



DMCI Dobler Management COMPANY, INC.



JULY ISSUE 2018

Our Residents are the very heart of our communities!

PROPERTY OF THE MONTH



Now Leasing!

CANYON PARK
APARTMENTS
5617 111th St. E
Puyallup, WA 98373
253-840-5000 • 253- 472-RENT
www.rentatcanyonpark.com
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Canyon Park Apartments NOW has beautiful, spacious 3 Bedroom apartment homes available!

The renovated resort-styled Canyon Park Apartments will treat you to the best in apartment living. Canyon Park Apartments offers one, two and three-bedroom floor plans each with completely renovated interiors and sleek stainless steel appliances. You will also appreciate Canyon Park's excellent

location. Whether you are looking for a quick work commute to JBLM or an easy drive to class at the Pierce College Puyallup Campus, convenient shopping choices, or dining and recreation options all of these are readily available from Canyon Park Apartments.

WHY DO YOU NEED RENTER'S INSURANCE?

Most apartment community only have insurance policies which cover damage to the actual building or apartment not the renters' personal possessions. Therefore, renters need to protect their belongings, such as your electronics, furniture, clothes, shoes, etc. in the case of fire, theft or damages. It is your property, and you should protect it. Renters also need to have liability coverage for damages caused by negligence. For example, what if your roommate's dog bites one of the apartment community maintenance staff, while he is completing maintenance service you requested, and he needs stitches, or what if you accidentally leave the bathtub water faucet running while answering a phone call and it overflows into your neighbor's apartment below? Both of these are examples of situations, in which renter's insurance saves you from these mistakes and would cover these costs.

Renter's Insurance usually also offers protection for your belongings in the case of fire, vandalism, power surges, theft, water damages, and other events beyond your control. However, renter's insurance does not typically cover damages caused by earthquakes, mudslides, nuclear hazards and flood water. Therefore, it is wise to speak with your insurance agent about obtaining a separate policy for these issues.

It is also important to know that certain types of your property will be covered up to a limit set by your insurance company. For example, your insurance company may only pay up to \$2,500 for electronics and \$1,500 for jewelry. Therefore, you may wish to pay for the additional add-ons to your renter's insurance to increase these limits. Such add-ons are typically inexpensive but

protect such important items which would be costly for you to replace.

Most renters' insurance will also cover your living expenses in case you must leave your home after an accident. For example, if your neighbor has a fire in her apartment, making yours uninhabitable due to the smoke and water damage, while repairs are being made loss of use will cover a hotel stay, food and other expenses incurred during that time.

There are differences between policies, though. The most important one may be the difference between replacement costs versus actual costs. Replacement costs refers to what the insurance company will pay to replace an item, but actual costs mean the insurance company will only pay for today's current value for an item. For some insurance policies replacement cost is standard or automatic, but with some insurance policies renters may have to request it. Another important difference refers to with water damage. Some policies will not pay for items destroyed by water damages, including a burst pipe. Therefore, a separate policy or rider may be necessary for that coverage. For example, if your neighbors go out of town and the temperatures drop below freezing, and their pipes freeze because they turned off all of the heat in their apartment before departing, what will you do when the pipes thaw, burst and flood your apartment. Or, what if the neighbor's children have a pillow fight, hit and set off the fire sprinklers, which flood your apartment? These are both good reasons why you should ask about an additional water flooding policy.

Renter's insurance coverage will pay for bodily injury and property damage caused by negligence. It may also cover medical payments for someone visiting you, who suffers an injury and thus incurs medical bills. Renter's in-

surance may also provide protection against "credit card and bank forgery", should your apartment be burglarized and the thief tries to use your credit cards or write forged checks. It will usually also pay for other people's property in your apartment, whether borrowed or because the person is visiting you. However, it will not cover for acts of intended or planned bodily injury, business pursuits or vehicle-related damage or injury.

