


# RESIDENT HANDBOOK

A photograph of three diverse young adults, two men and one woman, sitting at a wooden table in a library or study area. They are all smiling and looking towards the camera. A silver laptop is open on the table in front of them. The background features bookshelves filled with books and some potted plants. The overall atmosphere is bright and positive.

PARKSIDE





# Learn More About Our Community

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**Amenities**

Gym: open 24 Hours, Study Rooms: open 24 hours

**Internet Information**

Wi-Fi name: ParksideUnit# with corresponding passwords. Contact CBX support team for tech support.

**Trash Information**

Trash chute (each floor). Trash room (1st floor).

**Parking + Towing Information**

Prince George's Towing – 11504 E. Maple Ave, Beltsville, MD, 20715. Parking is \$125 per month with no specified parking spots. Designated bike stations. Non-designated scooter parking.

**Maintenance Emergencies**

Call the leasing office after-hours, and residents will be redirected to an answering system that allows them to contact the emergency maintenance team or lock-out team. The following qualify as an emergency: Big leakage; AC system stops working on a hot day; floods; lock-outs due to key/lock/door malfunction; etc.

**Package information :**

**All packages must be delivered to the package room.**

For proper delivery of packages, include full addresses:

(NAME) 8125 48th Avenue

(UNIT NUMBER)

College Park, MD, 20740

**Lockout information**

Call the leasing office after-hours, and they will be redirected to answering system that allows them to contact emergency maintenance team or lock out team. Lock out fee: \$50.

**Conservice information**

Each unit will be metered and billed for two months retroactive. Residents will be billed in the middle of the month, and the bills can be paid in the following billing cycle. Each resident will be charged for electricity and \$4.00 per month for the convenience fee.

**Valet Trash Information**

No valet trash service. Recycling and large boxes will be placed in a corner in the trash room on each floor where there is a recycling section or taken directly to the trash room on the 1st floor.

**Emergency Services**

University of Maryland PD: [301-405-3555](tel:301-405-3555) or 311 for non emergency issues.

**Mental Health Resources**

UMD Counseling Center, [USF Student Health Services – 813-974-2331](tel:813-974-2331), [301-314-7651](tel:301-314-7651), Crisis Line: [301-314-7651](tel:301-314-7651)





# Guest Policy

Residents may host guests for no longer than two (2) consecutive nights. Residents are responsible and liable for the conduct of guests, including family, invitees, and licensees in the apartments and/or common areas. Residents are required to provide the identity of any guest who damages our property.

Overcrowding is not permitted, and prohibited by Municipal Fire Code Regulations, which may result in fines. Sound systems and televisions are to be kept at reasonable levels so other residents are not disturbed. Consumption of alcoholic beverages and smoking is not permitted in the halls, lobbies, stairwells, community room, gym room, study rooms, computer rooms, laundry rooms, elevators, and/or other common areas. Any violation of the Lease Agreement may result in fees or termination of the agreement.

The management team cannot provide apartment access to guests. Guests should also not have keys without a resident present. Guests who repeatedly violate this policy will be asked to leave.





# Energy Saving Guide

Our community is committed to sustainability, providing energy-efficient features like LED lighting, smart thermostats, and low-flow fixtures. Here are some practical tips to help you save energy and reduce your carbon footprint, contributing to a more sustainable future. For more information or any questions, please call your community management office. Together, we can pave the way for a greener tomorrow!

## **Sustainability Features within Your Community**

- EnergyStar Appliances
- EnergyStar Light Fixtures
- Energy Efficient Windows
- Native Plant Landscaping
- LED Lighting
- Smart Thermostats
- Electric Vehicle Chargers
- Recycling



### **Laundry Like a Pro**

- Wash full loads with cold water to save energy. Use the spin and drain settings to cut down drying time.
- Consider using a drying rack to air dry clothes when possible for an even greener approach. This not only saves energy but also extends the life of your clothes. And remember to clean the lint trap regularly for optimal dryer performance.

### **Dishwashing Done Right**

- Wait until the dishwasher is full to run a load, and air-dry dishes to save energy.
- If you are handwashing dishes, be sure to turn the water in between dishes.

### **Bright Ideas for Lighting**

- Our community already has LED lightbulbs, which use up to 75% less energy and last much longer than incandescent bulbs.
- Make the most of natural light during the day by unplugging devices and turning off lights when not in use to reduce phantom energy usage.

### **Temperature Tricks for Savings**

- Set your thermostat a few degrees higher in summer and lower in winter. Use programmable settings to optimize heating and cooling when you're home and away.
- Use ceiling fans to circulate air. In summer, set them to run counterclockwise for a cool breeze, and in winter, clockwise to distribute warm air.

### **Water Wisdom**

- Take shorter showers to save both water and the energy used to heat it. Aim for 5-minute showers and consider using a water-saving showerhead.
- Turn off the tap while brushing your teeth or shaving, and only run full loads in the dishwasher and washing machine.
- Collect cold water while waiting to warm up and use it to water plants.



**PARKSIDE**





# Live Like a Classic.

## PARKSIDE

### **Contact us**

[go@liveparksideapartments.com](mailto:go@liveparksideapartments.com)

301-663-1367

8125 48th Ave College Park MD, 20740

### **Hours of Operation**

Monday-Friday 10AM – 7PM, Sat 10AM–4PM, Sun Closed