

The Thyme Estate
62 Birchall Road
Greenfield Park, 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 Thyme Estate 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: 11am

SAFETY

For your safety, the outdoor premises have video surveillance.

Inside the main building and the apartment, you will find fire extinguishers. Please familiarize yourself with their locations. Inside the main building and the garage apartment, you will find fire extinguishers. Please familiarize yourself with their locations. One is located on the main floor of the main house between the living room and the kitchen on the back wall. You will find a second fire extinguisher on the second floor between the bedrooms. The third fire extinguisher is located downstairs between the theater and the mechanical room. In the apartment, you'll find a fire extinguisher on the top of the stairwell.

EXTRA FEES

Late checkout 3 pm, **\$400** 8 pm, ~ **\$800** Based on availability

Early check-in 1 pm, **\$400**

Per person overage per your reserved amount of people, **\$100** per night.

All extra fees are due on check-in in cash.

PET/ANIMAL POLICY

The Thyme Estate is a pet-free property. If by chance a guest brings a pet on premises, that was not previously discussed, there will be a **\$400** charge for special cleaning and sanitation. Payable upon check-in in cash.

SHOELESS HOME

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

Key/Keyless Entry

We have recently moved to a keyless entry. You will get your code when you arrive at the house.

If for some reason we need to move to a Key entry

Please be careful with the key. If you lose the key, the replacement cost is **\$250**.

Locking the doors

Deadbolts on all doors. We recommend you leave and enter through the front door when leaving the property. When checking out, leave the keys on the kitchen counter and message your contact.

Toilets

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

Wi-Fi - Internet

The house has high-speed wireless Internet access.

Network name: Birchall62

Password: aliveguide750

Printer Name: HP Envy 6000

The theater is equipped with a separate Wi-Fi network for better quality reception. Please log onto the Theater Wi-Fi network and use the same password, aliveguide750

Office Printer

You may print from your phone or laptop. Please log onto the Wi-Fi network and select the Envy 6000 printer.

How to use the theater

To turn on the projector. Take the Epson remote and turn on the ON Button while facing the round opening in the back wall. Once the lens opens it'll take a minute or so for the projector to warm up and start displaying your options on the wall in the front row.

You can stream from any device that can connect to the internet. Please login into the WIFI network before proceeding.

You will be using the AirPlay option from YouTube, Netflix, Hulu, your cable company, or other associated apps.

AirPlay is a feature that allows you to stream audio and video from your device to a compatible speaker, sound system, or TV, including this theater. You can easily stream music, movies, and more from your phone, tablet, or computer.

To use AirPlay from an app, follow these steps:

1. Open the app that you want to stream from. This could be a music app like Apple Music or Spotify, or a video app like Netflix or Hulu.
2. Find the content that you want to stream. This could be a song, album, movie, or TV show.
3. Look for the AirPlay icon within the app. This is typically a rectangle with an upward-facing triangle inside of it.
4. Tap the AirPlay icon. This will bring up a list of available AirPlay devices on your network.
5. Select the device that you want to stream to. This could be a speaker, sound system, or TV.
6. Once the device is selected, the content will begin streaming over AirPlay. You should see and hear the audio and video on the selected device.
7. To stop streaming, simply tap the AirPlay icon again and select "Disconnect."

Using AirPlay from an app is a convenient way to enjoy your favorite content on a larger screen or better sound system. With just a few taps, you can easily stream music, movies, and more from your phone or tablet to the theater or any of our speakers located in the house.

All of the networks will be listed when choosing AirPlay.

When you are finished in the theater please shut down the projector by pressing standby. This should close the lens of the projector and shut it down. Do not leave the projector on with an image on the screen. This may cause irreversible damage to the lens.

When not using the theater please make sure the popcorn machine is turned off and the heat is turned off.

There is a refrigerator and a popcorn machine. The popcorn can be found in the theater free of charge.

The left-hand bottom cabinet has the receiver for the projector. The projector is in the wall. The projector is connected to the internet.

PLAYROOM MUSIC

The garage playroom is equipped with a Sony Bluetooth speaker. Please look for the Bluetooth device SRS – XB 23. You may have to press “pair” on the speaker to enable a connection with your phone.

TV

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

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.

AC/heat

Keep mindful to not excessively misuse air conditioning and heat.

There are radiant heat zones on the ground & second floor

Game room

The game room has heat. Please turn it on and off when not in use. The game room is equipped with ping pong, foosball, and an elliptical.