Obtaining renter's insurance is fairly simple if you have an automobile, since the same company providing your auto insurance may also provide renter's insurance. In fact, most will give you a great discount if you bundle both policies. If yours does not offer renter's insurance or you do not have a vehicle, check out www/insureme.com. Prices will vary and depend upon the personal property values you wish to cover.

Your apartment community and all apartment communities managed by Dobler Management Company Inc require all residents obtain renter's insurance prior to move in and maintain their renter's insurance policy during their residency. This insurance is a condition of tenancy. Periodic audits are conducted, as well as at the time of lease renewals in order to ensure insurance policies are still in effect. The renter's insurance must cover personal property and liability coverage. The minimum coverage limits for destruction to property and bodily injury shall be \$100,000.00 and the apartment community must be listed as a party with an interest in the policy.

Renter's Insurance is cheap, comprehensive and essential. Yet, it is a small price to pay for the peace of mind you will receive. Contact a licensed Insurance Company today for more information.

Praises & Applause:

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.

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POOL SAFETY

If you have a pool in your apartment community or whenever you are around a pool, be sure you are aware of these pool safety precautions:

- Know and follow the Pool Rules.
- Always watch your children. Never leave them unattended.
- Keep children away from pool drains, pipes and other openings.
- Know where the emergency phone is located.

- If a child is missing, check the pool first.
- Purchase and use appropriate protection devices needed for small children.
- 7. Infants and toddlers must wear swim diapers.
- 8. Learn and practice water safety skills.
- 9. Report those violating these important pool safety precautions.



IMPORTANT DATES IN JULY

- July 1st** - Rent is due
July 3rd - 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 4th Independence Day - All Rental Offices are Closed and Tacoma Independence Day Celebration, Freedom 5K Fun Run and Freedom Fair

- July 5th** - Rent is now late and Late Charges Apply
July 7th - National Father and Daughter Take a Walk Together Day
July 8th - Art on the Ave- 6th Ave in Tacoma 11 am to 7pm
July 11th - Last Day to Turn in Written Notice to Vacate to Manager
July 15th - National Give Something Away Day
July 19th - Get to Know Your Customers Day
July 22nd - National Parent's Day
July 24th - Cousins' Day
July 26th - National Aunt and Uncle Day
July 27th - Early Paying Resident's Appreciation Day
July 30th - Father-in-Law's Day

Freedom Week is the 2nd Week of July
July is National Fireworks Safety Month
July is National Ice Cream Month

SMOKE FREE!

We are going smoke-free! Yes, the apartment communities managed by Dobler Management Company, Inc are going smoke free. Depending on your apartment community, the policy will be one of these levels:

- Gold is no smoking anywhere on the entire property.
- Silver is no smoking in any buildings including apartments and within twenty-five feet of building entrances.
- Bronze is no smoking in the apartment or common areas. However, smoking may be allowed on patios and balconies and over twenty-five feet away from all common areas.

These new policies will improve air quality and reduce everyone's exposure to secondhand smoke, which is a carcinogen and can trigger asthma symptoms. If you smoke and are interested in quitting, your Apartment Community Manager has partnered with the Tacoma-Pierce County Health Department to offer smoking cessation resources. Now, everyone will be able to BREATHE EASIER!

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>

INDEPENDENCE DAY HOLIDAY SCHEDULE

The apartment community rental office and the Dobler Management Company Inc, offices will be closed on Independence Day, Wednesday, July 4, 2018. If you have a maintenance emergency, please call the phone number posted outside the rental office door.

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.

GET TO KNOW YOUR CUSTOMER DAY...

July 19th, 2018 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 July 19th, 2018 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!

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:

- Either call the emergency phone number given or go to the rental office and call the emergency number posted outside the rental office door.
- When you dial the emergency number, enter your phone number including your area code and then push the # button. A team member will return your call. The person 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.

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 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. If you must move, notify the Apartment Community Manager as soon as possible. July 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.

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 decks and balconies of residential apartments. Although propane gas grills are still allowed, electric grills are the best choice and most preferred for BBQ grilling.