

MOVE-IN GUIDE

F A L L 2 0 2 2



1601 SW 51ST TERR, GAINESVILLE, FL 32607



WELCOME HOME

We realize that there are many choices available for your housing needs, and we are honored that you chose to make Cabana Beach your home this year!

We take great pride in the upkeep of our property and in the quality of our service. In order to maintain the highest standards, we have implemented rules and regulations regarding the use and care of your apartment, community spaces, and courtesy of your neighbors.

This booklet will highlight some of our guidelines for daily living (a complete list can be found in the rules and regulations section of your lease), emergency maintenance procedures, information regarding the community, and important contact information. We hope that this reference book helps to answer some of the questions that you may have!

— The Cabana Beach Gainesville Team

Opt-In To Receive Text Messages

- In order to receive text messages from us, text the word "START" to (352) 290-7036

OFFICE HOURS

Monday - Friday : 10 am - 6 pm
Saturday: Noon - 5 pm

Sunday: Closed.

*Office hours are subject to change and may vary during holidays & special events.

Amenity Hours

Pool: 9 am - 9 pm

Study Rooms/Computer Labs: 24 Hours.

Fitness Center: 24 Hours

Anyone utilizing the amenities must have their amenity pass. Should you lose your pass, you can purchase a replacement from the leasing office for \$35.

PARKING

Parking at our community is on a first-come first, serve basis, and requires a proper permit. In order to keep ample parking available for our residents, vehicles parked on site without a valid parking permit will be subject to towing.

Visitor Parking is available by all buildings. If there are no more spaces available, the overflow visitor parking lot is located near building 23.

GUESTS

Guests are not permitted to stay in your apartment for more than 3 consecutive days, not to exceed 6 days per calendar month. Please keep in mind that you are responsible for the actions of your guests and/or invitees, including notifying them of policies, including but not limited to parking policies.

TRASH

All trash must be bagged and taken to the trash compactors located near the basketball courts. In the event that your trash is leaking, please ensure that it is double-bagged prior to leaving your apartment.

PETS

All pets must be registered through the leasing office and noted on your lease agreement (this includes "visiting" pets.)

Unregistered animals and pets are subject to a \$500 fine. Please note that a non-refundable pet fee and additional pet rent may apply. Animals must comply with the list of restricted breeds, and must also have up-to date veterinary records. Animal owners are required to clean up after their pets as well as keep them on a leash at all times. Failure to do so may result in a \$25 fine per each occurrence.

RENT

Rent is due on the 1st of the month. If rent remains unpaid, an \$35 late fee will be charged on the 4th of the month.

Rent is payable by check, money order, cashier's check, ACH, or credit/debit card. Payments can also be made through the resident portal.

***Please be advised that a non-refundable surcharge fee will apply to all credit/debit card transactions.
ACH or e-check payments can be made free of charge.***

All rent payments should include the resident name and unit number.

Payments should be made out to Cabana Beach Gainesville and mailed to:

Cabana Beach Gainesville
ATTN: Leasing Office
1601 SW 51st Terrace
Gainesville, FL 32607

Electricity Billing

Electricity usage caps are applied to all apartments on a monthly basis. Should you go over your allotted amount, the total will be divided evenly amongst all roommates and billed to you from SimpleBills.

MAINTENANCE

Maintenance requests can be submitted by calling or visiting our office during regular office hours or online through the resident portal. We will dispatch a technician as soon as possible. We are always here to help!

After-Hours Maintenance Emergencies:

If You Experience a maintenance emergency after office hours that requires immediate attention, please call the office and follow the prompts to be connected to our on-call technician. Maintenance emergencies include:

- No heat or A/C
When the outside temperature is below 50 degrees for heat failure or above 80 degrees for A/C Failure.
- Electrical Failure
- Overflowing Toilet
- Clogged Toilet
Only if no other toilet in the unit is operational or accessible.
- Water Problems such as leaks, sever backups, or broken pipes
- No Water
- Entry Door Malfunction
Unable to be secured.

