

WELCOME HOME

to

THE CONTINUUM

A GRADUATE COMMUNITY

Leasing Office

(352) 327-3040

continuum@ufsa.ufl.edu

Leasing Office Hours*:

Monday-Friday: 9am to 6pm

Saturday: 10am to 3pm

Sunday: Seasonal hours

*Hours subject to change.

We will notify residents of any changes or office closures.

Connect with us on Facebook and Instagram

Facebook.com/ufcontinuum



Instagram @ufcontinuum

Dear new resident,

On behalf of The Continuum staff, we would like to welcome you to your new home! We hope that you are excited about beginning a new school year and being part of our premiere graduate student community.

Inside this packet, you will find a wealth of new information to make your move-in simple. Please take some time to look at the information we have provided and feel free to let us know if you have any questions.

GO GATORS!

Meet the Staff

Elle Collins – Community Manager

Helen Furoidah – Assistant Community Manager

Danielle Watkins– Marketing and Leasing Team Leader

Leo Ferrer – Maintenance Team Leader

Erica Dolinting– Resident Director

Michelle Jackson- Leasing Coordinator

Jacob Braunschneider & Gregory Carey– Leasing Team Members

Emma, Ian, Josh, & Anastasia– Community Interns

Chuk, Clint, & Scott– Maintenance Team Members

Amenities

Study Lounge (located inside Leasing Office): Accessible 24/7 with your FOB. Printer paper added daily, available until it runs out.

Fitness Center (located inside Leasing Office): Accessible 24/7 with your FOB.

Pool, Deck, & Picnic Area: Pool is open from dawn until dusk. Grills are accessible to all residents, first come, first served.

Rec Room (in building 2): Accessible by reserving at continuumuf.recroomreservation@gmail.com. Watch HDTV, a movie on the Blu-ray player, or hook up your own device via HDMI. This room can also be reserved. See our website or office for the form.

Connecting to the Internet

When you move in, you will receive an email from Single Digits on how to register your devices to connect to the internet.

If you encounter problems with connecting, registering your devices, or experience delay/problems with your internet service, call Single Digits Networks at 1-877-778-9283.

Resident Portal

Accessing the website

1. You can type the address into your web browser:
<https://thecontinuumforuofgrads.residentportal.com/auth>
2. Go to For Residents-> Resident Portal

Signing up for your account

If you have already created an account for your resident portal, enter in the credentials that you created to sign in.

If you have not created your account, follow the steps to gain access to your portal:

1. Click 'need to sign up'
2. Choose your property: Continuum Apartments
3. Enter in your email address, name, a memorable password.

Note: You must use the email address we already have on file, so the system matches you with the name and email we have saved into our property management software. If it gives you an error message, give us a call to check what name and email address we have on file.

Completing the Room Condition Report

The RCR has sections for each room and then lists each item within the room.

You will have 4 options for each item:

Damaged or Not Damaged – Mark (x) for items that need to be fixed to be operational or are a safety issue.

Working or not working– Mark (x) for items that seem to not be working or are working that a tech will need to look at to make sure its functional. cosmetic issues (eg. scratch in the paint on the wall) which do not need to be fixed to be functional or are NOT a safety issue.

Good – select for items that have no damage.

N/A – Mark if the item is not in the apartment (eg. no bedroom door).

When the report is complete, please email it back to our main inbox so we can attach it to your resident portal for filing. Our main inbox is Continuum@ufsa.ufl.edu

Failing to do this will not properly submit the report and all fields will be marked as Good by default after the allotted 48 hour time frame.

Comments entered into the RCR are for reference purposes and anything with a status of Repair will automatically be entered as a work order. If there are any items needing urgent attention, please contact our office. We are happy to help!

If you have any difficulty with submitting the RCR please contact the office.

What is a Maintenance Emergency?

In the case of a maintenance emergency,
please call (352) 339-9835.
Make sure you mention your name, phone number,
and apartment number to the staff member.

The following are examples that are classified as emergencies and should be called in immediately.

