

Anderson-Winchell – Hector Chalet
5722 Adams-Leidenfrost Rd.
Hector NY 14841

Welcome

Included here are a few notes about the house that we hope will make your stay more relaxed and enjoyable. We have set up our home with everything you will need to have a true “get-away”. If up have any recommendations to make your next visit even better, please do not hesitate to tell us.

Emergency Contact: **Paul Anderson-Winchell**
 Cell # (914) 497-9945 [Text or Call]
 Email: panderwin@gmail.com

We have family that live nearby and are available to respond to problems or requests as needed. Please contact Paul A-W first with any issues.

Check In: “Self” Check In is at 4:00PM unless otherwise arranged ahead of time. House will be left unlock with keys on dining room table.

Check Out: Check Out is at 10:00AM unless otherwise arranged ahead of time. Leave keys on dining room table and leave door unlocked.

Please leave any beds slept in unmade, or better yet stripped with sheets left on the floor. If you have time, starting a load of towels would be a big help to the housekeepers, especially when we have a quick turnaround.

NO SMOKING: **There is absolutely NO SMOKING/Vaping anywhere inside the house.**
 There is a Butt Can on the deck, please use this and do not
 throw butts over the edge of the deck. THANKS!

Internet Service: **High Speed Wireless internet**

WiFi info: **[on card that should be by TV]**

Internet Name: CXNK007D53OD
Password: a8efede579314b5b

Television:

- **Smart TVs-** **We provide High Speed Internet & Smart TVs for Streaming.**
 We do not have Cable TV or a land line.
 We expect Guests to sign in with their own Streaming Accounts.
 ***** Please Remember to Sign Out of any services prior to checking out *****

- **Living Room**

50" Smart Roku TV & DVD & VCR Player

We have a small eclectic collection of DVDs for your viewing pleasure. [Be careful there are some very bad ones mixed in with a few classics. View at your own discretion.] Please feel free to bring your own DVDs or VHS tapes in case you need some down time.

- **Master Bedroom**

Smart Roku TV

- **Lower-Level Living Rm TV with Roku Stick & DVD player**

Kitchen & Cooking:

The kitchen is equipped for your convenience, with a basic range of appliances, small appliances, pots/pans, dishes and utensils. You should find about everything you'll need including,

- **Refrigerator w/ icemaker**
- **Gas Stove/Oven**
- **Coffee Maker – drip & K-Cup**
- **Microwave**
- **Toaster Oven**
- **Crockpot**

Household Supplies:

The unit is stocked with basic supplies and paper products upon the guest's arrival. The amount of each item is expected to last the guests for a few days. If you are booked for a longer stay, or are a large group, you need to bring an additional supply of these items or plan to purchase them locally during your stay. These items include.

- **Toilet paper for the 3 bathrooms**
- **Roll of Paper towels**
- **Napkins**
- **Garbage bags**
- **HE laundry pods**
- **Dish & Dishwasher Soap**

Gas Grill:

The BBQ grill is on the deck. Please **DO NOT** move this close to the house. The gas is shut off at the tank; please remember to turn it back off after each use for your safety. The grill has an electronic ignition, and as a backup there is also a grill lighter in the utensil drawer in the kitchen.

Adams-Leidenfrost Rd.:

The road down from the main 414 Highway, Adams-Leidenfrost Rd., is a Private and very narrow road. Two large cars cannot pass at the same time. The protocol in the neighborhood is for car going down the hill to pull over onto the grass shoulder and let the up bound vehicle have the right of way.

Paved Court:

In 2020 we have added a 40' x 60' basketball court & play area. [Volleyball, Pickleball & kid's bikes/big wheels etc.] Please feel free to enjoy this area.

Please be aware that this is a "community" court and may be used at times by other neighbors, most of whom will be family.

Water System:

Like many lake homes in the area, we draw our water from a lake well located at our family beach about 200 yards down the hill. This provides us with underground water, **Not** surface lake water. The water is pumped up to a holding tank and then pumped into our home on demand. When it comes into the house it goes through a whole house filter and then a Ultraviolet [UV] system which ensures safe drinking water.

“Ultraviolet (UV) is proven to be the best way to disinfect your water against water-borne microorganisms and pathogens. The most common residential application for UV systems is with lake and well water, which can contain bacteria making it unsafe for drinking. During the disinfection process, UV systems do not use any chemicals, so there is no danger of chemical by-products or chemical taste in your water.”

Although the water goes through a whole house filtered, prior to the UV treatment, there is on occasion some sediment in the water. Because of this, some people may not be comfortable drinking the water from the tap. If you have any such concerns, we recommend that you bring gallons of drinking water to make your ice tea, etc. We will provide you with a gallon upon arrival, along with a complementary bottle of wine. [The Dandy convenience store at the top of the hill in Hector sells gallons of bottled water in case you forget.]

Lights & Switches:

Light switches are a little confusing, you may need to explore a little. The switches for the outside **spotlights** are the most difficult to find. These are located under the mirror in the living room.

- Right Switch – Deck Spotlight
- Middle Switch – Driveway light [this is a dusk to dawn, good to put on before you head out for dinner...makes the return trip easier.]
- Left Switch – living room outlets/table lights.

Feel free to move the **night lights** to where they are most convenient. **Flashlight** is in the kitchen island drawer.