Washer/Dryer

- Make sure to clean the lint filter after each load
This will make your clothes dry faster, too!
- Do not attempt to wash quilts, comforters, or other large items.
It may cause damage to the machine and causes a lot of noise.
- Avoid running the dryer when not at home as it may pose as a fire risk.
- Only use High Efficiency (HE) laundry detergent.

Garbage Disposal

Your garbage disposal is really only meant for certain types of food. Avoid dropping utensils, grease, egg shells, coffee grounds, etc. into the disposal, as it could cause damage to the unit.

Air Filters

As a courtesy, air filters will be changed by our service staff during quarterly inspections. Per your lease agreement, residents are required to change air filters on a monthly basis.

Filter Size

16x20x1

Toilets

To care for your toilet properly, please never flush any face wipes, makeup removers, "flushable" wipes or feminine hygiene products in the toilet. It's also encouraged to keep a toilet plunger in your unit.

PEST CONTROL

If your apartment requires interior pest control services, please contact our office immediately so that we can schedule treatment.

CABLE & INTERNET

If you have any issues with your cable or internet service, please contact:

CABLE SERVICE - Cox Communications: 1-800-234-3993

INTERNET SERVICE - Pavlov: 1-888-472-8568

Resident Wi-Fi Access

Network: 5G Cabana Beach

MAIL/PACKAGES

Packages delivered by USPS and oversized packages will be delivered to the front office. All other packages will be delivered to your doorstep.

LOCK-OUTS

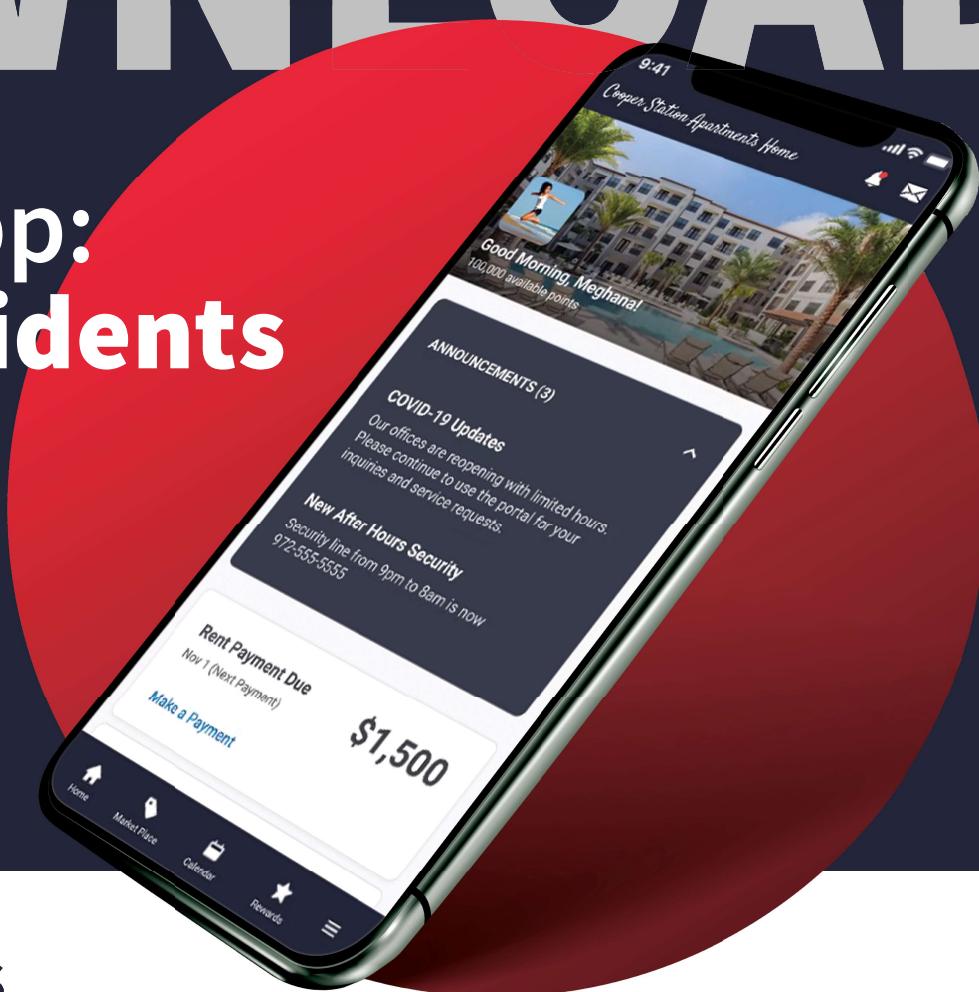
If you're locked out during office hours, please stop in the office so a member of our team can let you back in (you will need to verify your identity.) Please note that we are unable to grant access to anyone other than the lease-holding resident (this includes friends, family & lease guarantor.)

