

OAK GROVE FAMILY CABIN- Rental Agreement

3320 Oak Grove Ave, Julian, CA 92036

(310) 569-3345 info@oakgrovefamilycabin.com

For your upcoming stay at our cabin make sure you read this document and bring the following:

1. Directions which can be found through our website on <http://www.oakgrovefamilycabin.com/map.html>
2. Checkout Procedures can be found at bottom of this document.
3. Check our blog for upcoming events during your stay http://melsanchez.typepad.com/oak_grove/
4. WI-FI: Our network is **Melisa**. The code for the network is **CABIN3320**
5. WE DO NOT PROVIDE FIREWOOD—see FIREPLACE BELOW. We recommend getting Duraflame or some other self-starting logs.
6. Toiletries and other personal items (other than basic linens and the first few rolls of toilet paper and paper towels provided by cabin). Napkins are not provided nor are paper plates and we encourage you to use our plates so as to create less waste. Dishwasher and dishwasher soap are provided. Bring a dish sponge if needed.
7. Food items--There are spices and condiments in kitchen but nothing is guaranteed. Guests may leave unused and unopened food in fridge. Please take partially used food with you except things like soy sauce, ketchup, syrup, mustard.
8. Water--Our water is filtered well-water and there is a Britta filtering system but you need to bring cartridges. You may want to bring bottled water. Yes it is normal for our water to be yellow/orange---we are on a well system.
9. Bring doggie bed if traveling with dogs. Bring your own comforter or a large dog blanket if dog is to sleep on bed. There is a dry cleaning charge for cleaning dog hair off of comforters.
10. Bring birdseed as we have a myriad of birds that feed from the balcony plank.
11. In summer bring bug repellent as gnats and such may be out at night. Remember no candle burning or outside flames, so much for those great citronella candles.
12. Note the **Cabin Manual** on the desk in the living room upstairs. Use as a guide for using the fireplace---or it will smell like a campfire---and other fun things when staying in the mountains. Most of the information can be found in this document you are reading now.
13. Get keyless entry code from owner and write down here

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BASIC CABIN INFO:

14. While you are downstairs walk to the fireplace. The downstairs flue should remain CLOSED or it will smell like a campfire downstairs while you are burning the upstairs fireplace. The reverse is also true. If burning both fireplaces there will not be the campfire smell. The Flue is CLOSED when the handle is AWAY from you and is OPEN when the handle is pulled TOWARDS you. Depending on the wind, you may still get a back-draft and get smoke into the downstairs room. In that case light another fire downstairs and this will eliminate the back-draft effect.
15. **LIGHTING A FIRE: We recommend getting the self-light logs unless you are an Eagle Scout.** Place some newspaper at bottom, a piece of fire-starter brick, and 3 pieces of wood on top. Light paper and the fire-starter should do the rest. After a few fires you will need to scoop ashes out and place in ash bucket. Please dump in ash trashcan in garage- the silver one. The light-switches to the right of the fireplaces turn on a heating system that blows the heat (not the smoke) into the room.
16. **TV/CABLE:** We have CableUSA. There is no cable box---you watch the cable through the actual TV channels. Downstairs---there is no TV remote, you need to turn TV on manually and change channels manually until we purchase another TV. Upstairs TV—turn on using TV remote and change channels using remote.
17. **Open garage door** by pressing button on the stairwell at the landing (my dad put the button extra high). Place trash here and ashes in silver trash.
18. Go upstairs. In the hallway is the thermostat for the forced heating and air. Set to your liking. Our fireplaces are equipped with a Heatilator that blows the heated air into the room while the fireplace is burning. The switch for each Heatilator is the light switch to the RIGHT of the fireplaces. IN WINTER KEEP HEAT NO LOWER THAN 50 as the water pipes can burst from the cold.
19. **SHOWERS & WATER PRESSURE:** Pine Hills has virtually no water pressure. You will notice this when you flush the toilet and the first ten times it's normal and then it's slow. The showers are similar. You cannot run both at the same time. FOR UPSTAIRS SHOWER---if you get no hot water---turn the nozzle the OTHER WAY! We have an on-demand hot-water heater so unless the unit has exploded, there is no way there is "no hot water." If the unit has exploded, you will know because the house will be on fire.
20. To open the **Sliding Glass Door**- wiggle the door while pulling the child safety lock at the top.

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21. **TV IN KID ROOM:** TV does not receive channels and is only a monitor for internal VCR.
22. **DOG CLOSET:** is part of the sliding pantry in the kitchen and is behind the front door when you walk in. You will find towels to wipe off mud and rain from your dog, baggies in case your children are playing where “Fluffy” has done his business, and even carpet cleaner in case your dog has an accident inside the house.
23. **EMERGENCY EQUIPMENT:**
A **First Aid Kit** can be found above the washer/dryer. This is for basic first aid care. The nearest hospital is Palomar Hospital.
Fire Extinguishers can be found- above the washer/dryer area and downstairs in the work room.
24. Keep owner’s numbers for questions (310) 569-3345 cell but **THE FIRST TECH SUPPORT CALL IS FREE. ADDITIONAL CALLS WILL BE CHARGED AT \$10 A CALL AS ALL THE INFO YOU NEED CAN BE FOUND IN THIS DOCUMENT AND THE CABIN MANUAL.** Land-line phone at the cabin is 760-765-4665 for local calls.

Enjoy and let us know how your stay was!

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CHECK OUT PROCEDURES

1. REMOVE all used sheets and towels and place in front of washer in kitchen. DO NOT REMOVE COMFORTERS & QUILTS. Dry Cleaning charge will apply to soiled comforter.
2. *Set heat to 50 degrees in Winter or air conditioning OFF before leaving or there will be a CHARGE \$25/day for each day AC or Heat is left on after checkout and until housekeeping arrives.*
3. Place all trash in a white trash bag located above dryer. Place as many white trash bags into a giant Hefty bag and leave in garage
4. Take all opened food items with you or toss in the trash sack unless they are OAK GROVE condiments and such; syrup, mustard, ketchup, etc are fine to leave.
5. Clean up toys, dishes, etc and place back in their place
6. Lock doors. Double check to make sure they are locked. There have been break-ins. You lock the door by hitting the “paddle lock” icon on the keypad downstairs.
7. If using craft room, please place magazines and die cuts back where you found them. Missing die cuts and tools will be charged to your card and tax added.
8. Close main entry gate

We hope to see you again!