

Oak Ridge Guest House
493 Oak Ridge Rd
Ellenville, NY
Host: Jamie and Marcus Guiliano
Email: jamieguiliano@icloud.com
Cell: Marcus 845-800-0449
Jamie 914-419-0715



WELCOME!

We are so happy you have chosen The Oak Ridge Guest House as your home away from home. We have put a lot of time, effort, and creativity into creating a beautiful retreat for our guests. We are confident you will find many comforts throughout your stay enjoying the breathtaking views of the Catskill Mountains and everything our property has to offer. The following are a few points that you will find helpful and make your stay more enjoyable. We are highlighting everything we think you may need during your stay. Please don't hesitate to reach out if you have any questions.

Check-In Time: 4 pm
Check Out time: 11 am

SAFETY

Inside the main building, you will find two fire extinguishers. One at the top of the stairs, right outside of the kitchen, the other located at the bottom of the stairs in the game room. Please familiarize yourself with their locations.

EXTRA FEES

Late checkout 3 pm, **\$150** ~ 8 pm, **\$500** Based on availability
Early check-in 1 pm, **\$150**
Per person overage per your reserved amount of people, **\$85** per night.
All extra fees are due on check-in in cash.

PET/ANIMAL POLICY

The Oak Ridge Guest House is a pet-free property. If by chance a guest brings a pet on premises, that was not previously discussed, there will be a **\$200** charge for special cleaning and sanitation. Payable upon check-in in cash.

SHOELESS HOME

Please remove your outdoor shoes and leave them by the door when you enter the house. You'll be more comfortable and the house will stay cleaner.

Key Pad

You will receive the code to the keypad on the day of check-in.

Wi-Fi - Internet

The house has high-speed wireless Internet access.

Network name: 439Oakridge

Password: 439Oakridge

Kitchen Counters

Wipe with Soap and Water.

TV

For your viewing pleasure, the TV in each room has cable and also access to Netflix.

Toilets

Please do not flush anything except toilet paper down the toilet, especially baby wipes.

Locking the doors

Deadbolts on all doors. We recommend you leave and enter through the front door when leaving the property. When checking out, lock the door using the keypad and message your host.

Hot Tub

When not in use leave the cover on to keep the heat in and buckle closed. Wind will carry the lid off. Place the cover leaning against the house

*** Always use two people to remove and replace the hot tub cover please do not stand or jump on the cover.** If the cover is broken the replacement fee from the manufacturer is **\$1000**, So please be mindful and careful when removing and replacing the hot tub cover. Many thanks! If the hot tub is in Economy Mode, hit the warm and the light button, this will cause it to go into SL. Repeat the process on more time, then it will go to ST. Enjoy!

Books and games

Feel free to browse any of the books and play the games on the shelf. Thank you for returning them when you are done. Very appreciated!

Lights and ceiling lights

Please be mindful and turn off lights when not needed

Outdoor lights

Some outdoor lights are based on sensors and others are inside. Lights hanging on the pergola can be plugged in.

AC/heat

Keep mindful to not excessively misuse air conditioning and heat.

Game room

The game room is equipped with basketball, air hockey, ping pong, cornhole, and an exercise bike.

Fire pit

There is one fire pit outback.

Firewood is located under the pergola near the hot tub. If you choose to use the fire pit, Please make sure it's put out when unattended.

Cleaning the fire pit is the guest's responsibility. Before you check out please remove the ashes and place them in the aluminum trash can next to the wood pile. If the fire pit is left uncleaned, **\$50** will be retained from the security deposit for additional cleaning costs. We have a metal bucket and shovels for you to transfer the ash. Please remove ash with caution. It's best to remove it when it's totally burnt out and cold.

Downstairs wood stove

There are starter blocks next to the wood stove. Please only use ONE to get the fire started.

If you use the fireplace, please dispose of the ashes in the black ash bucket located next to the stove. If the fireplace is not cleaned and left in good order upon checkout **\$50** will be retained from the security deposit for additional cleaning costs

Kitchen

You will find a brand new sponge, rubber gloves, and soaped brillo for you on the counter. The kitchen is equipped with dishes, pots, pans, glassware, cutlery, and utensils. The dishes and glassware are stored in the cabinets and labeled. **Please put it back in the proper places.**

Cutlery is in the drawers. The pots and pans are in the cabinets. You'll find dishwashing supplies and extra trash bags under the kitchen sink.

We kindly ask that you put things back where you found them so we can keep the kitchen cupboards and drawers organized.