Water:

- Water not flowing in pipes (both hot and cold)
- Overflowing plumbing fixtures or a broken water pipe
- Major roof leak
- Toilet overflowing

Power:

- Unit or building are completely without electric power
- If a breaker has been tripped and reset once and the same breaker trips again

Temperature:

- HVAC unit is not working correctly, specifically when the outside temperature is above 90° or below 55° Fahrenheit

Facility Safety Issues:

- Whenever a fire alarm sounds, regardless of the reason
- Gas leak
- Broken glass in public areas that jeopardize security or personal safety (i.e.- large windows/doors)

Health Safety Issues:

- Any blood borne pathogen (i.e.- bodily fluids, hypodermic needles)
- Bats, snakes, rodents, and other nuisance animals along with stinging insects inside the apartment

Elevators:

- Person trapped inside a non-moving elevator

Miscellaneous:

- Pieces of glass in pool or courtyard areas

Lock-Out Policy

During Business Hours:

- Please come to the leasing office and someone will help you gain access to your apartment via a temporary key and FOB, to be returned within 15 minutes
- After two business-hour lockouts, a \$25 service charge per occurrence will be added to your account

After Business Hours:

- Please call (352) 231-5489 to get in touch with a Community Assistant
- All residents receive 1 complimentary after-hours lockout per lease term
- A \$25 service charge will be issued to your account thereafter

Lost Keys:

- Lost bedroom keys require a lock change for safety reasons. This charge will be added to your account in addition to the \$50 charge for a new bedroom key.
- Lost mailbox keys incur a \$25 charge
- Lost FOBs (\$15) or access cards (\$10) will be deactivated and replacements will be charged to your account

Parking & Transportation

Parking is available on a first come, first served basis. All residents must park above the gate arms (floors 2-4) and cannot park in reserved staff, vendor, future resident parking or pay to park spaces.

All vehicles must be registered with the leasing office and have a decal placed in the lower left (driver's side) corner of the front windshield. Parking is not permitted in the numbered Park on the Fly spaces, Law Enforcement Vehicle or staff spaces, or non-parking spaces, and parking in the Future Resident spaces is only permitted during the posted times. Please observe all signage in the garage.

Scooters and motorcycles must also be registered with the leasing office and must park in the designated area(s). Scooters may park in the designated area on the 1st floor or 2nd floor. Motorcycles may park in the designated area on the 2nd floor or utilize a parking space.

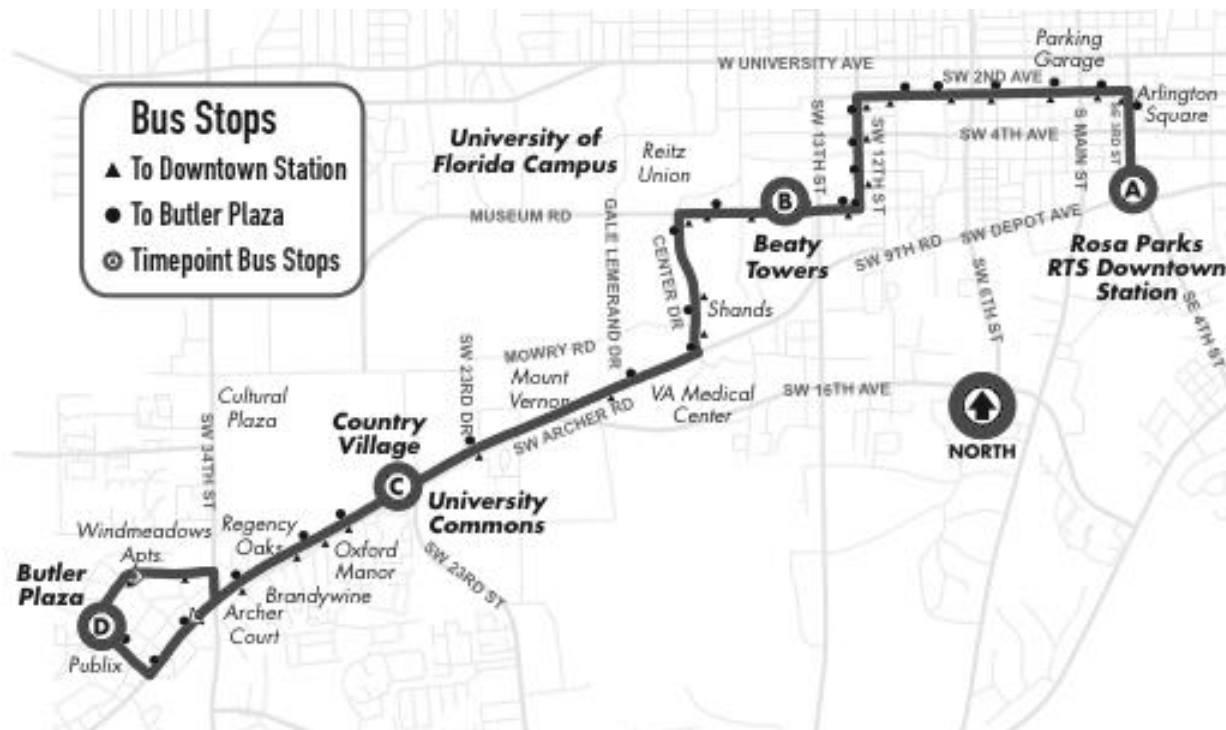
Guest parking is located on the 5th floor of the parking garage (under the solar panels).

