

## IMPORTANT DECEMBER DATES

- Dec 1st Rent is Due, AIDS World Awareness Day, National Day for Giving and Rosa Parks Day
- Dec 3rd National Roof Over Your Head Day and International Disabled Persons Day
- Dec 6th Slavery abolished in the USA by the 13th Amendment (1865)
- Dec 7th National Pearl Harbor Remembrance Day (1941)
- Dec 10th World Human Rights Day and Hanukkah starts
- Dec 11th Last Day to Give Notice to Move
- Dec 12th Poinsettia Day
- Dec 13th USA National Guard's Birthday
- Dec 18th Hanukkah ends
- Dec 20th National Ugly Christmas Sweater Day
- Dec 21st Books Closed for the Year, Winter Solstice and First Day of Winter
- Dec 23rd Happy Festivus for the Rest of Us Day
- Dec 24th Christmas Eve's Day-all rental offices close at 1 pm
- Dec 25th Christmas Day- all Rental Offices closed
- Dec 26th Boxing Day and Kwanzaa starts
- Dec 31st New Year's Day Eve all rental offices close at 3 pm
- Jan 1st New Year's Day-all Rental Offices closed
- Dec 1st-7th National Handwashing Awareness Day

December is Safe Toy and Gift Month, Universal Human Rights Month and World AIDs Month.

## HOLIDAY OFFICE SCHEDULE

For the employees of your apartment community to spend time during the holidays with their loved ones and friends, the apartment community rental office will be closed as follows:

- Tuesday, Dec 24, 2019 (Christmas Eve) **Closed at 1:00 pm**
- Wednesday, Dec 25, 2019 (Christmas Day) **Closed**
- Tuesday, Dec 31, 2019 (New Year's Eve) **Closed at 3:00 pm**
- Wednesday, Jan 1, 2020 (New Year's Day) **Closed**



## Season Greetings From Our Families to Yours!

All of us at Dobler Management Company, Inc. and your Apartment Community Team wish you and yours a wonderful Holiday Season and a Merry Christmas filled with happiness, peace and prosperity.

## Will You Be Cooking This Holiday Season?



If you will be baking and cooking this Holiday Season, here are a few tips:

- Now is the time to ensure your oven and stove top are working perfectly. If not, please notify the rental office so a service request may be written, the maintenance issue assessed and corrected.
- Do not pour cooking grease down the kitchen sink or any other drains. This will clog the drain and possibly your neighbors' drain, too. Instead, wait until the hot grease cools, and then pour the grease into an empty tin can or milk carton. Then, dispose of the cooled grease into the trash.
- Do not leave cooking food unattended, as this can be a dangerous fire hazard. Always turn off the stove, before leaving the kitchen.

## Resident Resources

Have you seen our online Resident Resources page?

Visit [doblermanagement.com/residents](http://doblermanagement.com/residents) to view several important guidelines and tips! From payment policies to pool rules, this page is full of helpful information to make living at a Dobler Management community comfortable and enjoyable. Here are some new articles you'll find:

- **After Office Hours Maintenance Emergency Procedures:** Find out what you should do if you have an after-hours maintenance emergency.
- **Holiday Decorations and Safety Tips.** Have a safe, healthy, and happy holiday season with your friends and family with these safety tips and reminders!
  - Fireplace Safety Guidelines
  - Christmas Tree Disposal and Holiday Decoration Removal
  - Holiday Candles Fire and Safety Reminder

We hope that you find these articles (and others) helpful and thank you for choosing to live in one of our communities!

## 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](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.

However, if you must move, notify the Apartment Community Manager, as soon as possible. December 11, 2020 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, 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 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.*

## To Our Valued Residents

We hope you and your family are staying well. It's a stressful time for all of us, and we hope to ease the stress a bit by staying connected while continuing to provide you the safe and responsive level of service you expect as we navigate together through this ever-changing pandemic.

We appreciate you and the communication efforts you have made with your Apartment Community Manager. As we near the end of this month, and in anticipation of what we may need to begin considering for rents in December regarding our residents' individual financial situations, we are already preparing for next month.

In order to make it easier for you to communicate with your Apartment Community Manager what you may need to propose for a rent payment " plan of action", please take a moment to answer the questions below and email your Apartment Community Manager this information. Please note we appreciate specific dates for each payment, in order to respond to your request and to best establish a payment plan. Please complete the information below:

- 1). I am unable to pay my December rent on time because \_\_\_\_\_.
- 2). I can make my first rent payment on December \_\_\_\_\_, 2020.
- 3). I can make my second rent payment on December \_\_\_\_\_, 2020.
- 4). If needed, I can make my third rent payment on December \_\_\_\_\_, 2020.

Resident Name(s) \_\_\_\_\_

Resident's Signature \_\_\_\_\_

Our goal is to try and obtain full collection on or before December 21, 2020, as we need to close our accounting month. Once you have submitted this form, a rental office team member will contact you within the next few days to discuss your specific situation and available options.

Our apartment community is committed to working with those adversely impacted, while remaining compliant with all state and local protections. We truly appreciate your patience, as we personally work with a large number of residents and their unique situations. You are important to us.

Thank you again for making your housing for yourself and your family a priority. We are all in this together.

Sincerely, Your Apartment Community Employee Team

## Upsize to a 3-Bedroom Apartment!

Working from home? Consider upsizing to a 3-bedroom apartment. You'll love the extra space for your home office, hobbies, crafts or all-night gaming,, a private room to study or finally have that dedicated workout room to keep yourself healthy and strong! We have 3-bedroom apartments across Tacoma and the greater South Sound Area. If you are ready to upsize your apartment and upgrade your life, check out these communities with 3-bedroom apartments ready TODAY!



ASK ABOUT 3-BEDROOM APARTMENTS OR TOWNHOMES AT:

- Meridian Firs, Puyallup: [www.rentatmeridianfirs.com](http://www.rentatmeridianfirs.com)
- Nantucket Gate, Parkland: [www.rentatnantucketgate.com](http://www.rentatnantucketgate.com)
- Kensington Gate, Parkland: [www.rentatkensingtongate.com](http://www.rentatkensingtongate.com)
- Ridgedale, University Place: [www.rentatridgedale.com](http://www.rentatridgedale.com)
- Canyon Park, Puyallup: [www.rentatcanyonpark.com](http://www.rentatcanyonpark.com)
- Willow Hill, Puyallup: [www.rentatwillowhill.com](http://www.rentatwillowhill.com)
- Alder Court, Tacoma: [www.rentataldercourt.com](http://www.rentataldercourt.com)
- The 4425, Gig Harbor: [www.rentat4425.com](http://www.rentat4425.com)