There is a PS 4 in the living room.

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 covers on cover rest rollers

***Two people are needed 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 **\$1500**, So please be mindful and careful when removing and replacing the hot tub cover. Many thanks!

Blue and White Towel for the Hot tub are located in the closet downstairs between the bathroom and bedroom



Fire pit

There are two fire pits outback

Firewood is located in and around the barn building. If you choose to use the fire pit, **Please make sure it's off 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 outside furnace.** If the fire pit is left uncleaned, **\$50** will be charged for additional cleaning costs. Please place ashes in the aluminum ash bucket outside next to the outdoor furnace. 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.

Living Room Fireplace

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

1. Put the logs on the bottom of the fireplace. It is important that the wood is cleft and dry. The logs may be as thick as a fist or thicker.
2. Add a layer of small logs of about 4 cm, and then one or two layers of kindling. Remember that air is important – approx. 1 cm between the pieces of wood is the perfect spacing.
3. Put a couple of firelighters on top of the layer of wood. Be aware if you use newspaper, it produces unnecessary amounts of ashes and contributes to more soot.
4. Light it!

The key ingredient in any fire is proper air movement. Where that might sound counterproductive to those new to fire building, fire needs to breathe in order to stay lit. A fire starved of oxygen will simply smolder and burn out. Stack split logs in a manner that is opposite of your kindling wood and create plenty of space between individual logs. Do not overfill the unit and start out with just a few logs - two or three at the most. Once you light the fire and these logs ignite, it will be easy to add in more for a roaring long-lasting fire.

If you use the fireplace, please dispose of the ashes into the aluminum ash bucket outside next to the outdoor furnace. If the fireplace is not cleaned and left in good order upon checkout **\$50** will be charged for additional cleaning costs

Master Bedroom Gas Fireplace

Be careful the fireplace gets very hot to touch. Please turn it off when not in use.

To turn on and off, ONLY use the button to the left.

Electric Bedroom Fireplaces

Remotes are located in each room with a fireplace.

Please shut off when not in use.

Kitchen

Kitchen Counters- Wipe with Soap and Water or granite cleaner

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 on the pot rack. You'll find dishwashing supplies and extra trash bags under the kitchen sink.

Please feel free to use oils and spices for cooking.

Knives and wooden cutting boards please hand wash only. Thanks

We have left coffee, condiments, and other essential needed products in the cabinets. **We kindly ask that you put things back where you found them so we can keep the kitchen cupboards and drawers organized. Thanks**

Items for sale are labeled in the cabinets. If you use it you buy it.

***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 outback. 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! Wire brush will be hanging on the side of the grill.

Please note, if Grill has been not left clean **\$50** will be charged for additional cleaning costs

Trash and recycling

Please separate waste into general trash and recycling and dispose of it in the garage. 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.**

GARBAGE

Please place all of your trash in the garage in the bin. Please recycle using the correct garbage can.

Smoke-free

We ask you to please refrain from smoking on the property. If you do smoke in the house there is an additional **\$400** cleaning and disinfecting fee that will be applied to your bill.

DURING YOUR STAY

- ~ Eating areas include the kitchen, dining room, sunroom, and the outdoors. Please do not bring food and drinks other than water to the bedrooms.
- ~ Indoor fireplaces are a seasonal amenity and are 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 in the living room.
- ~ 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

Shop Rite

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

Aroma Thyme Bistro (menu in back) Garden dining Weather permitting
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

Before you leave: Check-out time: 11 am

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

- 1) Please load the dishwasher with any dirty dishes and start the wash cycle
- 2) Collect any garbage/recycling and place it in the garage
- 3) Turn off all the lights
- 4) Close all the windows
- 5) Leave linen on the beds and bring all towels to the laundry room
- 6) Leave the keys... (If you were given keys)
- 7) 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 this property's owner harmless in case of injury or death.
- ~ There are surveillance or recording devices on the property - Video surveillance surrounds the exterior of the house.
- ~ If anyone in your party damages the home or any specific property within and around the home you will be charged accordingly.
- ~ 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. And to show you around the house and property for your maximum enjoyment.
- ~ During warmer months, someone may come to do lawn/property maintenance.
- ~ During the winter months, someone will come to shovel and plow when necessary. This will also include the outside furnace.

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 Thyme Estate. 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

Emergency Information

You are in Ulster county

Emergencies dial 911