A guest pass is not required at this time. Management is not responsible for towed guest vehicles if they were parked anywhere else in the garage. Please inform your guests correctly!

Towing is provided by Superior Towing, which is located at 1308 S. Main St. For questions, please contact them at (352) 373-7374.

RTS Bus Service is available FREE to all UF students with a Gator 1 ID. The following two routes most frequently pass by The Continuum. SNAP Passes are available to Continuum residents. To request a SNAP Pass please email us at Continuum@ufsa.ufl.edu with your name, apartment and gator link.

Route 1: Downtown to Butler Plaza



Route 5: Downtown to Oaks Mall



After-Hours Numbers

For after-hours lockout assistance or emergencies (such as safety concerns, noise complaints, or other urgent incidents), please call the on-call phone at **(352) 231-5489**. You will be connected with a Community Assistant. In the event of an emergency situation, we encourage you to call the authorities at 911. For emergency maintenance, refer to the informational page in this packet and call **(352) 339-9835**.

Bicycles

Bike racks can be found in every building and the garage, and in buildings 3 and 4 as storage rooms on floors 2-5. Management is not responsible for stolen or damaged bikes and cannot guarantee their security. Bicycle registration is required and is free of charge. **Any bikes not registered or that are secured to something other than a bike rack are subject to removal.**

Trash & Recycling

Please do not leave bags outside your door (you may be fined!). Trash chutes can be found on every floor. Please be sure to bag your trash and do not force oversized items through the chute.

Recycling centers are also available in each building. We recycle paper, plastic, and glass and encourage all residents to prioritize recycling to reduce waste.

Mail

USPS mail is delivered by US Postal Solutions since the post office does not deliver mail to our community. Small USPS packages are placed in a parcel locker and the key will be placed in your mailbox. All USPS mail is delivered before 5pm daily. **Please ensure to include your full address and apartment number on all mail.**

Large packages from any carrier can be picked up in the Leasing Office during business hours. You will receive an email when a package is waiting for you. All large packages must be signed out with your own PIN when they are picked up. Packages unclaimed after 14 days will be returned to sender. You can have someone else pick up your package for you if you give us written permission or set them as an Agent.

To forward your mail to or from The Continuum, go to PostalForwarding.com.

Pets

Please clean up after your pet and keep them leashed at all times. Please refrain from bringing your pet to the pool or grill area. There is a **\$500** fine for bringing an unauthorized pet into the community (this includes "visiting pets". Please notify the office staff if you will be getting a pet to ensure you have all the information you need and will not be charged this fee. We have weight/breed restrictions; please call the office for more information. You are welcome to use the dog park; please comply with all rules and signage.

Guest Policy

Guests are permitted for a reasonable length of time (defined as no more than two weeks) with prior written consent of management. **Please notify us of any guest staying beyond 72 hours.** You are responsible for the behavior of your guests and **must** accompany them for use of any amenities. Any guests found to be using the amenities without the resident they're staying with may be asked to leave.

See the "Parking" section of this packet for more information on guest parking.

Work Orders

Submitting a work order takes a matter of minutes through our resident portal. Log in to your account and click the "Work Order" tab to get started. Being as descriptive as possible is helpful so that our maintenance team can send the best team member to diagnose and address the problem. When the work order has been completed, a note will be left on your door and you can log in to the portal to see the completion notes. Please let us know if a work order was not completed to your satisfaction.

In the event of a maintenance emergency, consult the maintenance emergency part of this packet and/or call the leasing office or maintenance emergency line.



