



## 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.
- Store cleaners and poisons in a secured cupboard or closet and away from food.
- Roll your sleeves up before you start cooking and keep oven mitts nearby when cooking.
- Never leave food cooking unattended.
- 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.



### Live Where You Work and Work Where You Live!

If you are seeking employment, consider joining our team! Save yourself a time consuming and expensive work commute by contacting your Apartment Community Manager, today! We love to hire our Residents! And, if you know of someone in search of employment, refer that person to your Apartment Community Manager. Once your referral is hired, you will receive a \$200 Employee Referral Check!

## APARTMENT COMMUNITY OF THE MONTH



*Now Leasing!*

### Bay Ridge Apartments

812 North K Street  
Tacoma, WA 98403  
253-572-4235

Bayridge@dmcimail.com  
<https://www.doblermanagement.com/P/Bay-Ridge-Apartments>

Bayridge Apartments offers one and two bedroom apartment classic charm with modern appliances, huge rooms, abundance of storage space and a private patio or balcony. Come home to a limited access entrance, elevator, off street resident parking and reserved covered parking available, swimming pool and onsite professional management. Select apartments

have glorious views of Commencement Bay. You will enjoy the Historical North End neighborhood, perfect for a stroll down tree-lined residential streets. Give us a call and schedule a tour of your new home today!

### Praises, Applause and Concerns:

Please consider posting a positive review of your experience as a Resident of our Apartment Community on Google, Yelp and/or ApartmentRatings.com. Your Apartment Community Managers and Team Members work hard to please you and all of their valued Residents. Your positive comments and compliments for their dedication are always appreciated. Should you have a concern or unresolved issue, please either call or email your Apartment Community Manager or you may email [info@dmcimail.com](mailto:info@dmcimail.com). We encourage you to make your voice heard. You are a valued Resident, and we appreciate the opportunity to hear from you should you have a concern. Your satisfaction is important to us, which is why we also appreciate the opportunity to address any concerns our Residents have.

## IMPORTANT AUGUST DATES

- 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 5th** - National Sisters Day
- August 7th** - 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 30th** - Early Paying Resident Appreciation Day
- Week One** - National Simplify Your Life Week
- Week Two** - "Elvis Presley" Week
- Week Four** - "National Safety at Home-Prevent a Fall" Week

### AUGUST IS NATIONAL FAMILY FUN AND OLDER PERSON'S MONTH

## SMOKE-FREE REMINDER

Just a reminder the apartment communities managed by Dobler Management Company, Inc. are Smoke-Free. Depending on your apartment community, the Smoke-Free policy will be one of these levels:

- Gold: No smoking on the entire property.
- Silver: No smoking in any buildings including apartments, within 25 feet from building entrances.
- Bronze: No smoking in the apartment and common areas, although smoking may be allowed on patios and balconies.

These policies improve air quality and reduce everyone's exposure to secondhand smoke.

## IF YOU MUST MOVE.....

We certainly do not want 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](mailto: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. If you must move, notify the Apartment Community Manager as soon as possible. August 11, 2018 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. Instead, please notify the Apartment Community Manager so she may assist you with an alternative solution. To ensure your Security Deposit Refund Accounting arrives in a timely manner, include your forwarding address on your 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 be in need of 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

If you have a pool in your Apartment Community or whenever you are around a pool, here are some important pool rules and tips you should know:

1. Children under the ages of 13 must be supervised by a responsible adult.
2. Children ages 13-17 may not use the pool alone.
3. Everyone must take a cleansing shower, before using the pool.
4. If you have a disease that can be transmitted by water or have been sick the last two weeks, do not use the pool.
5. Soiled diapers must be changed in the designated changing area. For children wearing diapers, swim diapers are required.

6. People with seizures, heart or circulatory problems should not swim alone.
7. No running or rough playing in or surrounding the pool.
8. No food or drinks allowed in the pool.
9. No alcohol is allowed in or around the pool.
10. Do not use the pool if you are under the influence of alcohol or drugs.
11. No glass containers are permitted.
12. An emergency phone is located near the pool.
13. A first-aid kit is located near the pool.
14. If you do not follow these rules, you will be asked to leave the pool area.
15. No swimming after or before posted pool hours.
16. Report those violating these important pool safety precautions.

