited Access Gate
- Underground Parking Garage (Gated)

Located two blocks from the Tacoma Mall, minutes from dining, entertainment, parks and recreation and the I5 Freeway, Alder Court Studio's ideal location delivers a truly higher standard of convenience.

Tour at 3105 South 47th Street Tacoma, WA 98408 Contact aldercourtstudios@dmcimail.com or (253) 472- 3481

CHILDREN'S PLAY AREA

- The use of the Children's Play Area, when provided, is for the sole use of our younger residents and is used at their own risk. Children must have an adult resident present or appropriate supervision at all times, especially when using the play area.
- Equipment must be used as designed. Please notify the Apartment Community Manager of any problems with the equipment. Children should not be allowed to play on broken equipment, until it is repaired or replaced.
- No food or beverages, except bottled water is allowed in the children's play area. Please pick up any trash.

- Children should play responsibly. For example, children should sit down while swinging, slow down before getting off a swing, do not walk near someone who is swinging, use both hands when climbing, only climb on equipment when it is dry and never when it is wet. When using a slide, children should never climb up the front of the slide, sit down on the slide feet first and only one child on the slide at a time.
- Children's outdoor play area hours are from dawn to dusk. Please respect others' rights to privacy by observing these hours.

RESIDENT STATEMENTS: 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 to request one. Your satisfaction is important to all of us. Thank you in advance for reaching out to us with your important concerns.



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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. 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. June 10, 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 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.

POOL RULES FOR YOUR APARTMENT COMMUNITY

Enforcement of these Pool Rules and Regulations is everyone's responsibility to help insure 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.