



OVERVIEW:

This guide contains everything you'll need to access & care for the cottage.

Hickory Waterfront Cottage is a great family friend resort with 6 cottages in the property. Each cottage 3-4 bedrooms, private washrooms with showers and full ensuite kitchens and dining/family room. All also have their own private patio with an array of outdoor furniture. Access to our 3 private docks and a boat ramp right on the property. Each cottage is also fitted with their own individual fire places as well as a communal fire pit at the center. All 6 cottages are pet friendly. AC is also rentable if needed but all cottages contain a large ceiling fan that keep the cottages nice and cool throughout. We appreciate you taking care of it as if it was your own!

Need to speak to someone?

If you have any questions while you're at the cottage, feel free to email us at hickorywaterfrontcottages@gmail.com or call/text Jag at 647-767-3921.

In an emergency, dial 911 from your cell phone.

Cottage address is: 32 B Jakes Rd Campbellford ON

Check in : 2:00 PM

Check Out: 10 AM

****any changes are subject to approval *****

WHEN YOU ARRIVE:

Please don't arrive early.

Unless otherwise arranged, check in is at 3 pm and the cleaner needs time to make sure everything is ready for you so please don't arrive before that time - it's super appreciated!

All cottages are cleaned by our staff and left unlocked, when you enter the cottage keys for the respective cottage will be placed on the table. Some instances a member of staff will be there to unlock the doors for you.

PARKING:

There are plenty of parking spots when you come up the driveway. Please only park only **ONE** vehicle next to your respective cottage on the grass area. Please try to unload vehicles away from the grass areas of the cottages and park in our designated parking spots right when you enter the property on either the left or right side. **Cottage 5** and **6** have designated parking spot for 1 vehicle on the special driveway.

WIFI:

Enjoy the free wireless internet (wifi): **BELL 109**

The password is “**C4C5C56C**”. If you have any dilemmas with it please contact either cleaning staff or let property manager know, simply unplug the router, wait 30 seconds & plug it back in – that usually resets it. The internet is typically fast enough for email, browsing & social media so feel free to upload those awesome cottage photos and tag us on Instagram if you want! @Hickorywaterfrontcottages #HWFcottages or our facebook. The internet isn't the best for streaming or watching Netflix. It is cottage country after all and we don't have access to the same super fast unlimited internet you can easily find in the city!!

NOISE & NEIGHBOURS:

Be kind to the neighbors. They're lovely folks and, like everyone, just want to come up and enjoy their time at the cottage too. Please be respectful of the immediate vicinity of all other guests and obtain from any loud and excessive noise when possible.

Keep the noise down (especially after 10:30pm on weekdays and 11:30 on weekends) this will be strictly enforced by municipal officials.

Please enjoy yourselves & your getaway to the cottage! Please also respect that everyone else around you comes to relax at their cottage too. Remember noise travels easily across a lake, so limit outdoor music devices (speakers, stereos, boom boxes, etc) and please keep the noise down outside, especially after 10:30pm (which is a local bylaw AND the quickest way to put a real damper on your getaway is a visit & fine from the OPP!)

SMOKING:

No smoking / vaping at all inside any of the cottages. Any Smoking will result in a \$500 fine instantly.

Of course not in the cottage, but also not immediate vicinity that allows smoke to travel inside. If you are a smoker (cigarettes or otherwise) please keep it outside! Do not leave cigarette butts on the property. Cigarette butts must be properly disposed of and can be thrown into the individual fire pits.

NO GLASS OUTSIDE:

Because accidents can happen we have a “No Glass Outside OR on the Beach” policy.

