

How high-decibel is your space?

While considering rent, architectural details, and coolness, check for warning signs of noisy living.

- **Visit the apartment at different times of day.** What's peaceful on Monday afternoons may be hopping on Saturday nights, especially in the parking lot or around the pool.

- **Get a second opinion.** Ask residents about their experiences. Do a little profiling, too. How young are most of your neighbors? Are there many pets? Children? Cover bands?

- **Look for quality construction.** Are the walls thick or paper-thin? How plush is the carpet? Although you can add throw rugs and thermal drapes for extra insulation, start with the best foundation you can afford.

- **Check out the floor plan.** Would your TV or dryer back up to your bedroom? Does the balcony overlook a busy street?

- **Where in the complex is the apartment located?** If your place is in proximity to any of the following, expect some ambient noise: stairwell, elevator, parking garage, gym or community space, laundry room, pool, or pretty much anywhere else people tend to hang out and have fun.

- **Where in the city is the complex**

located? Expect some sleepless nights if it is adjacent to any of these: clubs, bars, restaurants, buses, trains, airports, freeways, police or fire stations, high schools, arenas or stadiums, or "cruising strips."

Most of these factors have nothing to do with the character of your neighbors, just the culture of the neighborhood. Yet those who can live easily above a strip of nightclubs are probably more likely to stay up and get down themselves.

If after you've settled in your sleep is interrupted by inconsiderate partiers, dog owners, or wannabe drummers, try to be patient. Temper your actions to facilitate future friendships.

How do you address pumped-up volume?

Weigh your situation against the norm. If you work the graveyard shift, your neighbors shouldn't have to tiptoe around during the day while you sleep. If you have an infant, the rest of the renters probably won't stop partying at 8 p.m. so that you can rock her asleep. Be reasonable.

- **Talk to your neighbor.** Unless it's excruciating and sustained sound, give each a neighbor one get-out-of-jail-free card. Everyone's entitled to a little fun, and you're



entitled to the peaceful enjoyment of your home. Talk to the offender in person. Be specific and calm. Then give the neighbor a chance make amends.

- **Warn the offender in writing.** If the noise continues, leave a letter that cautions, *not*

threatens, that you will contact the management office if the situation doesn't improve.

- **Speak with other neighbors.** Your landlord will be more prone to act if several of you are frustrated.

- **Review your contract.** See what you promised to do to be accommodating to others — they had to sign it, too. If you must move, you may not be liable for breaking your lease if the landlord hasn't protected your tenant rights.

- **Speak with your landlord.** Document in detail. The landlord should take over the negotiations from there. Hopefully, you'll get some peace.

- **Research local noise ordinances.** Find out what the city considers a public disturbance. (You may be entitled to restitution.)

- **When all else fails, call the police.** You've tried to be nice. Now get the big dogs involved.

Bottom line:

Be a good neighbor yourself. And consider investing in some quality headphones.

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WHO'S GOT THE GOODS?

Apartment Community	Telephone	Price Per Month	W/D Units or Hookups	Security System/Gated	Garages/Covered Parking	Fitness Center	Spa or Sauna	Pool	High-Speed Internet Access	Extra Cool
Post Addison Circle	972-392-6000	Call	•	•	•			•	•	On-site retail, urban environment, planned events for residents
South Side on Lamar	214-428-4848	Call	•		•	•	•	•	•	Cinema, party and billiard room, 24-hour concierge, 24-hour courtesy staff, barbecue area
Post White Rock	214-320-9651	Starting at \$536	•	•	•	•	•	•	•	Distinctive living environment, private entrance into White Rock Park, next to Dallas Arboretum, 27 miles of walking trails
Oak Tree Condominiums	972-418-1775	Starting at \$595	•				•	•	•	Full-sized w/d included, free water, woodburning fireplace, wet bar, tennis courts, near three major highways
Trimark Landing Apartment Homes	214-341-4121	Starting at \$465	•			•		•	•	Three pools, park and pavilion, playground, pond, children's activity center, resident activity center, business center
Parkside Townhomes	972-661-8745	Starting at \$1,000	•	•	•	•	•	•	•	Granite countertops, hardwood floors, whirlpool tubs, walk-in showers, park with private trail
The Ritz at Parkside	214-459-2855	Starting at \$1,000	•	•	•	•	•	•	•	Granite countertops, hardwood floors, whirlpool tubs, walk-in showers, park with private trail
Jefferson at Texas Street Apartments	214-887-4905	Move-in specials	•	•	•	•		•	•	Spectacular downtown and skyline views, luxurious pool with cascading waterfall

