

## Important Dates in January...

January is National Personal Self-Defense Awareness Month, National Slavery and Human Trafficking Prevention Month, and National Blood Donor Month

Jan 1st - Happy New Year's Day-Rental Office is Closed

Jan 2nd- New Year's Day Observed- Rental Office is Closed

Jan 6th- Last Day of Rent Grace Period and Three Kings Day

Jan 7th- Late Fees Now Apply

Jan 8th -Elvis Presley's Birthday (1935)

Jan 11th- Last Day for Proper Notice to Vacate and National Clean Off Your Desk Day

Jan 14- National Organize Your Home Day

Jan 15th- National Hat Day

Jan 16th- Martin Luther King's Birthday

Jan 26th -Spouse's Day

Jan 27th - National Read a Book to Your Child Day

Jan 28th - National Fun at Work Day

Jan 31st- Jackie Robinson's Birthday (1919)

## Holiday Office Schedule

In order for the apartment community employees to spend time during the holidays with their loved ones, the rental office in your apartment community will be closed as follows:

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

On New Year's Day, January 1st, the apartment community rental office will be closed.

On January 2nd, the apartment community rental office will be closed in observance of New Year's Day. Martin Luther King's Birthday, January 16th, the apartment community rental office will be open.

## January 14 is Organize Your Home Day

Having an organized and tidy home improves productivity and quality of life and saves time spent looking for "misplaced" items. January 14th is a good time to focus on tidying and organizing your home. Start by planning the time needed to organize your home. Create a list of regular tasks. Then, plan the time to schedule these regular tasks. Your efforts and those of the rest of the members of your household will pay off later.

## Featured Apartment Community - Now Leasing



Welcome to the all-new Plateau 176 apartment community! Set atop a plateau with views of Mount Rainier and its valley, you will embrace the quiet, peaceful setting and convenience of the distinctive studio, one-bedroom, and two-bedroom floor plans. Plateau 176's soothing custom color schemes, top-level amenities, such as Gated Community, Seasonal Pool, Covered Parking and Garages Available, High-End Fitness Center, state-of-the-art lighting, and spacious indoors and private balconies/patios inspire stylish living in these brand-new apartments. Desirably located in the Frederickson School District and close to major employers, such as JBLM, Ikea Distribution Center, and one of the Amazon warehouses, you will have access to all this vibrant community has to offer while being a short distance from Frederickson's grocery stores, eateries, and shops.  
*Serene. Convenient. Beautiful.*

## HAPPY NEW YEAR from Our Families to Yours!

We at Dobler Management Company, Inc and your apartment community employee team wish you and yours a SAFE and HAPPY NEW YEAR!

## Rent is Due on the First

While there is a six-day rent grace period, rent is due on the FIRST of each month. After the rent grace period has ended, late charges will be imposed on the SEVENTH of the month. Therefore, be sure you pay your rent in full by the SIXTH of the month. If you cannot pay your rent, contact your Apartment Community Manager before the FIRST of the month when the rent is already due to request a Late Payment Plan.

## Winter Safety Tips for Our Residents

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; wear flat shoes with slip-resistant soles or boots that 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, and deliberate 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 water deposits 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.
- When warming up your vehicle's motor 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 apartment community too closely.
- Be sure you have flashlights, not candles, during a power outage. Do not leave a candle burning when you leave a room. The chance of a fire being started by a burning candle increases if you have pets and/or small children.
- Never use barbeque grills in your apartment to cook or heat your home during a power outage.
- If you are going to be gone overnight and the temperatures drop below 32 degrees, 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 keeping the heat in your apartment above 55 degrees. If the pipes freeze, when they thaw, they will break and flood your apartment and the neighbors' apartment, too.

Please be patient with the apartment community employees, as they try to do all they can to make the property as safe as possible. If possible, we suggest you stay at home or delay your departure until later.

## After Office Hours Maintenance Emergency Procedures

If you have a maintenance emergency after the rental office is closed, call the rental office phone number. The voicemail message will instruct you to do one of the following:

1. Either call the emergency phone number stated on the voicemail message or, if instructed in the voicemail message, go to the rental office and call the emergency number posted outside the rental office door.
2. When you dial the emergency number, enter your phone number, including the area code, and push the # button. An employee team member will return your call.

The employee, who responds to your 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 plumbing stoppage are 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 complaint, 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. Doing so will help the Apartment Community Manager better assist you with any follow-up.

## Carbon Monoxide Poisoning Prevention

Over 400 people die each year in the United States from accidental carbon monoxide poisoning. Carbon monoxide is a common source of poisoning when the power goes out, and residents seek an alternative heat source for their homes. 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. 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 when the winter temperatures become colder. Using any 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 sleeping or have been drinking alcohol can die from carbon monoxide poisoning before ever having symptoms.

## Looking for a Great Career?

Do you find yourself at your current job wondering what you could be doing? Are you considering a career change? Have you thought about a rewarding career in multi-family property management? As a resident of a Dobler Management Company's apartment community, you have had the opportunity to experience first-hand the many reasons to appreciate your apartment and apartment community. Why not call it your place of employment, too?

Why work with Dobler Management Company, Inc? 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 be right at work? In addition to taking back more personal time from your current day-to-day commute, our apartment community employees receive:

Highly competitive wage and bonus programs Medical, Dental, and Vision plans Paid holidays and vacation time Apartment rent discounts Free extensive training programs to promote success and personal satisfaction Empowering team leadership Visit our website, [www.doblermanagement.com](http://www.doblermanagement.com), today to complete an online application and take hold of the first steps into a successful and rewarding career with us!

Live where you work and work where you live!

## 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 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 listen to your concern and correct the situation. Your satisfaction is important to us. However, notify the Apartment Community Manager as soon as possible if you must move. This month January 11, 2023, will be the last day to give a proper, written Twenty Day Notice of Intent to Vacate required by the Washington Residential Landlord/Tenant Act to move at the end of this month. However, if you paid a Last Month's Rent, to avoid an error later in your Resident Payment Ledger, your Twenty Day Notice of Intent to Vacate must be completed and submitted to the rental office by the sixth of the month. There is a Cleaning List at the bottom of the Twenty-Day Notice of Intent to Vacate form for your convenience. Please do not put unwanted items and trash outside the trash container when disposing of trash or unwanted items. In addition, do not put large objects, such as furniture, in the dumpster or trash compactor. Should you do either of these, you will be charged for properly disposing 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 promptly, include your forwarding address on the Notice of Intent to Vacate form and confirm this form is completed 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.

## Holiday Candles

Before you light holiday candles, remember to put safety and fire prevention first. Ensure an adult is in the room whenever a candle is burning. Never leave a room with a candle burning. Before you leave the room, check to be sure all candles are extinguished. Consider buying and using some of the many new candle alternatives. Matches and lighters should always be kept out of reach of children.

## Fireplace Tips

Use the following fireplace safety tips and reminders this winter season:

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

## Christmas Tree Disposal and Holiday Decoration Removal

All holiday patios, balconies, window lights, and other decorations should be removed by January 8, 2023. Do not put your Christmas tree in the dumpster or trash compactor. If you do not know where to dispose of your Christmas tree, please get in touch with your Apartment Community Manager. Thank you for your cooperation with the above holiday policies.