Please enjoy the outside areas and beach but try not to bring Glassware including Beer Bottles outside or down on the beach, etc. If these get broken, it is almost impossible to pick up efficiently and so we ask that you please use plastic/paper cups or cans for all outdoor drinking for the safety of all guests. **Also, don't throw your bottle caps on the lawn.**

SEPTIC SYSTEM:

Please remember that we are on a septic system at the cottage. It will become blocked if the system is abused. If this happens waste can back up into the cottage sinks & toilets. To avoid this happening make absolutely sure that NO tampons, applicators, other sanitary products, diapers, hair, facial tissues, paper towels, baby wipes, Q-tips, condoms etc. are put into the toilet. Also make sure that no grease or other food waste is put down the kitchen sink drains. If a blockage occurs and a plumber is called to rectify the situation because these guidelines were not followed, you will be charged for the callout. Under normal operations, it is not a problem. **Don't forget to bring single ply or septic friendly toilet paper!! Only one roll of toilet paper is provided.**

OUTSIDE FURNITURE:

Please do not leave the umbrellas open when unattended as the wind will catch them and damage them and the tables. Feel free to move the chairs around (bring them to the beach, firepit, etc) but before you leave, **please return all furniture, chairs, etc to the location they were when you arrived and make sure the umbrellas are closed.**

LIVING ROOM: TV

This room also has a flat screen TV with satellite cable* We have numerous channels to choose from. When operating TV generally two remotes as one controls the TV and one controls our BELL box. Please click "Sat" or "Satellite" when changing channels and to Power ON/Off our bell box, and use TV to power TV ON and OFF. Any issues please let us know as sometimes satellites TV need to be reset by simply unplugging and re Plugging.

BEDROOMS:

***Please note no linens, pillows, blankets/throws and launderable items are provided. ***

Cottage 1: 4 Bedrooms (2 Queens, 2 Doubles and 1 Single)

Cottage 2: 3 Bedrooms (3 Doubles)

Cottage 3: 3 Bedrooms (3 Doubles)

Cottage 4: 3 Bedrooms (3 Doubles)

Cottage 5: 3 Bedrooms (3 Doubles)

Cottage 6: 3 Bedrooms (2 Doubles , 2 Single)

KITCHEN:

The kitchen is fully equipped with everything you will need to make great family feasts. Fridge, Stove, Oven, Kettle, Toaster, Microwave are included as well as a drip coffee machine. *****NOTE***** (Please bring coffee filters). All Utensils, Cutlery, pans & pots, knives, glass ware are included.

***** Cottage 1 & 2 Have a Keurig Machine, no Keurig pods are provided*****

NOTE: The water from the taps comes from a drilled well (not from the lake). It is both filtered and UV treated so it is 100% safe and drinkable but as a precautionary we suggest to not drink well water.

If in the event something is needed please reach out to us and we will do our best to accommodate.

There is no dishwasher in any of the cottages however dish soap and sponges are provided. In the event more cleaning supplies are needed please contact us.

BATHROOMS:

The cottage has a full bathroom on the main floor with a shower, toilet and sink. Feel free to use the drawers in the bathroom. The cottage is on a septic system so please only flush septic friendly toilet paper. Under no Circumstance can you Flush: pads, tampons, tampon applicators, wet wipes, paper towels, Kleenex, condoms, food waste, etc. As they will clog the septic system. (For this same reason, do not pour grease, etc. down the kitchen sinks either. **Bring your own “septic friendly” toilet paper. Hand Soap is provided. You will need to supply your own towels as well. No towels are provided.**

In the case of a power outage, the toilets can be flushed by taking a bucket of lake water (be careful not to get any sand in the bucket) and putting it into the toilet tank (not the toilet bowl).

OUTSIDE:

All cottages have some form of outdoor furniture. Each cottage has their own picnic bench, 1-2 Muskoka chairs. Cottage 1 and 2 have outdoor sofas as well as Patio Umbrellas.

All cottages have individual fire pits that are placed at the exact location deemed safe for use and are **NOT** permitted to be relocated at any time. Please be safe with all fire activities. Fire wood is not provided for either individual fire pits and communal fire pit but usually communal fire pit has wood present.

LAKE / WATERCRAFTS:

The cottages are set back a little bit from the lake but the lot is relatively flat from the cottage to the waterfront, so you'll have a very short walk across the lawn to the beach & dock to enjoy the lake. The entrance is shallow and sandy so it's great for seniors, kids and pets. We have a dock (bring your own boat but dock space must be rented out beforehand! – free boat launch close by). **Boat dock space is required to ensure you are reserved a space on our dock. If renting a boat, dock space is included.**

The dock faces EAST for lots of sun... Feel free to bring additional chairs down from the dining areas or firepit area to get a nice view of the sun rise and sun sets.

