

- July 1st- Rent is due
 - July 4th- Independence Day, All Rental Offices are Closed
 - July 5th- Rental Office will be Closed in recognition of Independence Day
 - July 7th- National Father and Daughter Take a Walk Together Day
 - July 15th -National Give Something Away Day and Get to Know Your Customers Day
 - July 24th Cousins' Day
 - July 26th National Aunts' and Uncles' Day
 - July 25th National Parents' Day and National Hire a Veteran Day
 - July 26th National Disability Independence Day, the ADA 30th Anniversary
 - July 30th Father-in-Law Day and World Day Against Human Trafficking
- Freedom Week is the 2nd Week of July
July is National Fireworks Safety Month and National Ice Cream Month

Pool Season Starts June 30, 2021

We are now optimistically planning for the opening of the apartment community pool the end of June. We will keep you posted if we need to postpone pool season due to the pandemic.

POOL RULES FOR YOUR APARTMENT COMMUNITY

If you have a pool in your Apartment Community, please be mindful of the Pool rules for 2021. You may review them on the Resident's Resources via our website:

www.doblermanagement.com/resources.

All rental offices will be closed on July 4 and July 5, 2021

We would like to wish all of our residents a happy and safe Fourth of July. In honor of our country's Independence Day all rental office will be closed on these two days, July 4 and July 5, 2021. Should you have a maintenance emergency, please call the phone number posted outside the apartment community rental office.



This Independence Day

We hope all 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.

Therefore, we encourage you to find other safe, social distancing activities.

Participating in these activities is an excellent alternative to an evening ending with

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:

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 then to 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 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.

Will You Be Out of Town for the Fourth of July Holiday Weekend?

If you will be gone the Fourth of July Holiday Weekend, 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.

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 info@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. July 11, 2021 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 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 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 you do either of these, you 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 the 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.

To Our Valued Residents

We hope you and your family are staying well. It's a stressful time for all of us, and we hope to ease the stress a bit by staying connected while continuing to provide you the safe and responsive level of service you expect as we navigate together through this ever-changing pandemic.

We appreciate you and the communication efforts you have made with your Apartment Community Manager. As we near the end of this month, and in anticipation of what we may need to begin considering for rents in May regarding our residents' individual financial situations, we are already preparing for next month.

In order to make it easier for you to communicate with your Apartment Community Manager what you may need to propose for a rent payment " plan of action", please take a moment to answer the questions below and email your Apartment Community Manager this information. Please note, we appreciate specific dates for each payment, in order to respond to your request and to best establish a payment plan.

Please complete the information below:

1. I am unable to pay my July rent on time because _____.
2. I can make my first rent payment on July _____, 2021.
3. I can make my second rent payment on July _____, 2021.
4. If needed, I can make my third rent payment on July _____, 2021.
5. Have you or someone in your household already applied for rental assistance? If not, would you like help doing so? Yes, I would like help applying for rental assistance []

Resident Name(s) _____

Resident's Signature _____

Our goal is to try and obtain full collection on or before July 19, 2021, as we need to close our accounting books for the month. Once you have submitted this form, a rental office team member will contact you within the next few days to discuss your specific situation and available options.

Our apartment community is committed to working with those adversely impacted by COVID-19 while remaining compliant with all state and local protections. We truly appreciate your patience, as we personally work with a large number of residents and their unique situations. You are important to us.

Thank you again for making your housing for yourself and your family a priority. We are all in this together.

