



DMCI Dobler Management COMPANY, INC.



JANUARY ISSUE 2019

Our residents are the very heart of our communities!

HAPPY NEW YEAR FROM OUR FAMILIES TO YOURS!

All of us at DOBLER MANAGEMENT COMPANY and your APARTMENT COMMUNITY TEAM wish you and yours a SAFE and HAPPY NEW YEAR!

JANUARY HOLIDAY OFFICE SCHEDULE

January Holiday Office Schedule In order for the employees of your apartment community to spend time during the holidays with their loved ones and friends, the rental office in your apartment community will be closed as follows:

New Year's Eve Day, December 31, the apartment community rental office will be closed at 3:00 pm.

New Year's Day the apartment community rental office will be closed all day.

Martin Luther King's Birthday, January 21, the apartment community rental office will be open.

OUT OF TOWN FOR THE HOLIDAYS?

If you are planning to be out town for the Holiday, please notify the Manager in the Rental Office. If the temperatures drop below freezing, you will need someone to enter your apartment home to turn on the heat to prevent the pipes from freezing. Otherwise, when the pipes thaw, they will burst and flood your apartment.

DISPOSING OF YOUR CHRISTMAS TREE

Just a friendly reminder...Christmas trees should never be put into the garbage dumpster or trash compactor or left on the patio or balcony. Do you know where to dispose of your Christmas tree after the Holiday Season? If not, please contact the Apartment Community Manager of your apartment community for the correct answer. In addition, all holiday decorations should be removed by January 6, 2019. Thank you in advance for your cooperation.

WHAT IS YOUR NEW YEAR'S RESOLUTION?

Do you find yourself at your current job wondering what you could be doing? Are you looking for a career change? Have you thought about a rewarding career in property management? As a Resident of one of our many Dobler-managed properties, you have had the opportunity to experience first-hand the many wonderful reasons to call your Apartment Community your home. Now call it your place of employment!

Why work with DMCI? Live where you work and work where you live! We offer our Employees the opportunity to live in the beautiful communities we manage. Who wants to commute when you can walk out your front door and into your office?!? In addition to taking back more personal time from your current day-to-day commute, our Apartment Community Team Members receive:

Highly competitive wage and bonus programs Medical, Dental and Vision plans Paid holidays and vacation apartment rent discounts. Free extensive training programs to promote success and personal satisfaction empowering team leadership Visit our website, www.doblermanagement.com, today to complete an online application and make your New Year's Resolution a promise to take hold of the first steps into a successful and rewarding career with us!

CARBON MONOXIDE CAN KILL!

Over 400 people die each year in the United States from accidental carbon monoxide poisoning. Carbon monoxide is found in combustion fumes produced by small gasoline engines, such as generators, lanterns, stoves, ranges, wood and charcoal. It is an odorless, colorless gas that can kill. Carbon monoxide is a common source of poisoning, when the power goes out and residents seek an alternative source of heat for their homes. Using any one of these indoors will cause carbon monoxide to build up inside an apartment or house. This building up of the carbon monoxide inside can kill people and animals, when they breathe in the carbon monoxide. Exposure to it can cause loss of consciousness and death. The most common symptoms of this kind of poisoning are headache, dizziness, weakness, nausea, vomiting, chest pain, and confusion. People who are sleeping or who have been drinking alcohol can die from carbon monoxide poisoning before ever having symptoms. This is why gasoline generators, portable gas camp stoves or charcoal barbecues should never be used inside an apartment or house as a heat source.

Your Resident Referral Is Worth \$350.00!

Our residents are important to us. This is one of the reasons we prefer to spend advertising dollars for your apartment community with you, our valued residents. One way we do this is by paying you \$350 for each new resident you refer to your Apartment Community Manager or team member. Help your friends, family and co-workers in their apartment search. Tell them to visit our website, www.DoblerManagement.com, today.

APARTMENT COMMUNITY OF THE MONTH



VISTA TERRACE

Take a Tour at:
320 N TACOMA AVE | TACOMA, WA
Email us at: vistaterrace@dmcimail.com
Visit us on the web at: Vista Terrace
(Tacoma, WA Rental)

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, 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, designer finishes and accents, such as: upgraded lighting fixtures and an abundance of closet and cabinet space. The building has a rooftop resident community deck with a BBQ area and breath-taking, panoramic views. Off-street covered parking is also available. Ask about additional storage, courtyard patios and the luxurious, tiled, jacuzzi,whirlpool bathtubs in select floorplans.