We also have a number of watercrafts available for you to use including our canoe, 2 kayaks, 2 paddle boats. Please return these boats, etc to their proper storage locations. Lifejackets are also required by law and not provided so please bring your own or ask boat rental person for life jackets.

Please bring children's sizes with you to ensure a proper fit. We have none on site but it is your responsibility to ensure that your children are wearing properly fitted life jackets.

BBQ: If rented. Bringing your own is allowed.

If rented (on a first come first serve basis) we provide (1) propane tank as well.

To operate: Remove the cover. Open the Lid and then turn on the propane at the tank. Next turn one of the knobs to the power setting and press the ignition button. Repeat for the other burners. If it doesn't start within a couple seconds, turn off the gas and try again in a few minutes. If the ignition switch isn't working, you can also use a bbq lighter by lighting the lighter and then turning on the gas knob to start the flow of gas.

Once the BBQ is lit, you can adjust the knob settings from high to your desired setting and close the lid so the BBQ can heat up. When you are done cooking, please use the supplied scrapers to clean the BBQ and wipe up any spills. To turn off the BBQ, leave the burners on their current settings and turn the propane tank to closed. This will clear the gas lines of propane and burn out the burners. Once they are burned out, return the knobs to the off position. Once cooled, replace the cover.

NOTE: In the highly unlikely scenario that all tanks are empty, please let us know & we will reimburse you for filling them (closest fill up point is the Canadian Tire in Campbellford).

FIREWOOD, FIREPIT, & FIREBANS:

Keep indoor & outdoor fires under control. Outdoor fires allowed in the fire ring only and individual fire pits.

Never use fuels to light the fire; especially not in the indoor fireplace. For safety, keep a bucket of water by the firepit. Only burn dead wood and a limited amount of paper, kindling.

Note: we have provided a fire extinguisher (closest cottages to the Communal fire pit).

Please let us know if this was used during your stay as we have to arrange for a replacement. Smoke detectors are located in the cottages.

Firewood:

Firewood is **not provided**. However Fire wood is sold in many areas around the cottages and gas stations near the cottages. Please pickup fire wood on the way to the cottages. In the near future we hope to supply fire wood.

NOTE: We do not supply kindling or newspapers or starters.

Outdoor Fires:

There is a firepit ring about halfway or so down to the lake for those nightly campfires so feel free to roast marshmallows and enjoy a fire under the stars.

Note: local fire by-law restrictions **do not allow** for outdoor **daytime** fires (which means no fires in the firepits between 7am and 7pm). **AKA start your fire after 7pm.**

Please **make sure the fire in the firepit is out before you go to bed** and that it is not left unattended at any time. Please watch kids & pets around the fire ring. The ring itself (and the rocks around the ring) get very hot and can burn you if you are not careful.

Firebans:

No outdoor fires are allowed during a Fireban. Visit trenthills.com for updated information/fire status. **We are in the Trent Hills Area.** We will try to let you know if there is a ban in place but it is your responsibility to know and there will be signs on the highways as you drive in if there is in addition to the alert on the website.

CLEANER:

To make the cottage enjoyable for all we have a cottage housekeeper that comes in and cleans the cottage between uses. That being said, it is your responsibility to take all garbage and recycling with you when you leave. Also, we ask that you leave the cottage relatively clean (including returning chairs, watercrafts, games, etc. to their proper locations). If the housekeeper has to spend extra time removing your garbage/recycle there will be an extra fee. **Please use the “End of Stay” Checklist.**

We also now provide mid week cleaning to help those who want to have a more relaxing vacation. You can contact our cleaner to provide a quick clean that includes mop, sweep, garbage and more during the stay at an extra cost. Does not have to be prebooked but is encouraged. Subject to cleaners schedule availability.

POWER OUTAGE:

We are in cottage country and the power can go out from time to time and often during bad storms. If a power outage happens, make sure all stovetop elements are switched off immediately and all pans are removed from the stove top to eliminate any chance of fire when power is restored.