Knives and wooden cutting boards please hand wash only. Thanks

***Aroma Thyme is available for catering and delivering groceries and food. Talk to Jamie and Marcus to set up.

Text Jamie 914-419-0715

Gas/propane grill

Feel free to also cook and serve your meals outside. Please be sure to open the valve on the propane tank before attempting to light the grill and then close the valve when you are done. **Please help us to keep the grill clean by burning the fat off the rack and scraping the rack with the wire brush when you are done thank you!** The wire brush is hanging on side of the grill.

Please note, if Grill has been not left clean **\$50** will be retained from the security deposit for additional cleaning costs

Trash and recycling

Please separate waste into general trash and recycling and dispose of in the garage. Trash can be placed in one gray bin and recycling can be placed in the other. We recycle glass, aluminum cans, plastic, and paper. We have bears in the area, so please always make sure the garbage is put in the garage.

Smoke-free

We ask you to please refrain from smoking on the property. If you do smoke in the house there is an additional **\$250** cleaning and disinfecting fee that will be applied to your bill.

GARBAGE

Please place all of your trash in the garage in the two gray bins available.

DURING YOUR STAY

- ~ Eating areas include the kitchen, dining room, and the outdoors. Please do not bring food and drinks other than water to the bedrooms.
- ~ The wood stove is a seasonal amenity and is available from October through the end of April for use when outside temperatures are below 60 degrees. Please make sure all flue is open prior to lighting.
- ~ The fire pit outdoors is available throughout the year.
- ~ You have specifically rented this home. All additional buildings on the property are off-limit areas. Please do not enter them.
- ~ You agree that you enter the hot tub at your own risk.
- ~ Unless you are interested in bears and other critters joining you inside and around the property in close proximity, please do not leave food or garbage unattended outside at any time and keep exterior doors closed.
- ~ Turn off all indoor and exterior lights when not in use.

Groceries

10 min drive to Ellenville, Napanoch

Aroma Thyme Direct

165 Canal Street Ellenville, NY 12428

845-647-3000 or Text Jamie 914-419-0715

Check out the full grocery list

<https://www.aromathymbistro.com/grocery-items.html>

Peters Market

7700 State Route 209 (2,528.70 mi) Napanoch, NY 12458

845-210-4661

Shoprite

1 Shoprite Blvd, Ellenville, NY 12428

845-647-1090

Walmart

7500 US-209, Napanoch, NY 12458

845-647-2671

Some of our favorite eats and drinks Places

Take-out is also available.

Aroma Thyme Bistro (menu in back)

Gaby's

Marbella's

Local attractions

Hiking

Sam's Point

Mohonk

Minnewaska

Skiing

Hunter Mountain

Belleayre Mountain

Mountain Biking

Lippman Park



Scan the QR code to get more info

Check-out time: 11 am

Thank you so much for leaving the house the way you found it

Before you leave

- 1) Collect any garbage/recycling and place it in the garage
- 2) Turn off all the lights
- 3) Close all the windows
- 4) Remove any linen from used beds and leave it on the floor in each bedroom
- 5) Return all games, toys, furniture, etc to their original home
- 6) Come back soon!

ACKNOWLEDGEMENTS

- ~ You must be able to climb stairs as bedrooms are on the upper level.
- ~ There may be dangerous wildlife on the property such as bears, coyotes, and snakes. Be aware of your surroundings while hiking or walking around.
- ~ You are entering the hot tub and patio area at your own risk and you, your heirs or assigns hold the owner of this property harmless in case of injury or death.
- ~ If anyone in your party damages the home or any specific property within and around the home you will be charged through your security deposit.
- ~ Host will meet you at or within two hours of check-in to collect any extra fees agreed upon during booking and/or any other items like extra people outside of your reservation. If you have any questions about the property after check out please message or call the hosts.
- ~ During warmer months, someone may come to do lawn/property maintenance.
- ~ During the winter months, someone will come to shovel and plow when necessary.

If you have any questions, concerns, or issues, you can call or message me and I will have someone take care of your needs!

Disclaimer:

Unfortunately, we can not claim responsibility for forces of nature. Things in nature are beyond our control like storms and power outages. You may lose electricity and we are not responsible.

Thank you again for choosing to stay at The Oak Ridge Guest House. We hope you have a wonderful visit! If you have any questions or if there's anything we can do to help please do not hesitate to text or call us.

Contacts for maintenance or questions

Marcus host 845-800-0449

Jamie Host 914-419-0715

Emergencies dial 911