

GUEST INFORMATION & POLICIES FOR THE YURT AT “RIVERSEA EAST”

ADDRESS: 27367 Blue Sage Way; Nevada City, CA 95959

Owners--Jim and Kathy Ocean: 707-869-9403 or kathy@communityconcerts.com

Property Manager—Bodie Wagner: 530-913-2951

WELCOME TO YURT LIVING: We hope you enjoy your experience “living in the round” in a unique structure that is as much a nature blind as it is a dwelling. As day to day life in a yurt at the fringe of the wilderness is not the typical living situation, please take the time to carefully read the following instructions, tips and advice. Please note that this is an **EXTREME FIRE DANGER AREA**. Smoking and open flames are not allowed...

ITEMS TO BRING WITH YOU: Flashlights (if you arrive at night, it will be very dark); towels; queen-sized sheets and standard pillow cases (we don't offer linen services, but blankets, pillows and comforter are provided); layered clothing; hiking shoes; sturdy water shoes or hiking sandals; sun hat; sunscreen; warm hat; warm socks; insect repellent; a sense of adventure. (You may also want to bring groceries or get your main supplies in Grass Valley/Nevada City. Supplies/services are limited on the Ridge.)

PARKING AND KEYS:

Parking for the Yurt property is to the right of the white metal shed. You're welcome to offload gear closer to the big yurt and then re-park. (If you choose to do this, you will be either backing in or backing out. **Stop before reaching the little beige water heater shed** and pay attention to the natural obstacles—the trees and rock wall.) The keys are located in a lockbox which is attached to the right front awning post. **The code is: 2010** (If you have any issues with keys, please call us or Bodie Wagner.)

CHECK-IN AND CHECK-OUT:

Our standard check-in time is 3 p.m. Our standard check-out time is 12:00 p.m. Sometimes we can grant an early check-in or a late check-out. Call or email a day ahead to see if early check-in or late check-out is possible.

GETTING WARM or STAYING COOL:

While yurt living can be surprisingly comfortable, heating and cooling systems are not typical or instantaneous, so it's helpful to practice the low tech method of using layered clothing to augment the various heating/cooling systems while maintaining an attitude of patience and hardiness.

During Summer, the yurt dome is kept open, the blades of the dome fan are set to pull warm air upward and out, the window screens are uncovered and the pilot light for the propane stove is turned off. Upon arrival, switch the dome fan on. (It's located on the wall opposite the bed.) For additional cooling, switch on the wall fan above the chairs in the living area. For maximum cooling, turn on the “mister sprinkler system” that surrounds the yurt exterior. Turn the system on and off at the hose bib to the left of the beige shed. Turn the main water valve all the way on; turn the valve on the far left spigot to the “up” position. (And if it's still too hot, take a tip from the locals and head to one of the stellar swimming holes for the afternoon.) Summer evenings are typically mild, but to ward off any chill, do the following sequentially: 1) put on warmer clothing; 2) put on warm socks & a hat; 3) cover the windows from the inside with the green fleece window coverings. (Note that the yurt is supplied with two cozy polar fleece lap blankets. They're on each of the chairs in the living area. Also, note that **use of the wood stove is not allowed May through October.**)

During Winter, the yurt dome is kept closed, the blades of the dome fan are set to push warm air downward, the window screens are covered with clear vinyl coverings and the pilot light for the propane wall heater is left on. The yurt can be kept comfortably warm even during very cold weather by using a combination of the propane wall heater and the wood-burning stove. Upon arrival, switch on the dome fan (located on the wall opposite the bed) and set the thermostat for the propane wall heater (which is located beneath the “cat painting” in the kitchen) to 68 degrees. The wall heater has a fan; open the cabinet on the right side of the unit to access the controls. **NOTE: Do not place anything on top of the propane wall heater!** Next, build a fire in the wood-burning stove. (To learn how to make friends with the stove, see the directions on the bulletin board to the left of the front door.) Once the fire is going well in the wood stove, turn the thermostat for the propane heater down to 60 degrees to maintain the yurt at a comfortable sleeping temperature once the fire dies down.

