

Bryant Pond Instructions

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Check in time 4 PM

Check out 11 AM

Note: Different arrival or departure times can be arranged with owner provided another rental is not immediately following. Additional charges may apply.

Groups exceeding 20 guests are subject to incremental additional rental charge.

WIFI password is on the kitchen fridge and under the Router in the second living room. Password is fancyiris651.

The BBQ grills use charcoal which is not supplied.

We have a Keurig and a conventional coffee maker.

Summer firewood:

An allotment of outdoor firewood is supplied for each rental except during the winter when the fire pit is closed. If you would like additional firewood please call John White at 207-418-1975 to arrange for a delivery. You pay him directly. It is best to call to arrange for the delivery a week before you arrive.

No bonfires allowed.

There is a garden hose to the right of the main door.

We keep a wooden fire poker in the shrub near the firepit. Please make sure everyone is aware of it and not to burn it. Please return it to the shrub each time you are finished with the fire.

The firepit is unavailable during the Winter.

IMPORTANT:

Renters are responsible to bring their own towels of any kind as well as paper products (TP, paper towels, napkins etc.)

When you arrive, there should be some paper products there and we ask you to leave some upon departure.

Septic system:

We are on a septic system so it is very important that only toilet paper gets flushed down the toilet.

NO BABY WIPES WHATSOEVER EVEN IF IT SAYS "FLUSHABLE "

BABY WIPES.

Trash: there is a small closet in the kitchen for the wastebasket which uses 30 gallon trash bags.

Near the wood stove is a gray receptacle which is for any returnable items (IE 5 cent deposit) such as beer and soda cans, wine bottles etc.
This container uses 39-gallon bags.

When temperatures are hot and in particular are humid, the dehumidifier in the basement MUST be turned on. If it bothers anyone sleeping down there, it can be shut off or unplugged at night.

Please access the deck through the screened porch only.

***Outdoor quiet time starts at 10.

Absolutely no fireworks after 10 PM. Outside fires must be in the designated firepit.

Please respect the neighborhood.

Hanging around the firepit will not bother anyone.

Playing music on the deck late at night will act like speakers blaring music across the lake. And if you don't get a call from us about it you will likely get a personal visit from the Police.

Hot Tub:

Upon your arrival the hot tub is ready for use. A daily chemical balance check is required so if someone in your group has a hot tub or pool, put them in charge of the daily testing.

Chemicals and test strip bottle is located on the shelves in the vestibule leading out to the hot tub.

Note:

To the right of the vertical shelf board on the vestibule wall is the light switch that controls the outside light. It also has a very small dimmer lever on the right of it.

Take a test strip out and dip in the water for 10 seconds. Then hold it up to the corresponding chemical color chart on the bottle to see how close to the same color the test strip is. If it is a lighter color then add a little of the corresponding chemical and turn the jets on for a few minutes to mix the chemicals into the water.

It is generally only the chlorine that needs to be added on a daily basis.

Tub must be closed at all times when not in use.

Do not enter tub with any loose jewelry or any items in pockets.

Please do not exit hot tub and then go into the house soaking wet. Same applies from the lake. Please towel dry outside or in the bathtub in the adjacent bathroom. Please instruct children of this.

Wood stove use:

We encourage use of the woodstove in the kitchen/dining room. It will supplement the heating system very nicely. Wood is supplied.

Note: Woodstove wood is not to be used for any outside fires.

The woodstove is easy to use. You can bring fire starter logs if you like.

When starting the fire turn the valve on the stove pipe vertical which allows full air flow.

As the fire gets going good cut the valve back more towards horizontal.

Gloves should be worn when doing this.

When it's time to add more wood turn the valve vertical before opening the door. This will prevent smoke from coming out the door. Then add the wood, close the door and cut back the valve.

Never leave the door open and do not remove the ashes inside the woodstove.

Be very careful not to let children near the woodstove.

To the left of the woodstove on the wall is a switch that turns on the small fan mounted near the chimney pipe. There is usually another fan hooked up which can also be turned on and these helps distribute the heat throughout the kitchen and up into the main living room. Please be sure to turn them off upon departure.

DEPARTURE INSTRUCTIONS:

Turn all 4 thermostats down to 50. There is one in the big living room, kitchen, basement, and smaller living room to the right of the right-hand bedroom door.

Note: this thermostat controls all of the main floor bedrooms so if anyone complains of too much heat, turn this one down.

The house is expected to be left reasonably clean. Dishes must be done or at least cleaning in the dishwasher. Dishes not done will incur a minimum charge of 40 dollars.

Trash must be bagged and removed to left hand wooden bin in fenced area. The same goes for bags of returnable except they go in the right-hand bin.

Any furniture moved must be returned to its former location.

Charges will apply if moved furniture is not returned to its original location.

Any used beds are to be left unmade. Please take off the sheets and pillow cases ONLY and put in a pile in the laundry room bathroom.

Any broken, damaged or malfunctioning items must be reported promptly.

Upon departure TV remotes MUST be left on top or in front of their respective TV.

Any canoes, kayaks used must be brought up on shore and tipped upside down near the tree by the dock.

Unfortunately, due to a few very disrespectful groups, here are some violation costs for not respecting the rules:

Failing to follow Departure instructions \$200-\$500.

Smoking in the house \$250.

Having more people than agreed to can cause immediate eviction. If more people want to come just let us know and we can adjust the price.

Late night noise causing complaints can cause eviction and/or \$500 penalty.

Moving furniture and not restoring it to where it was upon arrival \$\$100-\$300.

Absolutely no parking next door at the condos! If you need additional parking please contact owner, there are supplemental parking areas.

Don't forget to leave a tip for our hardworking cleaning crew.

Have a safe trip home!