Sincerely, Your Apartment Community Manager

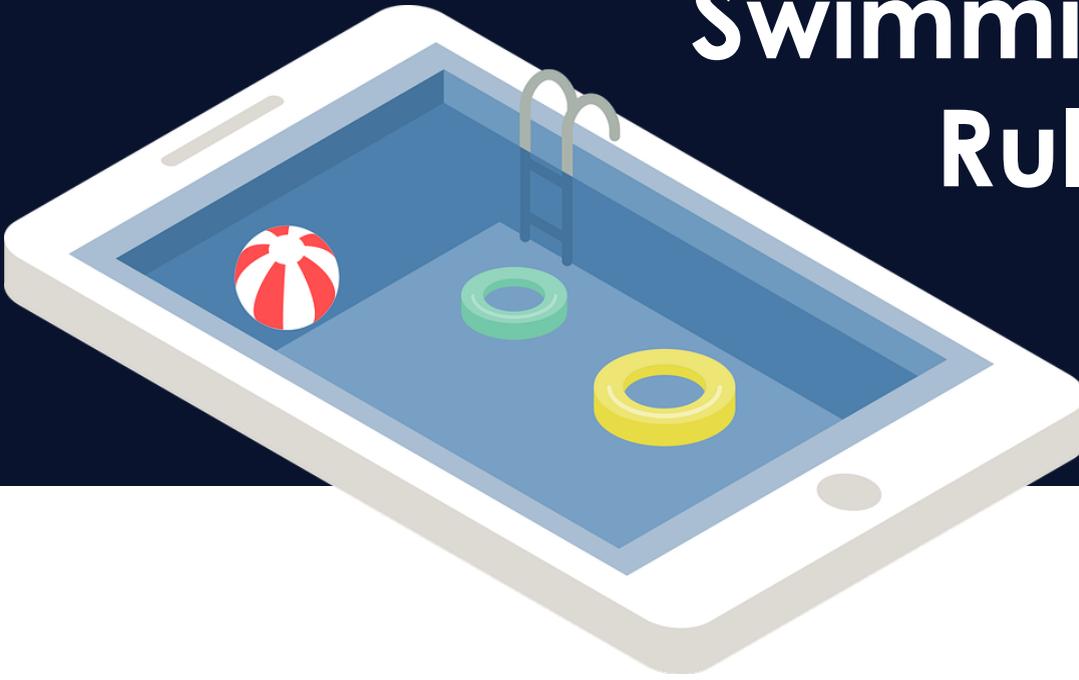
MAGNOLIAS ON STINSON

Welcome to the newly remodeled Magnolias on Stinson in Gig Harbor. From the moment you walk through the front door you'll feel the comfort and incredible styling that makes our residents happy to call us home. Stylish interiors such as White Shaker Cabinets, Bronze Fixtures, Handles & Lighting, Plank Flooring, White Grid Insulated Windows, Stainless Steel Appliances, White Granite Countertops, and White Panel Interior Doors deliver a higher standard of living. Then add to that, exceptional lifestyle amenities from Amazon HUB Lockers to Resident Fitness Center.



Magnolias on Stinson | Gig Harbor, WA
magnoliasonstinson@dmcimail.com

Swimming Pool Rules 2021



POOL RULES FOR YOUR APARTMENT COMMUNITY

If you have a pool in your Apartment Community or whenever you are around a pool, here are some important pool rules and tips you should know:

1. Children under the ages of 13 must be supervised by a responsible adult. This is a state law. There can be no exceptions.
 2. Children ages 13-17 may not use the pool alone. They must be accompanied by a responsible companion of a least 18 years of age.
 3. Before using the pool, everyone must take a cleansing shower.
 4. People who have had a disease, which can be transmitted by water or have been sick in the last two weeks, cannot use the pool,
 5. Babies must wear swim diapers with tight-fitting protective covering. Paper diapers are not allowed. Soiled diapers must be changed in the designated changing area. For children wearing diapers, swim diapers are required.
 6. People with seizures, heart or circulatory problems should not swim alone.
 7. No running, rough playing or water fighting in the pool or surrounding the pool.
 8. No food or beverages may be consumed in the pool or pool area. This is a state law.
 9. No jeans or cutoff jeans allowed in the pool at any time.
 10. Do not use the pool if you are under the influence of alcohol or drugs.
 11. Glass containers are not permitted in the pool nor pool area. This is a state law.
 12. There is an emergency phone located near the pool.
 13. A first-aid kit is located near the pool.
 14. If you do not follow these rules, you will be asked to leave the pool area.
 15. Unless otherwise posted during pool season the pool hours are from 10 am to 9 pm or a half-hour before sunset, whichever comes first. No swimming is allowed after or before posted pool hours.
 16. Report those violating these important pool safety precautions.
 17. Spouting water, urinating, expectorating or other such unhygienic action will not be tolerated. This is a state law.
 18. Consumption of alcoholic beverages in the pool area is strictly prohibited. This is a state law.
 19. No intoxicated or otherwise incapacitated person shall be permitted to sue the pool. This is a state law.
 20. Large rubber or Styrofoam floating devices, such as inner tubes, air mattresses and floating chairs are not allowed in the pool.
 21. Personal floating devices used to aid non-swimmers and personal swimming training devices, such as life vests, water wings, pull buoys, are allowed in the pool. These items should not replace the supervision of children by a responsible adult and should not disrupt the use of the pool by others.
 22. Residents must remove all personal items, such as the towels and trash, when leaving the pool area.
 23. In the case of an emergency call 911.
 24. There is no life guard on duty. Therefore, swim at your own risk.
 24. No Diving.
 25. If you see a child(ren) unattended in the pool area. Please remove the child immediately and then notify the Apartment Community Manager. We ask that you do this first for the safety of the child.
 26. No pets or service animals, bicycles, skateboards, radios, or roller skaters are allowed in the pool area.
 27. No abusive or profane language will be tolerated nor any disturbances of another's rights to enjoyment of the pool.
- Thank you in advance for your cooperation, especially during the pandemic.