In general, the simultaneous use of the wood stove and wall heater is only needed during freezing temperatures. For maximum protection during major wind & rain storms, you can drop the outer window canvases and use the tie downs to secure the outer canvases against the yurt exterior.

Since the yurt is located in a high wildfire area, use of the wood stove is not allowed May through October (or until after the first major rain of the fall season). Upon leaving the yurt for the day or upon checking out, please set the thermostat for the propane wall heater to 50 degrees.

GETTING WARM or STAYING COOL (Continued):

During Spring and Fall, the yurt dome is generally kept open, the blades of the dome fan are set to push warm air downward, the window screens are either covered or uncovered (if uncovered, the vinyl window coverings are left at the ready on the back deck railing under the green tarp); and the pilot light for the propane stove is left on. Spring and fall bring the most dynamic weather fluctuations and thus require more messing around with heating/cooling systems. Read both the summer and winter instructions to familiarize yourself with heating & cooling methods. The main “messing” you’ll have to do involves taking the vinyl window coverings on and off. The “vinyls” attach to the exterior of the yurt window casings via Velcro. Secure the top first, matching the grommet holes on the vinyl to the “twist studs” on the window casing of the yurt. (To do this you will need to slightly lift the ‘outer canvas roll’ out of the way. *Before starting*, carefully lift and inspect the underside of the canvas roll for insects, spiders and the like.) Once you’ve got the top secured, it’s a simple matter to attach the remainder of the vinyl to the window casing. Since you’ll likely be taking the coverings on and off, you can save yourself time and effort by not using the twist studs anywhere other than the top section.

You can also open the vinyls “half-way”. Starting with the vinyl is attached to the window (with the top secured with the twist studs), pull the vinyl away from the Velcro at the bottom & sides, then reattach the bottom corners just below the top corners, letting the bulk of the vinyl fold over itself. Be sure there are no creases in the vinyl to avoid damaging them. (And if you take the vinyls off completely, please place them one on top of the other neatly over the back deck railing and cover them with the green tarp.)

If you have any heating/cooling issues, questions or concerns call us at 707-869-9403 or Bodie at 530-913-2951

SAFETY CONCERNS: This is a simple structure in a rural area at the edge of wilderness areas and there are inherent risks including, but not limited to: hazardous terrain; wild animals (including rodents, bears, mountain lions); insects, snakes (including rattle snakes); poison oak and other plants; intense summer heat; hazardous trees; wildfire and other natural elements. Exercise common sense and adequately equip and prepare for hiking, swimming and other outings. The three forks of the Yuba are drop and pool, class 2-6, wild and scenic white-water rivers. They offer exceptional beauty and boast world class swimming holes that range from mellow, easy-to-access spots to remote places with current best left to experienced, fit hikers & swimmers. Be sure to match your swimming/hiking level to your intended destination. It is your responsibility to know your abilities, research options, check conditions and currents, prepare appropriately and exercise caution.

In case of emergency—call 530-265-7880 or 911.

LIGHTS:

There are exterior motion detector lights by the parking area and on each of the yurts. Even so, bring your own flashlights and use them at night. It gets very dark, plus our area is home to many varieties of wildlife. The light switch for the bathroom is above the blue nightlight by the vanity. The switch for the shower light is high on the wall to the left of the shower. The switch for the exterior light on the big yurt is high on the wall to the left of the refrigerator. All other switches are in the “usual” locations.

KITCHEN:

The Big Yurt has a fully equipped kitchen (complete with coffee, tea, sugar, spices, condiments and oils). To minimize “close encounters of the rodent kind”, observe the following: Store all non-refrigerated food that’s not canned or in glass in the plastic bins that are provided; keep the counters free of crumbs; wash dishes promptly and *do not* leave dirty dishes overnight; don’t toss food scraps off the deck. (Even so—and even though we deter their presence as best we can, you may from time to time hear or see evidence of “uninvited company”).

BATHROOM:

The septic system at the yurt is fragile; feminine hygiene items and large amounts of tissue will tend to block the toilet. Please use care.

