



## ***Instructions & Information***

### **Safety First**

#### The Pond

If you arrive at night you may not realize that there is a pond down by the street. ***Please stay off/out of the pond.*** At this time we believe it is **UNSAFE for skating, swimming or fishing.** Although feel free to catch pollywogs!

#### The Driveway

The more snow we get the steeper the driveway seems. If you are having trouble navigating the driveway you may also park by the lower level entrance. If you feel like you need our crew to do additional sanding, please call us or page Keith (see support page).

#### Balcony

If you are traveling with children (or meatheads), you may want to head up to the third floor and lock the balcony doors. The balcony is wonderful and we wanted to leave it intact but the railing is NOT meant to be leaned on. Please don't make us regret leaving it. little flimsy and probably not high enough and it makes everyone nervous. If you are not comfortable with it...please lock it off. Thanks! You will want to leave the balcony door open a bit during the night so you'll stay warm enough.

#### Wood Stove and Fire Places

We very much enjoy using the wood stoves and fireplace in our home and they certainly can add charm and warmth to your stay. However, please do not attempt to use these devices unless you are completely comfortable with their use and operation. If you choose to use them, you do so at your own risk and liability.

Below are some basic directions for each unit. Please familiarize yourself with their operations (especially the flues) prior to starting a fire. The woodstove creates a LOT of heat....if it gets uncomfortable please let it go out rather than opening windows. THANK YOU

#### **Vermont Casting Woodstove**

The woodstove is VERY dangerous with small children around (big drunk children too). There is a large gate/fence but it is not anchored to the wall and it can get hot. The body and duct of the stove can get to over 700 degrees! Basic steps for use:

Open the flue (damper). The handle on the left side is used to open and close down the damper. When starting the fire, open the damper all the way by pulling the handle towards you (towards the front of the stove). Feel free to open the top of the stove and look inside to properly see and understand its use. Take a moment to familiarize yourself with the temperature gauge mounted on the stove pipe.



Open the front face of the stove to build you fire. The small handle is kept mounted on the lower right hand side of the stove. It is used to open to front face of the stove. Insert the handle into the hinge (top center) and turn to the left to open. Use some paper/starter log and five or six pieces of kindling, top off with a couple of pieces of small / medium pieces of firewood. Light the fire and now use the handle to close the front, make sure you push to catch the door closed. Please replace this handle immediately so not to lose it. Once the fire starts, and the front of the stove is closed, there is no reason to open the front of the stove again, doing so can cause logs to roll out and would be very dangerous.

Fires start quite easily in this stove and after ten minutes or so the fire may be going fairly vigorously. Assuming the handle on the left side is still in the open (forward) position you may open the top to inspect the fire and add wood as necessary. All wood added to the stove once the fire has started is loaded in this fashion.

With the flue open (handle in the forward position) wood will burn fast with most heat loss. To properly operate this stove close down the flue by pushing the damper handle on the left side all the way towards the back. This will close down the damper and properly regulate the burn and heat distribution. When the damper is in this position do not open the top of the stove as smoke with come directly into the house.

Watch the temperature gauge if it drops below optimal either the fire is not burning strong enough or more wood is required. Once the fire is burning well two the three pieces can be loaded at a time, and will often last for hours without requiring additional wood.

## Fireplaces

### **Main Level Fireplace.**

The fire place off the kitchen has an arm mechanism to open the damper. Prior to starting a fire make sure the damper is open all the way by pulling the arm towards the front of the firebox (pull arm towards your body). Exercise this a couple times to ensure proper understanding. Leave the damper open the entire time you have a fire and coals. Do not attempt to close down the damper as smoke will back fill into the house.

### **Basement Level Fireplace.**

Prior to starting a fire make sure the damper is open all the way. This damper works off a spring loaded chain within the hearth. The chain is found in the hearth on the upper right hand side. To release slightly pull down to unhook chain and allow it to raise up (opening the damper off the spring). Do not attempt to close down the damper as smoke will back fill into the house.



Do not worry about opening or cleaning the ash pan. It can hold several days of continuous fires and we will have these cleaned and emptied prior to arrival. Do NOT ever open the ash pan when the stove is in operations, coals and ashes can fall directly on the floor and is a fire hazard. Same for the Fire Places, we will have the ashes removed after your rental, do not attempt to clean or remove.

Feel free to call with any questions prior to use. Again if you are not totally comfortable with the operation and use of this stoves and fire places, please do NOT use.

Do NOT burn anything other than plain paper and wood in the Stoves and Fire Places. Burning anything else can cause residue build up and may cause chimney fires!

### **Woodstove & Fireplace Supplies**

We are trying to supply our guests with everything they might need for a great vacation but we don't have a real good handle yet on consumption rates. I'm guessing that most of the fire starter bricks will be long gone half way through the season so you may need to purchase them, sorry.

Our staff should have left you a few pieces of kindling upstairs and down. You should be able to start a fire with minimal kindling so please be kind and only use what you need. They sell small bundles of kindling around town also if you run out.

Firewood for the main level is stored under the overhang right outside the main entrance. For fires downstairs, please use the wood in the storage area under the deck (use walkout by hot tub).