## TRASH ATTRACTS TRASH.....

Our apartment community is such a great place in which to live. However, in order to keep it so, we need everyone's help to keep our apartment community 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 an inevitable add their trash to it. Instead, always dispose of trash into the trash receptacle. If the dumpster or compactor is too full, notify the rental office and a team member will assist you, or wait until there is room to dispose of yours. Also, feel free to ask the Apartment Community Manager which day of the week the dumpster or 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.

Please make sure the lid to the container or compactor is closed. Leaving the container lid open attracts rodents, insects, birds and stray animals, as well as allowing rain water to accumulate.

Under no circumstances should any furniture or appliances be placed into the trash receptacles or left outside of the dumpster or compactor. Instead, please notify the rental office you have a larger item which you need to dispose of, and the Apartment Community Manager will assist you with an alternate solution.

We appreciate your cooperation and so will our neighbors. When all of us are working together, our Apartment Community will continue to be a safer, cleaner and better community for all of us.

## PARKING POLICIES.....

No matter where you go, whether it is shopping, out to dinner, or to the movies, parking is always at a premium. Since this is also the case with apartment communities, here are some parking policies reminders:

- All vehicles must be registered with the apartment community rental office.
- A Parking Permit (if one was issued) must be displayed in an obvious place on the vehicle(s), as proof the vehicle(s) belongs to an apartment community resident. If a vehicle is found without the parking permit, it may be towed, without notice, at the full expense to the owner of the vehicle. If the apartment community is gated, resident(s) must still be registered to park within the gated parking area.
- Guest vehicles should be parked in Guest or Visitor Parking, if provided, or parked out on the street. However, a guest's vehicle may be parked in the resident's assigned parking stall or covered parking stall if there is no Guest Parking available.
- Residents are responsible for notifying their guest(s) that parking within a gated area (if apartment community is gated), or in a reserved parking space (if reserved parking is available), or in a covered parking stall, which does not belong to the resident(s), will result in the guest's vehicle(s) being towed, without notice, and at the full expense to the owner of the vehicle.
- All residents' vehicles must be properly licensed, be in operable condition and must be parked in the appropriate resident's parking. Any vehicle which appears to be abandoned, in an

inoperable state, not properly licensed, not registered with the apartment community rental office, or not parked in a resident's covered parking stall will be towed without notice and at the full expense to the owner of the vehicle.

- The storing of trailers, semi-trucks, cabs, large vehicles, recreational vehicles (including RVs), campers or boats is prohibited on the property. Motorcycles may be parked only in designated stalls, unless otherwise specified.
  - There is no parking in front of the apartment community gates, in the fire lanes, in the compactor areas, or in a non-specified parking stall.
  - Parking in an empty covered parking stall, not assigned to that resident, will result in the resident being charged the full month covered parking rate, effective immediately.
  - Working, of any kind, on a vehicle is not permitted.
  - If covered parking stalls are provided, any vehicle parked in a resident's reserved covered parking stall without permission, may be towed, without notice, at the full expense to the owner of the vehicle.
  - If for any reason, a tow truck is not available before the vehicle is moved, the resident(s) may still be charged an "inconvenience fee" of \$50.00.
  - Repeated violations of any of these Parking Policies may result in the termination of a resident's rental contract.
- Thank you in advance for your compliance with each of these Parking Policies. We appreciate your cooperation and so will your neighbors.

## CHARCOAL BBQ GRILLS ARE PROHIBITED

The return of warmer weather means the return of barbecuing season. However, for Fire Departments this means more emergency calls due to BBQ grill deck fires. In order to reduce the risk of such fires, charcoal BBQ grills are not allowed on the residential decks and balconies of Apartment Communities. Although propane gas grills are still allowed, electric grills are the best choice and most preferred for BBQ grilling.