

Bearcastle House Rental Guidelines

(Web site pictures and info at <http://www.lakeannavacation.com>)

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Four Bedroom One Bedroom

CHECK IN after 5 PM on your arrival day. **CHECK IN** after 4 PM (8 PM*) on your arrival day.

CHECK OUT before 1 PM on your departure day **CHECK OUT** before 1 on your departure day.

*Check your lease, we may have mutually agreed on a late check in and a reduced rent.

LOCAL FIRE, POLICE, and RESCUE: 911 The locations to give when calling are: **1BR Cottage:** 135 Lake Court, Bumpass, VA 23024 **4BR House:** 142 Lake Court, Bumpass, VA 23024 To report negligent boaters call 367-1000 or 967-1234

EARLY ARRIVAL: You are welcome to arrive early (1 p.m. or later please), use the boat launch, and play on the lake until the house is ready for you. Please be courteous if outgoing tenants are still on the property. Private boat launch is for you and your guests anytime during your stay.

CLEANING/CARE: We ask that you leave our home as you found it, and act as if it were your own. Please do not take the trouble to do any "deep" cleaning, i.e. appliances, windows, screens, baseboards, etc. - we will take care of that on a rotating basis.

This year we are changing our cleaning policy. A cleaning fee will be included in each rental. We do ask that you launder and dry the linens and towels before you leave as this will assist us in keeping the cleaning fees low. Please leave clean linens folded on each bed. Please remove all perishables when you leave - or leave a note with the date the items were opened

NOTES: Please leave refrigerator settings in the middle. **Winter:** Leave heat on and thermostat set to 55 degrees
Summer: Leave air conditioning on and thermostat set to 75 degrees At the cottage, please bring chair cushions inside if it's raining. At the 4 BR house, please secure the lawn chairs when it storms.

RENTAL PAYMENT: One-third with your reservation, one-third 60 days prior to your stay, and the remainder 30 days prior to your vacation. We will make other arrangements if necessary.

SECURITY DEPOSIT PAYMENT: A security deposit of \$250 and \$125 will be held with rental of the 4-bedroom house and the cottage, respectively. You should send a personal check, which we will not deposit if the premises are left in the condition received. **Exception:** For first time renters we may cash/refund your check.

KEYS: We'll swap a key for your deposit about 10 days before your stay. After your vacation, please **mail the key back to John** and include a note telling him if you want your deposit check returned - else he will destroy it. It's also a good time to make suggestions and reserve a week for next year.

Smoking: *At the request of tenants we are changing to a non-smoking house.* This includes bathrooms. Please smoke outside. If you have a problem with this new policy please call ahead of time, we will check with the tenants that follow you – if its OK with them, it's OK with us. This is the first year of our non-smoking policy, please help us make it a smooth transition.

PETS: **Due to pet damage, cleaning, and other issues, we are not accepting new tenants with pets during peak season (mid June to mid September).** For established tenants, pets are allowed in both units, but only in the lower level of the 4-bedroom house. There is a \$15 charge. **Advance approval is required. If you plan to bring a pet, please read this:** We treat the building perimeters for fleas, spiders, etc. but this is not enough to prevent fleas from the grounds entering via your pet (I realize that no pet ever comes to the lake with fleas - fleas don't take vacations). We ask anyone bringing a pet to please bring a flea bomb so we can prevent any possibility of a problem. We will try to keep some at the lake as a backup. Please set off the bomb or spray just before you leave and **LEAVE BY 11 A.M. ON YOUR DEPARTURE DAY. NO EXCEPTIONS.**

Anyone that would prefer the house not be treated before their arrival please call ahead, less than half our tenants bring pets, and its becoming fewer each year.

PHONES: We request that LONG-DISTANCE calls are charged to your home number, credit card, or party you are calling. The phone numbers are:

4BR House: 540.894.0925.

1BR Cottage: 540.894.0838.

WHAT TO BRING. The properties are equipped with the basic needs for a pleasant vacation. Consider bringing the following: VCR movies; dish towels and dish cloths for kitchen; detergent for sink, dishwasher and washing machine (we prefer mild, unscented types like Arm & Hammer, Borax, Cheer Free and PLEASE no fabric softeners); charcoal and lighter fluid, paper towels, napkins, foil, trash bags, toilet tissue (white, safe for septic systems - *NOT CHARMIN OR MARCAL*, they do not disintegrate); beach towels, floats, and other water toys.