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IMPORTANT DATES IN JANUARY 2019

- Jan 1st** – Happy New Year’s Day-Rental Office is Closed
 - Jan 2nd** – Rent is Due
 - Jan 2-4th** – Resident Appreciation Days at your Apartment Community
 - Jan 4th** – Last Day to Pay Rent and Avoid a Late Charge
 - Jan 5th** – Rent is Now Late and Late Charge is Now Due
 - Jan 6th** – Three Kings Day
 - Jan 7th** – First Typewriter Patent 1714
 - Jan 8th** – Elvis Presley’s Birthday (1935) and War on Poverty Day
 - Jan 10th** – Maintenance Worker Day’
 - Jan 11th** - Last Day to Give Notice to Move
 - Jan 12th** – National Clean Off Your Desk Day
 - Jan 14th** – National Organize Your Office Day
 - Jan 15th** – Get to Know Your Customer Day
 - Jan 19th** – Martin Luther King’s Birthday
 - Jan 26th** – Spouse’s Day
 - Jan 27th** – Read a Book to Your Child Day
 - Jan 31st** – Jackie Robinson’s Birthday (1919)
- January is National Personal Self-Defense Awareness Month**

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.

GET TO KNOW YOUR CUSTOMER DAY

January 17, 2019 is Get to Know Your Customer Day. We value your residency and hope you will stop by the rental office in your apartment community on January 17, 2019 just to say...hello. You are an important part of your apartment community, which is why your Apartment Community Team Members always try to meet your needs. Thank you for giving all of us an opportunity to serve you!

WHEN USING YOUR FIREPLACE

Never leave a fire unattended. Before using your fireplace, first be sure the flue is open. Do not place your Christmas tree near a heater or a fireplace. Never use gasoline to start a fire. Before lighting a fire in a fireplace, be sure gift wrap, ribbons and bows, greens, boughs, and any other decorations are removed from the mantle, hearth and fireplace area. Always leave the fireplace glass doors open and the metal screens closed, when using the fireplace.

THE FOLLOWING WINTER SAFETY TIPS WILL HELP PREVENT ACCIDENTS DURING THE COLD WEATHER:

- Do not wear tennis shoes or high heels, when there is ice or snow, instead wear flat shoes with slip-resistant soles or boots which provide the best traction.
- Be careful when leaving or returning to your apartment home, especially in the early morning and late at night.
- When going up and down stairs, hold onto the handrails.
- Be cautious of “black ice,” the nearly invisible sheen of ice”, which may cover sidewalks, parking lots and streets. Use care when getting in and out of vehicles, since there may be ice, especially black ice near vehicles.
- When walking across ice or snow, take short, flat steps for maximum surface contact.
- Use care, too, when getting mail from your mailbox and around the dumpster area when depositing trash in the dumpster.
- When using an umbrella and entering a building, shake your umbrella outside and clean your footwear thoroughly on the floor mats or carpets.
- Once inside a building watch for deposits of water on the floor, don’t walk too fast, and avoid making sharp changes in direction.
- Use caution while driving, especially when parking, entering and exiting the apartment community.
- Also use caution when depositing trash in the dumpster, as there may be slippery conditions in the dumpster area.
- When warming up motor of your vehicle before departing, stay with your vehicle when it is running. For everyone’s safety and crime prevention, do not leave your vehicle running unattended, even for just a few minutes.
- Don’t follow other vehicles entering & exiting the property too closely
- Be sure you have flashlights not candles, in the case of a power outage. Do not leave a candle burning, when you leave a room. This is especially important, if you have pets and small children.
- Never use barbeque grills in your apartments to cook or heat your home, during a power outage If you are going to be gone overnight and the temperatures drop below freezing, 32 degrees, and especially in extreme/extended cold conditions, prevent frozen pipes in your apartment by opening all cabinet doors under sinks and allowing faucets to drip slowly and keep the heat in your apartment above 50 degrees. If the pipes freeze, when they thaw they will break and flood your apartment and possible the neighbors.

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. January 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 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 need an apartment anywhere in the South Puget Sound area in the future, we hope you will think of our apartment communities.

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 Manager 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. And should you have a concern or unresolved issue, please either call or email your Apartment Community Manager or you may email livehere@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.