Heat:

The house is equipped with central hot air heat. Please feel free to adjust the thermostat to your comfort level. We do ask your awareness of energy costs when setting temperatures, however. Thank you in advance for your consideration.

There are extra blankets & quilts in the “guest bedroom” closet, across from the bathroom. Upon your departure, please turn the thermostat back down to 55 and push “hold”.

Ceiling Fans:

We encourage you to use the ceiling fans both in the heating and cooling season. During the cooler weather we have the fans set to pull heat from the ceiling and re-circulate it.

A/C	<p>We recently installed central A/C. Please use it as necessary and keep the temp reasonable. Please turn it off when you leave. You will find that except on the hottest summer days the breeze from the windows and deck and the ceiling fans will make the house very comfortable.</p>
Fireplace:	<p>We welcome you to use the fireplace but ask you to use appropriate caution. We do not guarantee that there will be a supply of wood on hand. If there is none, small amounts can be purchased from Walmart or other local stores.</p> <ul style="list-style-type: none"> ○ Chimney Flue – be sure it is open [please check first] ○ Lighter – in kitchen drawer ○ We don't guarantee a supply of firewood.
Firepit:	<p>There is a fire pit on the side of the house for your enjoyment. Unfortunately, we have had trouble keeping the firewood stocked. If you want a campfire, we recommend that you stop at Walmart or a roadside stan and grab a bundle of firewood.</p>
Trash & Recycling:	<p>There are kitchen trash bags in the pantry. There is a can in Kitchen for trash & for recycling. We ask you to help us Comply with the areas recycling laws.</p> <ul style="list-style-type: none"> ● Trash Can: When removing white bags to outside trash cans, please double bag in black garbage bags. PLEASE DO NOT OVER STUFF ● Recycling: Please remove recycling to blue cans as needed. Please place in clear bags only ● DO NOT PUT ANYTHING IN TRASH CANS THAT IS NOT DOUBLE BLACK BAGGED!
Washer/Dryer:	<p>The laundry area, off the master bedroom, is equipped for your convenience, with a washer and dryer for your use. There is a supply of HE Laundry detergent PLEASE DO NOT use any other kind of detergent other than the HE (High Efficiency) type. It will damage the machine.</p> <p>There is also a fold down ironing board and iron for your use in the cabinet in the master bedroom.</p>
Brochures & Information:	<p>There should be a selection of brochures for your convenience. Please add any you find helpful.</p>
Septic Pump Alarm:	<p>The septic tank and leach field is up hill from the house. [Part of the required design to ensure we protect the environment.] If for some reason this pump system stops working or loses power an alarm will sound in the basement.</p> <p>This is NOT a dangerous situation, but you need to contact me immediately. You can continue to use bathrooms for a time until a service person responds. Again, please call and I will walk you through shutting off the alarm.</p>

Beach Access:

Our small 20 ft. Beach Access, **Playa Roca**, is about a 200 – 300 yard walk down a steep hill. [See map/directions in the binder onsite] Please note that this beach access is shared by two other houses. You may on occasion encounter other “bathers”. Driving to the beach is possible, but parking is very limited. Please be respectful of neighbors.

The Deck at the top of the beach stairs is a wonderful place to share a glass of wine and catch the sunset after a hard day at the wineries.

Find Deck chairs in the shed. Please return them when done, the wind can be quite strong and damaging.

Wolf Beach is NOT ours. Please do not go over onto their property or touch any of their water equipment.

CIRCUIT BOXES:

If a circuit trips for any reason and you need to reset, the breaker box is located at the back end of the basement. [This is a new house, and I don't think this has happened yet.]

We hope that you enjoy your visit to Seneca Lake. If you have any suggestions on how we could have made your stay more enjoyable, please let me know.

Again, please contact Paul Anderson-Winchell for any issues or concerns or for suggestions following your stay. [Cell # 914-497-9945 or Email – panderwin@gmail.com]

We look forward to your visit.

Paul Anderson-Winchell

Rental Agreement:

Just a few reminders of the conditions you agreed to on the rental agreement you signed.

- ✓ **Primary renter *MUST* be at least 25 years old.**
- ✓ **Names of all renters in your party should have been included on the agreement.**
- ✓ **Party NOT to exceed # of guests on Rental Agreement.**
- ✓ **Pets are NOT ALLOWED.**
- ✓ **Tenant agrees that this is a NON-SMOKING property, and ALL smoking would be done outside, with no cigarette remains left on the property.**
- ✓ **ABSOLUTELY NO HOUSE PARTIES, YOUTH GROUPS, FRATERNITIES, SORORITIES, WEDDINGS, RECEPTIONS, MEETINGS, OR PARTIES ALLOWED. WE DO NOT RENT TO GROUPS OF STUDENTS UNDER ANY CIRCUMSTANCES, EVEN IF A PARENT OR LEGAL ADULT MAKES THE RESERVATION AND/OR PAYS THE RENT.**
- ✓ **The Tenant further assumes all liability for any injury incurred while on the leased premises, or on associated premises.**
- ✓ **Tenants agree to utilize the containers provided to separate and recycle cans, glass, plastics and paper.**
- ✓ **All keys to be returned to the Owner by the Tenant when the rental has been completed. [These can be left on the kitchen counter and the door unlocked upon departure.]**