REPAIRS/FACILITY: While both the house and cottage are well maintained we cannot guarantee against breakdowns. Please notify us immediately in the event of a malfunction. We have service personnel on call. We cannot offer rental refunds due to equipment failure. **WATCH** the front door on the main house. The **ONLY** way to keep it unlocked is to throw the toggle switch on the door jam. **CAREFUL** with window cranks, they must be unlocked (generally lever up) before being opened and unlocked to receive the latch when closing the window. **PLEASE DO NOT FORCE THEM.**

In a heavy rain, the 4-bedroom house sliding door screens trap water at the bottom and cause water to come under sliding glass door into the house. To prevent this please **KEEP SCREENS IN FRONT OF THE FIXED PANEL WHEN NOT IN USE.** This is especially important in the upstairs bedroom - slide the screen to the left as you face the lake.

TRASH: We have weekly (Wednesday) trash service. You will see five supercans along the driveway in the woods between the big and little houses. **PLEASE** put **ALL trash inside the cans and close the lids securely!** Animals will get at the trash if they can. Please do not dump waste oil or gas in the trash. Please take these recyclable items home.

PARKING: Please drive and park only in the graveled areas. Be careful not to drive over the septic field behind the cottage on the side where the a/c unit is. Please, please, please do not park in front of garage doors - we may need access to our toys. If you cannot fit all the cars in the graveled area, please park them on the grass alongside the driveway. Please do not drive your car up near the kitchen door for loading and unloading.

We cannot be responsible for items left behind. We will do our best to help you recover anything you leave.

ENJOY... ENJOY... ENJOY... ENJOY... ENJOY

SHOPPING AND GAS:

Elk Creek Country Store is very close, and they sell SHELL gas in addition to necessities.

Nearest big Supermarket is in Louisa, open 7 days! It's a Food Lion and it's on the right as you enter Louisa on Route 208 from Mineral.

There is a small independent grocery store in Mineral.

Duke's Creek Marina is the closest gas by water. It is located directly across the lake at the end of a cove. They also have a small store with limited selection.

RECOMMENDED PLACES TO EAT:

ROMA's Italian Restaurant in Glen Marye shopping center, Louisa, 967-1666, open late, Bill & Donna's favorite!
GARLIC BREAD yum!

Joe's Place a/k/a Mineral Restaurant - super breakfast/brunch, home cookin' – CHEAP! - On the road from Mineral to Louisa, on right

Elk Creek Country Store good for lunch to go, fried chicken, potato skins, sandwiches, etc.

Liguria's Italian Pizza 117 Mineral Ave., Mineral, Va. 23117 phone 894-4049

Help! We need your input!! Please write your comments and send back with the key - thanks!

FUN THINGS TO DO: We appreciate your ideas for additions to this list... We try to keep information about things to do in both houses... We also appreciate any info you can bring back about fun places to go that may benefit others. Please leave it there with what we have supplied. *Please remember to leave our maps and touring info when you go. If you take anything home in error, please mail back to John Romano.*

- Miniature golf at High Point Marina, Rt. 208 just across 208 bridge
- Lake Anna State Park (anyone try the jeep trail?)
- Lake Anna Winery at Rt. 601 & 208, open for tours! VERY CLOSE!
- Putt Putt in Fredericksburg
- King's Dominion amusement park off 95 just south of Fredericksburg
- Luray Caverns in Luray Virginia near Skyline Drive
- Endless Cavern in New Market
- Monticello near Charlottesville
- Ash Lawn near Charlottesville
- University of Virginia in Charlottesville (wahoo wa!)
- Miniature Horse farm (tours, Rt. 29 N. of Charlottesville)
- Vineyard tours (Rt. 29 N. of Charlottesville)
- Skyline Drive and State Park
- Montpelier (home of James Madison, built 1653)
- Civil War battlefields: Fredericksburg, Chancellorsville, and Wilderness
- Williamsburg, including Busch Gardens amusement park

Please check our links page on the web for other area attractions.