HVAC Remote Basic Instructions



Pictured to the Left is the HVAC remote control. If you have multiple HVAC units within your apartment, you can use the remote with any one of the HVAC units.

To access the additional settings, open the bottom flap.



- Ion: Breaks up air particles & diminishes odor
- ON/OFF: Never turn your unit off. Always have the fan ON for air circulation.
- Temp.  : Temperature Controls
- Quiet: This mode decreases the air flow. We recommend our residents not to use this function.
- Fan Speed: HIGH mode provides the maximum air flow.
- High Power: Boost air speed for approximately 15 minutes. This is recommended after taking a shower.
- Flap: Oscillating setting prevents moisture from accumulating and dripping from the unit.



Dehumidifiers

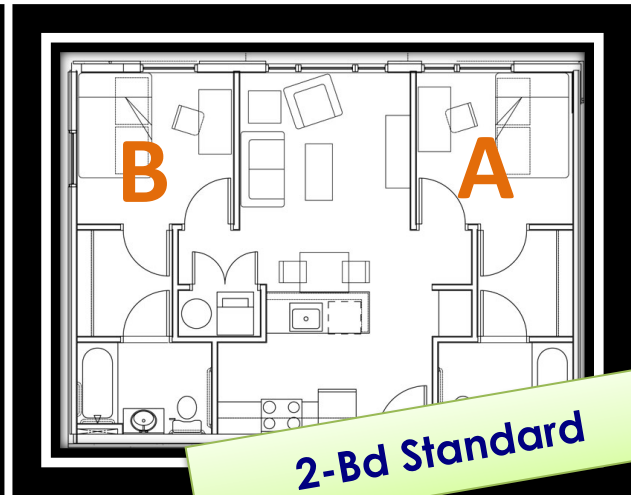
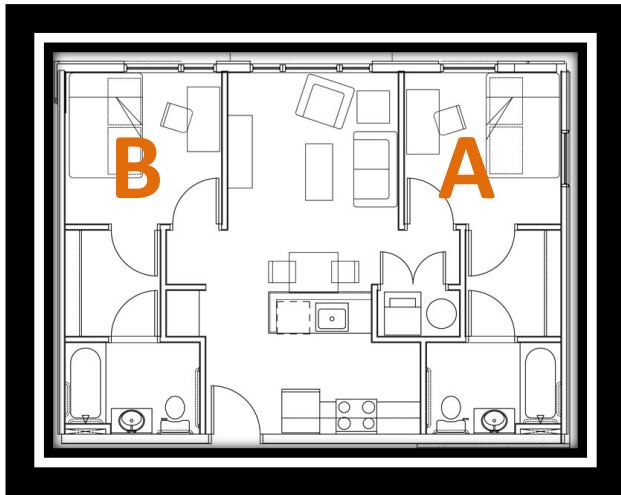
As you are moving in and getting settled into your new apartment, you may notice that we have placed a dehumidifier with a drain hose connected to your kitchen sink. This year the Gainesville climate has been incredibly humid and rainy. The Continuum is working to take a proactive approach to prevent humidity from impacting your unit, which can often cause a moist and somewhat uncomfortable environment. In such, we have begun installing these dehumidifiers as a temporary preventative measure to combat the humidity in the area. This will allow you some peace of mind of having a dehumidifier that will assist in removing moisture in your apartment. The drain lines are hooked up so that you do not need to worry about emptying dehumidifiers catch basin as it fills.

If you have moved in and do not have a dehumidifier in your unit but feel there may be humidity concerns which include a moist feeling in the apartment or water condensation on your blinds, please contact our office. We would be happy to look at your apartment, check the humidity and install a dehumidifier in your unit. In addition, if you notice that your dehumidifier isn't working properly then please also notify us immediately.

Thank you for choosing The Continuum as your home and we look forward to getting to know you!

