

DMCI Dobler Management COMPANY, INC.

SEPTEMBER ISSUE 2017

Our residents are the very heart of our communities!

PROPERTY OF THE MONTH



SILVER CREEK APARTMENTS

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Introducing the BRAND NEW GATED LUXURY Silver Creek Apartment Homes with Studio, Carriage House Studio, One Bedroom and Two Bedroom (with on-suite bath) floorplans for your choosing. Interiors include beautiful new white shaker cabinetry with brushed nickel hardware, beautiful wood laminate flooring, upgraded carpeting, modern customized paint colors, stainless steel kitchen appliances and full sized washer and

dryer in each apartment home. Your Resident Clubhouse features a 24-hour fitness center, game room, community BBQ Area, swimming pool, covered Jacuzzi, covered playground area and a complimentary tanning salon. A sports/basketball court is on site and covered parking and garage parking is available. All of the luxuries of a resort await you at Silver Creek Apartments.

LABOR DAY HOLIDAY SCHEDULE

Your Apartment Community Rental Office and the Dobler Management Company office will be closed on Labor Day, September 4, 2017. If you have a maintenance emergency, you will need to do one of the following: 1. Call the phone number given on the rental office telephone voicemail message. 2. If there is no telephone number given, go to the rental office and call the emergency maintenance number posted outside the rental office door. If one of the numbers is a pager number, enter your phone number including your area code and then push the # sign button. A Team Member will return your pager call. Your Apartment Community Team Members and Dobler Management Company wish you an enjoyable and safe Labor Day.

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!

WESTERN WA FAIR STARTS SEPT 1ST

Summer is coming to an end, and what better way to celebrate the beginning of autumn than the Washington State Fair in historic Puyallup! This year's Fair is September 1st thru September 24th, 2017. Go on the rides, visit the baby animal exhibits, taste the delicious fair treats, (like elephant ears and buttery scones), and enjoy all the free entertainment. Plus, check out the concerts and shows.

SEPTEMBER IS MOLD PREVENTION 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 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 will 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 of 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 removing 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 pre-installed 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 that your clothes dryer vent is operating properly and clean the lint screen after every use. When washing clothes in warm or hot water, watch to make sure 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 Management Office any evidence of water leak or excessive moisture in your apartment, storage room, garage, or any common area.
- Immediately report to the Management 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 concern that reappears despite regular cleaning.
- Immediately report to the Management Office any failure or malfunction with your heating, ventilation, air-conditioning system, or laundry system.
- As your lease provides, do not block or cover any of the heating, ventilation or air-conditioning ducts in your apartment.
- Immediately report to the Management Office any inoperable windows or doors or any musty odors that you notice in your apartment.

If you have a question or concern regarding moisture in your apartment home, please consult your Apartment Community Manager.

DMCI Dobler Management C O M P A N Y , I N C .

IMPORTANT SEPTEMBER DATES

- Sept 1st** - Rent is Due
Sept 1st-4th - Resident Appreciation Days
Sept 1st-24th - Western Washington (Puyallup) Fair
Sept 3rd - Last Day to Pay Rent and Avoid a Late Charge
Sept 4th - Rent is now Late and a Late Charge Due
Sept 4th - Labor Day... All Rental Offices Closed
Sept 5th - All Apartment Communities Pools Closed for the year
Sept 10th - Last Day to Submit Written Notice of Intent to Move and Grandparents Day
Sept 11th - National Day of Service and Remembrance
Patriot Day and 911 Remembrance Day
Sept 15th - Hispanic Heritage Month begins
Sept 22 - Autumn Begins
Sept 29 - Early Rent Paying Residents Appreciation Day
September is National Preparedness Month, Mold 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.

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"THANK YOU FOR YOUR CONTINUED
RESIDENCY" COUPON
Is it time to renew your lease again? To show our appreciation for your continued residency, here is a LEASE RENEWAL surprise just for you! This Coupon is good for either a FREE carpet cleaning or FREE blind cleaning for your apartment home. Present this Coupon to the Manager and she or he will do the rest!

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 refer a \$200 Employee Referral Check!

PRAISES, APPLAUSE & CONCERNS:

AFTER OFFICE HOURS MAINTENANCE EMERGENCY PROCEDURES

If you have a maintenance emergency after the Apartment Community Rental Office is closed, call the phone number for the Rental Office. The voicemail message will instruct you to do one of the following:

- Call the maintenance emergency phone number provided.
- Go to the Rental Office and call the emergency maintenance number posted outside the rental office door.
- Dial the number for an emergency pager. When you dial the number for the emergency pager, enter your phone number including your area code and then push the # button. A Team Member will call you.

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 your apartment home is not considered a maintenance emergency. The person who responds to your initial call will need to know the nature of the maintenance emergency, your full name, full address including apartment number and phone number. 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.

SEPTEMBER IS NATIONAL PREPAREDNESS MONTH

Since September 11, 2001, the U.S. Government has taken steps to encourage all citizens to make their own survival preparations. September, chosen as national Preparedness Month after the tragedies of September 11, 2001, highlights to the nation the importance of being prepared. How quickly our country is able to get back to business after a terrorist attack, a tornado, a fire, or a flood often depends on emergency planning and preparation done before a disaster strikes. We encourage you to participate in efforts towards preparing for a disaster by getting involved in your place of employment, your church or synagogue etc, and, especially your apartment home.

HISTORY OF LABOR DAY

Labor Day, the first Monday in September, celebrates the creation of the labor movement and the dedication the social and economic achievements of American workers. It is a national holiday. It constitutes a yearly national tribute to the contributions workers have made to the strength, prosperity, and well-being of our country. Through the years, the Nation has given increasing emphasis to Labor Day. The first governmental recognition came through municipal ordinances passed during 1885 and 1886.

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, do notify the Apartment Community Manager as soon as possible. The last day to give the required written Twenty Day Notice of Intent to Vacate required by Washington Landlord/Tenant Law to move the end of September will be on September 10, 2017. 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. There is a Cleaning List at the bottom of the Twenty Day Notice of Intent to Vacate form. 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 this information 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 Apartment Community managed by Dobler Management Company. 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.

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. 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.