After Hours Lock-Outs

If you are locked out after regular office hours, please call the leasing office and follow the prompts to be connected to our after-hours service. A valid photo ID must be presented for entry. A **\$100 after hours lock-out fee** will be applied to your account.

DOWNLOAD

our new app: Preiss Residents



KEY FEATURES

All functions of the desktop ActiveBuilding Resident Portal are available in the app, with more exciting additions to come, including Community Rewards!



Pay Your
Rent



Submit
Maintenance
Requests



Reserve
Amenities



View Resident
Events and
Announcements



Message
the Staff



Post to the
Community



Scan this QR code with your
smartphone's camera app or visit
<https://tpco.link/app> to download



Preiss

COACH

RESIDENT LIFE PROGRAMMING

The Preiss Company student communities host a broad range of monthly resident events and ongoing initiatives designed to elevate the off-campus experience. The C.O.A.C.H. Program is broken out into five main categories that ensure our events are fun, educational and enriching.



CULTURE & DIVERSITY

The Preiss Company is committed to diversity, inclusion and equality both within our organization and in the events and programming that we provide to our residents. Our Culture and Diversity programming is centered around education and opportunities to experience various cultures and lifestyles.

Examples Include But Are Not Limited To:

Supporting Culturally-Diverse Local Businesses
Fundraising for Charities & Organizations
Educational Resources & Workshops
Trivia, Book Clubs, Movie Nights
Cooking Classes, Dance Classes
Cultural Student Organization Partnerships
Highlighting Heritage Months & Cultural Holidays



OUTREACH IN THE COMMUNITY

Community outreach events and programming give both our employees and residents the opportunity to make positive contributions to their local communities through volunteering and fundraising efforts.

Local Food & Clothing Drives
Blood Drives
Animal Adoption Events
Community Clean-Ups
Philanthropic Partnerships
Fundraising, Volunteer Events
Disaster Relief Initiatives
Elderly Assistance Programs



ACTIVITY & SOCIAL WELLNESS

Making connections with others and building relationships is both an essential and beneficial piece of the overall college experience. Studies have shown that having meaningful and stable friendships as well as regular positive social interactions feeds into both physical and mental wellness.

Pool Parties, Block Parties
Resident Mixers
Grocery Bingo
DIY/Craft Events
Movie Nights, Event Watch Parties
Gaming Tournaments, Scavenger Hunts
Social Media Contests & Giveaways
Taco Tuesday, Waffle Wednesday, Breakfast-On-The-Go



CORE LIFE SKILLS

One of the major steps students take while attending college is developing the skills to lead an independent adult lifestyle. We feel that offering effective educational resources will assist in this transition with benefits lasting long after graduation.



RentTrack is an optional subscription service that allows residents to use their on-time rental payments to build credit history.

Budgeting Workshops
Tax Prep Seminars
Credit Card Education
Resume Workshops, Free Headshots, Interview Prep
Networking Events, Job Fairs
Car & Apartment Maintenance Tips
Time Management/Study Skills
Renter's Insurance Program*



HEALTH, SAFETY & ENVIRONMENT

We believe it's important to provide our residents with easy access to events and resources that will help them maintain good mental and physical health. Similarly, a clean and healthy environment is essential for everyone's well-being. We offer resources and programming to promote environmental protection and conservation.

Fitness Classes
Stress Relief Events
Nutrition Classes & Resources
CPR/First-Aid Classes
Self-Defense Classes
Eco-Friendly Promotions
Energy Conservation Initiatives



WE CAN'T WAIT TO HAVE YOU AS A RESIDENT!

Stay Up-to-Date & Follow Us @CBGainesville!