### **Mechanicals**

#### Heat

The furnace is controlled by 2 thermostats, one on the main floor and the other in the lower level. You can override the thermostats by pressing the up and down arrows; they will resume their program at the next preset time. Or you can choose a temperature and press hold. (see checkout instructions) The third floor may get toasty...close the french doors and adjust the vent in the other bedroom if necessary. Leave the furnace room door open to help heat the 7<sup>th</sup> BR.

There are 3 bedrooms that do not have vents from the furnace. Those rooms have their own electric baseboard heat. Those rooms will be chillier and will get downright cold if you have the doors closed.

This particular ELECTRIC BASEBOARD is the older kind that can start fires. DO NOT place anything flammable on or near the baseboard.

The lower level walkout door needs a good push to shut tight or it will be drafty.



### Electricity

The circuit breaker panel is located in a closet on the lower level in the back corner (behind the game table). Although last season we had some issues with blowing fuses we believe we have solved those issues and we have not had any problems in recent months. If you find some combination that trips a circuit try to let us know about it.

### Hot tub

This is a brand new and very efficient hot tub but it's only as good as its occupants. PLEASE get the cover back on IMMEDIATELY after you are out of the tub. No GLASS in the tub. Each time you use the tub you will lose some water and you may want to add more. There is a hose in the laundry room downstairs and a hot water spicket outside. You'll first need to open the hot water valve in the laundry room. If you have any problem identifying it PLEASE call us!!

PS. BRING SLIPPERS OR CROCS FOR GETTING OUT TO THE TUB

### Phone/WIFI

The house does have a landline and there is a cordless phone; try to keep it charged. Thanks. Mt. Holly is a bit of a dead zone for some cell service so we have provided long distance service. Since we have also provided WIFI, please try to limit your calling. There is no password to connect to the wireless router; the network name is NICHOLS.

### Music

On the main level there is an IPOD dock on the kitchen counter that plays music through its own speakers only. The stereo on the lower level bar has both a stereo and an IPOD dock. There are 4 selector buttons on the receiver, one labeled kitchen for the upstairs speakers and one labeled spa for the outdoor speakers. The one in the middle is for the bar speakers (label fell off) and the fourth does nothing.

### Direct TV

The REMOTES ARE SPECIFIC TO THE RECEIVERS. The receivers and remotes are coded for your reference. The TV over the bar has only a DirectTV remote and this controls the TV unit as well.

### MISC & SUPPLIES

### Garbage

The dumpster will be emptied on a regular basis and our staff should check to see that it's not overflowing. However, it's always possible for us to miss something so PLEASE be in touch if the dumpster is full and you need us to have it emptied.

We don't currently have a recycling service but personally I am a crazy re-user and recycler. The lower level walkout door that you use to access the hot tub opens to a covered area under the deck. If you would like to place your empties out there (in boxes or bags) then I will pay to have someone bring it to the recycle center.

#### Linens & towels

All of the beds will be made upon your arrival and there will be a towel and face cloth provided for 23 guests. The towels are hotel style; if you would like a larger, more luxurious or second towel for the hot tub please do bring them with you. We provide hand towels and bath mats for the bathrooms also. There are kitchen towels provided as well.

Please feel free to use the washer & dryer on the lower to wash your linens during your stay. If you need to grab a couple extra towels that's fine; but the clean towels that are stored on site are for the next guests and we can't turn the home over properly if folks dirty all the extra towels 😊

There are 3 rooms that have beds set up like Kings. If you prefer to split those beds into 2 twins, there should be extra long twin bedding in closets around the house. Please be in touch and we can point you in the right direction.

The daybed has a pop up trundle underneath. ...Roll it out, release the safeties, squeeze the handles and lift up.

Please advise if you need bedding for the lower level futons.

#### Supplies

At the beginning of the season we stock our home with basic cleaning and paper products. Our cleaning staff will be sure that there is some amount of toilet paper in each bathroom but certainly you will need more during your stay. Often folks buy some and leave the extra behind which is great and we appreciate that. We will not continue to replenish stock during the season. You should not run out of liquid hand soap or dish liquid but you may need more dishwasher detergent or laundry detergent.

The kitchen has been stocked with a large assortment of EVERYTHING. We would appreciate your help keeping the kitchen reasonably organized.

The bar area has been stocked with plastic glasses for use in the bar and by the hot tub. Please keep those downstairs....thanks.

#### Appliances

We have stocked the kitchen with a new toaster, coffee pot & extra carafe (size 4 cone filters), a blender (add'l blender in bar for frozen drinks). There is also a small coffee grinder. The side by side refrigerator provides filtered water and ice cubes. The bar area is complete with a sink, a second dishwasher and a full size refrigerator/freezer. There's plenty of room to stock up on food and beverage for the whole gang.



gray's summit lodge

906 Summit Road, Mt. Holly VT 05758 (802)259-2595

**WE LOVE THIS HOUSE AND WE HAVE WORKED SO HARD TO MAKE IT GREAT!**

If you have any questions or need anything, please don't hesitate to ask!! We don't want this house to be good....we want it to be GREAT. If you notice something we've overlooked please let us know!

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