LINENS & TOWELS:

Sorry, but we’re not able to provide linen service. You will need to bring your own towels, queen-sized sheets and standard pillow cases. (Blankets, pillows and comforter for the main bed are provided. If you plan to use the futon in addition to the main bed, bring an extra blanket/comforter)

OPENING THE QUEEN-SIZED FUTON IN THE LIVING AREA:

Pull out pegs; pull out legs; lift upward, then gravity will lower the “couch back” to the bed position. (No force is necessary)

CLOTHING STORAGE AND EXTRA BLANKETS:

There is an empty chest of drawers in the bathroom for your use. There are extra blankets in a plastic bin under the bed, as well as polar fleece lap blankets on each of the big red chairs in the living area.

WI-FI, ELECTRONICS AND IN-YURT ENTERTAINMENT:

We're lucky to be located in one of the few areas on the North San Juan Ridge that has DSL internet service.

The Wi-Fi code is: 9691141703. Bring your own computer and/or favored I-devices. We do not currently have a TV monitor or I-ports of any kind. (We do have a deck of cards, some games and a few good books.)

TELEPHONES: There is no land line at the yurt. However, cell phones—especially Verizon—usually work well.

ELECTRICAL ISSUES: We are in a heavily forested area here and electricity is not as reliable as in the cities. We get occasional power outages. PG&E numbers: 800-743-5000 for customer service and 800-743-5002 to get information on the status of outages. (When prompted for a phone number to check an outage, use Bodie's number.)

DAILY HOUSEKEEPING:

We do not offer daily housekeeping service. You will find cleaning supplies under the kitchen sink. There is a broom, mop and vacuum in the bathroom. (Please clean the BBQ grill after use and use only non-scratch tools.)

TRASH AND RECYCLING:

Trash and recycling bins are located next to the beige shed that houses the hot water heater for your convenience. There is no garbage service in our area. **Please pack out all garbage & recycling when you leave. Thanks!**

CONDITION OF YURT ON DEPARTURE:

Please leave the yurt in good condition. Please make sure all dishes are washed and put away before you leave. Please remove all food that you brought and make sure the refrigerator is clean. Turn off all lights, switch off the dome fan and turn the thermostat down to 50 degrees. Please check carefully to make sure you have not left any personal belongings. Pack out your garbage & recycling. (Extra trash bags are under the kitchen sink.) Lock the doors and return the key to the lockbox.

RULES AND POLICIES

SMOKING AND FIRE DANGER: There is absolutely no smoking permitted inside any of the structures. **We are in an extreme fire danger area. Open flames of any kind are not allowed.** Additionally, the wood stove is not to be used May through October (or until after the first major rain storm of the season). Residents are on high alert regarding wildfires and during fire season folks readily report any sign of smoke to the authorities. If you smoke outside, please extinguish butts in water and dispose of them in the main trash bin. (And don't place anything on top of propane heater.)

SAVE-OUR-ROAD SPEED LIMIT: Please observe the 10mph save-our-road speed limit on Blue Sage Way. We, our neighbors and our wallets greatly appreciate it...

NOISE & ADDITIONAL GUESTS: We are located in a rural residential neighborhood and we ask that you respect the tranquility of our area. *Parties or extra guests are not allowed.* Sound travels readily from the yurts. If you play loud music, especially at night, neighbors will not appreciate it. No guests are permitted other than the number specified in your rental agreement without our prior approval.

PETS: Your well-behaved dog is welcome with advanced permission and signed pet policy for an additional \$10.00 per night. As this is a wilderness area with abundant wildlife, do not let your dog wander outside at night unattended.

LOSS OR DAMAGE: In renting at RiverSea Getaways, you are acknowledging all inherent risks and agreeing to indemnify and hold harmless RiverSea Getaways, its owners, and their employees and agents, for any injury or loss to any member of your party unless the injury or loss was due to gross negligence of RiverSea Getaways. You must promptly report to us any unsafe or hazardous condition.

CHARGES FOR DAMAGES: We offer one of the best vacation rental values in the area—nice accommodations and reasonable rates. We trust you will leave the property as you found it. However, we reserve the right to charge for damages or extra cleaning fees if our policies and/or posted signs are not followed.