



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! If you know of someone in search of employment, refer the person to your Apartment Community Manager or to our website, DoblerManagement.com. Once your referral is hired, you will refer a \$200 Employee Referral Check!

WILL YOU BE GOING OUT OF TOWN FOR THE LABOR DAY WEEKEND?

If so, don't forget to also make arrangements for the care of your pet(s). Will you have someone coming to water your plants and pick up your mail and/or newspaper? If so, be sure to notify the Manager of your Apartment Community. We hope you enjoy your Holiday Weekend!

SEPTEMBER IS MOLD AND MILDEW MONTH

Unfortunately, during the colder weather, moisture accumulates in our homes. This happens as the temperatures outside become colder than the temperatures inside. It is our goal to maintain the highest quality living environment for you, our valued residents. To help us achieve this goal, it is important we work together to minimize the potential for conditions which could lead to the growth of naturally occurring moistures. Residents can help minimize moisture in their apartment homes by taking the following actions:

- Open windows. Proper ventilation is essential. If it is not possible to open windows, run the fan on the apartment air-handling unit to circulate fresh air throughout your apartment.
- In damp or rainy weather conditions, keep windows and doors closed.
- If possible, maintain a temperature between 50 degree and 80-degree Fahrenheit within your apartment at all times.
- Clean and dust your apartment on a regular basis. Regular vacuuming, mopping, and use of environment all-safe household cleaners is important in removal of household dirt and debris that contribute to moisture.
- Periodically clean and dry the walls and floors around the sink, bathtub, shower, toilets, windows and patio doors using a common household disinfecting cleaner.
- On a regular basis, wipe down and dry areas where moisture sometimes accumulates, like countertops, windows and windowsills.
- Use the bathroom fan or alternative ventilation when bathing or showering and allow the fan to run until all excess moisture has vented from the bathroom.
- Use the exhaust fans in your kitchen when cooking or while the dishwasher is running. Allow the fan to run until all excess

moisture has vented from the kitchen.

- Use care when watering houseplants. If spills occur, dry up excess water immediately.
 - Ensure the clothes dryer vent is operating properly and clean the lint screen after every use.
 - When washing clothes in warm or hot water, watch to ensure condensation does not build up within the washer and dryer closet; if condensation does accumulate, dry with a fan or towel.
 - Thoroughly dry any spills or pet urine on carpeting.
 - Do not overfill closets or storage areas. Ventilation is important in these spaces.
 - Do not allow damp or moist stacks of clothes or other materials to lie in piles for an extended period of time.
 - Immediately report to the rental office any evidence of water leak or excessive moisture in your apartment, storage room, garage, or any common area.
 - Immediately report to the Apartment Community Manager rental office any evidence of moisture concerns that cannot be resolved by simply applying a common household cleaner and wiping the area. Also, report any area of moisture that reappears despite regular cleaning.
 - Immediately report to the Apartment Community Manager any failure or malfunction with your heating, ventilation or laundry system. Do not block or cover any of the heating or ventilation ducts in your apartment.
 - Immediately report to the Apartment Community Manager any inoperable windows or doors.
 - Immediately report to the Apartment Community Manager any musty odors you may have noticed in your apartment.
- If you have a question or concern regarding moisture in your apartment home, please notify your Apartment Community Manager.

APARTMENT COMMUNITY OF THE MONTH



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 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.

IMPORTANT AUGUST DATES

August 1st - Rent is due

Sept 1st - Rent is Due

Sept 1st - 4th- Resident Appreciation Days

Aug 31st - Sept 23rd -Western Washington (Puyallup) Fair

Sept 3rd - Labor Day...All Rental Offices Closed

Sept 4th - Last Day to Pay Rent and Avoid a Late Charge

Sept 5th - Rent is now Late and Late Charges Due

Sept 5th - All Apartment Communities Pools Closed for the year

Sept 10th -Last Day to Submit Written Notice of Intent to Move

Sept 11th - 911 Remembrance Day, National Day of Service Remembrance, Patriot Day and Grandparents' Day

Sept 15th - Hispanic Heritage Month begins

Sept 16th Mexico's Independence Day

Sept 22nd - Autumn Begins

Sept 29th -Early Rent Paying Residents Appreciation Day

September is National Preparedness Month, Mold and Moisture Prevention Month and Baby Safety 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.

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 and twenty-five (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.

SEPTEMBER IS NATIONAL PREPAREDNESS MONTH

National Preparedness Month, recognized each September, provides an opportunity to remind us that we all must prepare ourselves and our families now and throughout the year.

Take time to learn lifesaving skills, such as CPR and first aid, and check your insurance policies and coverage for the hazards you and your family may face, such as flood, earthquakes, and fires. Make sure to consider the costs associated with disasters and save for an emergency. Things to do to be prepared: • Make an Emergency Plan • Sign up for alerts and warnings in your area • Learn your evacuation zone and have an evacuation plan • Make and practice your emergency plan. Disasters Happen. Prepare Now. Learn How.

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.

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.

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 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. September 10, 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. 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.