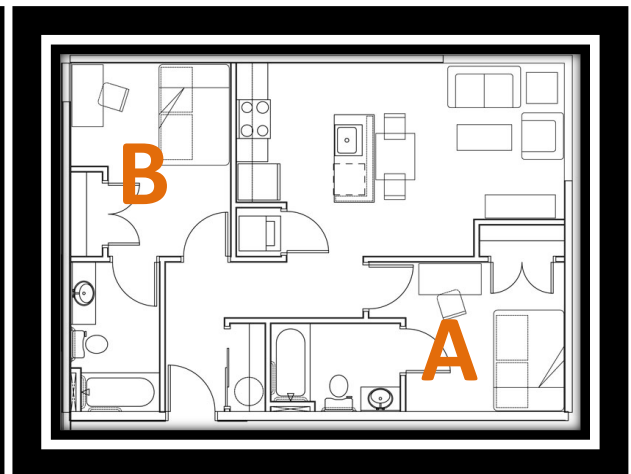
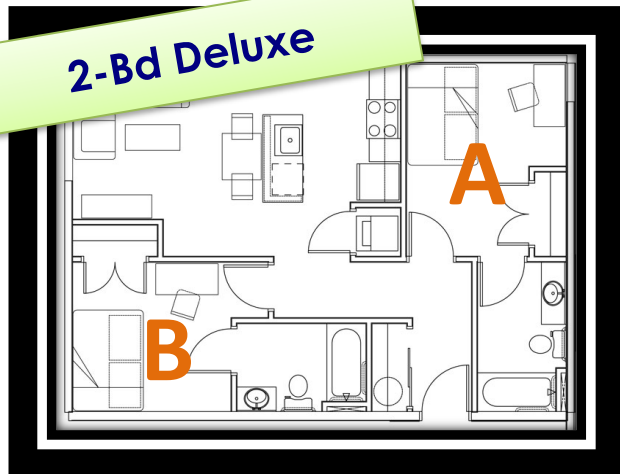
Elle Collins
Community Manager
The Continuum