In the case of a storm that results in a power outage, you will not be able to use the water. Please shut off anything that was using running water (shower, sink, toilet, laundry, dishwasher, etc) during the power outage as we are on a well and the pump requires power to work. Once the power comes back on, everything will start working again. Sometimes if the pump was running when the power went out or when it comes back on you may be required to reset the switch on the pump. Please call us for instructions on how to do that if you have no water after the power has come back on fully.

NOTE: If you need to flush the toilet when the power is out, you can use a bucket and lake water to fill the tank (not the toilet bowl) in order to flush. Do not get sand in the tank.

We have candles, matches, flashlights, etc available for your use.

LCBO / BEER STORES:

There are LCBO stores and Beer Stores in Campbellford just 10 minutes from the cottages. They also sell gas and propane as well as a small selection of groceries such as Canadian Tire and the full Serve Gas station.

SHOPPING / EATING OUT / THINGS TO DO:

Things to do

Our website: www.HickoryWaterfrontCottages.com has links of local attractions if you wish to explore the area but below are a few key places that are close by.

Doohers Bakery: Voted number one Canadas Bakery for numerous Years. They sell out quick! Note closed on Mondays.

Located in the heart of Campbellford be sure to checkout this gem. Do keep in mind the bakery tends to sell out of variety during the end of the day so take advantage of our close location and go early in the day!

Mcdonalds: Open 24 Hours

Located 7 minutes drive towards Campbellford from the cottages on Grand River Rd. It is 24 hours and located within a Shell Gas Station.

Suspension bridge

DEPARTURE: End of Stay Check List

Please be sure to **leave by your check-out time (10 a.m. unless otherwise stated)** as there's a surprising quantity of things to do to prepare the cottage for the next guests' getaway and the cleaner will be arriving at that time to start all the laundry, etc.

Leave it as you found it.

Even though we have a cleaner who comes in, it's still your responsibility to ensure your family & friends clean up after yourselves (including garbage, recycling, pet waste, bottle caps & cigarette butts). Please leave the cottage relatively clean (including cleaning & returning all dishes to their proper location). Please return all furniture (indoor & out) to their original locations. Please leave/return all watercrafts (including life jackets, paddles & swim shoes) where you found them. Follow the "End of Stay" checklist.

Lights, windows, heat, fan, door

Please turn off all lights (including the plug in screen room lights) & any fans and lock the doors before you leave. Please close and lock any windows. If you turned on any of the baseboard heaters, please turn them back off.

GARBAGE DISPOSAL:

Please remember we are in cottage country and this means wildlife - garbage must not be left outside but in the lime green "E360 Bin" which the keys to unlock are provided within the cottage keys set. Please ensure to lock the bin after using as it will attract animals if left unlocked. Garbage left anywhere else outside (or not properly secured) will cause the local animal and bird population to make a huge mess which you will be responsible for cleaning.

When your vacation is over, don't leave any garbage in the temporary garbage bins. **We do not have garbage pickup and you will be charged a fee if you leave garbage behind.**

NOTE: Please bring sufficient Bags for garbage disposal as well as bags for the inside trash bins. As cleaners only place one bag for the main trash and one bin for composite. You are responsible for emptying all garbage from Cottages before leaving your stay. Any issues regarding. Garbage disposal is subject to a \$110 cleaning charge.

REFUNDS:

ALL COTTAGES BOOKED ARE FINAL AND SUBJECT TO OUR GUIDELINES. Any changes done must be done prior to 30 days before arrival. In the event that it is less than 30 days of arrival the deposit will remain unchanged. We are very accommodating and will do our best to preserve your deposit for a later stay sometime depending on available dates. All payments processed by stripe are agreed upon when you fill out your deposit application via our booking services. We will do our best to accommodate but please note that these are housekeeping cottages and we are simply renting out our space and being in rural Canada it is sometimes hard to get immediate help in plumbing, service and other issues so bear with us. Please refer to your email quotes for information regarding payments and more.

PHONE NUMBERS:

Emergency: 911

Owner – Jag: 647-767-3921

Campbellford

Hospital: [\(705\) 6531140](tel:7056531140)

OPP: 1-888-310-1122

Property Manager and Cleaner numbers are usually texted to you prior to your stay.

Please search up any other essential areas before arriving, we are more than happy to send you information prior to your stay please simply reach out to us and we will do our best to make sure all is good.