Bedroom Letter Assignments

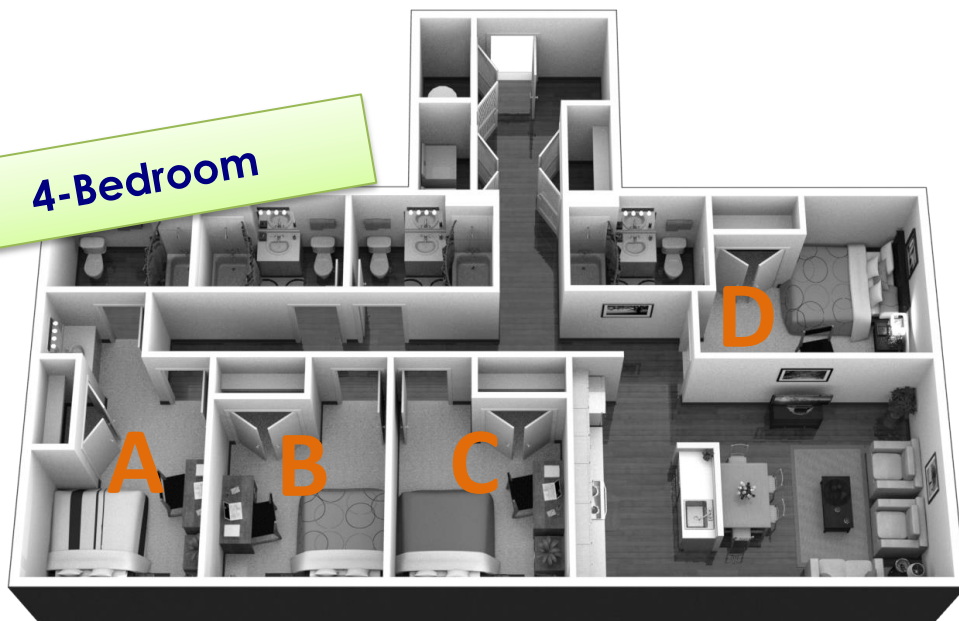


2-Bd Standard

2-Bd Deluxe



4-Bedroom



Local Businesses

Drug Stores

Wise's Pharmacy
708 SW 4th Ave
Gainesville, FL 32601
(352) 376-8286

Walgreens
1615 NW 13th St
Gainesville, FL 32609
(352) 380-9039

CVS Pharmacy
1521 NW 13th St
Gainesville, FL 32601
(352) 378-6460

Grocery Stores

Winn-Dixie
300 SW 16th Ave
Gainesville, FL 32601
(352) 336-9700

Citizens Co-op
435 S Main St
Gainesville, FL 32601
(352) 505-6575

Earth Origins Market
521 NW 13th St
Gainesville, FL 32601
(352) 378-5244

Publix
1302 N Main St
Gainesville, FL 32601
(352) 375-2919

Corner Store
425 SW 2nd Ave
Gainesville, FL 32601
Retail at The Continuum

Walmart Supercenter
1800 NE 12th Ave
Gainesville, FL 32641
(352) 372-3191

Gas Stations

BP
931 W University Ave
Gainesville, FL 32601
(352) 375-5482

Kangaroo Express
926 W University Ave
Gainesville, FL 32601
(352) 377-9556

Chevron Gainesville
1024 W University Ave
Gainesville, FL 32601
(352) 372-3907

Parks

Tumblin' Creek Park
600 SW Depot Rd.
Gainesville, FL 32601

Roper Park
400 Block of NE 2nd St.
Gainesville, FL 32653

Depot Park
200 SE Depot Ave.
Gainesville, FL 32601

Zoned Schools

Finley Elementary School, Kanapaha Middle School, Gainesville High School
Alachua County Public Schools: <http://www.sbac.edu/pages/ACPS> or 352-955-7300

Post Office

The nearest post office is at 1401 North Main St; their phone number is (352) 271-6392.

Restaurants

There are many restaurants within walking distance in Downtown Gainesville (east) as well as in Midtown (west). You can find chains like Domino's and Mochi and locally owned establishments such as Relish, Harvest Thyme, and The Jones B-Side.

SINGLE DIGITS

Questions regarding your television services? Need help with setting up your services? Please feel free to give us a call at the number below!

1-833-208-7120

2.1	SINGLE DIGITS CHANNEL GUIDE	42.1	MTV 2
3.1	ABC HD-WCJB	43.1	CMT HD
4.1	NBC HD-WNBW	44.1	GAC
5.1	FOX HD-WOGX	45.1	BET HD
6.1	PBS HD-WUFT	46.1	E! ENTERTAINMENT HD
7.1	CBS HD-WGFL	47.1	BRAVO HD
8.1	CW-WCJB	48.1	GSN HD
9.1	MNT-WMYG	49.1	DISCOVERY HD
10.1	TRINITY BROADCAST NETWORK	50.1	HISTORY HD
11.1	DAYSTAR	51.1	AMERICAN HEROES
12.1	FREE SPEECH TV	52.1	ANIMAL PLANET HD
13.1	QVC	53.1	SCIENCE HD
14	STARZ	54.1	WEATHER HD
15	STARZ ENCORE	55.1	TLC HD
16	STARZ ENCORE BLACK	56.1	LINK TV
17	STARZ COMEDY	57.1	FREEFORM HD
18	EPIX	58.1	NICKELODEON/NICK-AT-NITE HD
19	EPIX2	59.1	NICK TOONS
20	EPIX HITS	60.1	CARTOON NETWORK HD
21	EPIX DRIVE IN	61.1	SYFY HD
22.1	CNN HD	62.1	HGTV HD
23.1	HLN HD	63.1	A&E HD
24.1	FOX NEWS HD	64.1	LIFETIME HD
25.1	MSNBC HD	65.1	WE HD
26.1	CNBC HD	66.1	OWN HD
27.1	BLOOMBERG HD	67.1	OXYGEN
28.1	C-SPAN	68.1	FX HD
29.1	C-SPAN 2	69.1	TNT HD
30.1	ESPN HD	70.1	TBS HD
31.1	ESPN2 HD	71.1	USA NETWORK HD
32.1	ESPNEWS HD	72.1	PARAMOUNT NETWORK HD
33.1	ESPNU HD	73.1	TRUTV HD
34.1	SEC NETWORK HD	74.1	BBC AMERICA HD
35.1	NFL NETWORK HD	75.1	TCM HD
36.1	CBS SPORTS NETWORK	76.1	AMC HD
37.1	FOX SPORTS FLORIDA HD	77.1	IFC HD
38.1	NASA	78.1	FOOD NETWORK HD
39.1	VH1 HD	79.1	TRAVEL HD
40.1	MTV CLASSIC	80.1	COMEDY CENTRAL HD
41.1	MTV HD	81.1	TV LAND

Digital and HD programming requires compatible television equipment. New users may need to complete an AutoScan on their television equipment to receive all channels shown above. This lineup reflects programming in effect at the time of publication, and is subject to change.

W. UNIVERSITY AVE.

