



Cottage Guest Manual and Information

Welcome to our little “Peace of HeAvon”!

We are thrilled that you choose to spend time here, and this manual is meant to help you get as much out of your time here as possible.

Please take a moment to review this manual in its entirety as it is packed with great information on how to take advantage of all the great amenities this property offers!

Contacts:

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Please don't hesitate to call or text if you have any questions or concerns.

Our Address:

1071 Big Joe Road Lot #2
Port Carling, ON P0B 1J0

Nearest Hospital:

South Muskoka Memorial Hospital Site
75 Ann St. Bracebridge, ON P1L 2E4

WIFI:

Network: AvonBayBell
Password: avonbay1

General:

Check in: After 3pm
Check out: Before 11am

Noise:

We ask that you please respect our neighbors and keep noise to a minimum, especially after 9pm

Our bay can sometimes have ... “celebrations” going on at the various other cottages, but people are usually careful about excessive noise in the later hours.

Occupancy:

No more than 8 of the original guests associated with the original booking of the property.

Keys:

We don't generally lock any doors or windows unless we will be away more than a few days. Having said that, if you choose to lock up when you go out, the code for the side bathroom door is 1999.

Pets:

Isabelle is particularly allergic to cats and dogs so there are no pets allowed at any time unless first discussed with us.

Drinking Water:

There is a water cooler located in the kitchen with hot and cold spigots and spare bottles of excellent water located on the back porch outside the Muskoka Room. While the tap water is filtered and very clean, we do not recommend drinking it as it must be tested regularly. Brushing teeth etc. with tap water is fine, however.

The water cooler is bottom-loaded and if you see both the red and blue lights on the unit flashing, it's time to change the bottle.

Property / Safety:

For the most part, you may go wherever you wish on the property with the exception of the woodshed. This is quite disorderly and very dangerous as there are nails sticking out of many of the boards and things are stacked unstably – it's on my list....

First Aid Kit:

Located in the middle bathroom of the cottage are the standard First Aid supplies (band-aids, polysporin, etc, and the back bathroom has more serious bandages for bigger issues.

Sceptic System/Toilets:

The cottage has a septic system. We cannot stress enough that septic systems are vulnerable to over-use and abuse. Please ONLY flush toilet paper and natural waste and DO NOT flush feminine hygiene products, paper towels, wipes etc. even if they claim to be flushable. This is really a big deal and abuse of the system could impact your vacation. Indications of a problem are bad odours at the back of the cottage, and of special concern are toilets that don't flush properly or seem sluggish. Please call us immediately if this occurs.

Conservative use of paper and water is most appreciated as it keeps costs down.

Generally, we follow the old cottage rule that if it's yellow, let it mellow... you know the rest.

Laundry:

Detergents are provided, but if bringing your own, please make sure all detergents are lake safe as we are on a septic system.

Preferred cycle: cycles seem excessively long on this machine, use 'speed wash' (still approx. 55 min.) and adjust soil level.

Clothesline: outside of back bathroom towards the back of the cottage, feel free to use the clothesline.

Beds and Linens:

Each bed has its own set of linens: mattress cover, pillow covers, complete set of sheets and pillows and comforter. Please feel free to get additional blankets in the Muskoka Room banquette.

Kitchen / Dishes

The kitchen is well-stocked with most of the things you will need. Poking around will give you an idea of what is there, and you are free to use the spices in the spice rack, as well as whatever is in the cupboards.

Sorry that there is no dishwasher, but we just felt its more cottagey to do them manually.

Damages:

Breaking a glass happens, and we do not mind but we want to ensure we replace it for our next guest!

Please let us know if there is anything we need to replace or anything that did not work during your stay.

Heating and Cooling (Hopefully only cooling needed!):

For really cold days or nights, there is a wood burning stove that you can use (with care). Wood for the stove is located at the side of the Muskoka Room – please don't use this wood for the fire pit.

The living room, middle bathroom, and the bedrooms all have baseboard heaters. Please remember to turn these off if you turn them on.

The master bedroom and the Muskoka room are both equipped with split-unit heat pumps that can act as heaters in the cold and air conditioning on really hot days when the windows don't bring in enough breeze.

The mode button on the remote allows you to select cooling, fan only, or heating and then you can use the up / down buttons to set the temperature. The cottage is not particularly well insulated, so we usually close the main hallway door and leave the bedrooms open if using the A/C in the master bedroom, and we close the door between the living room and Muskoka room so we can have dinner in relative comfort on steamy days.

Candles / Lanterns:

We've decided that other than the wood stove, we really don't want candles or any open flames in the cottage. The building is made from solid cedar that is from the 1950's and absolutely full of resin (which is why the place smells so nice). It is extremely flammable. There are fire extinguishers in the hallway and kitchen if there is a fire, but don't attempt to fight a fire that is anything but tiny.

We do have some pretty nice LED candles that have a remote control located where the TV controls are in the living room. If you use them, remember to turn them off and don't try to light them (we wouldn't include that statement if it hadn't already been tried..)

Smoking:

SMOKING IS NOT PERMITTED INSIDE THE COTTAGE

If you smoke outside, please ensure that embers are completely out and that butts are collected and disposed of safely.

Firepit:

Our fire pit is located on the waterfront.

If having a fire, it is important to check Muskoka Lakes fire rating daily at the website provided below:

<https://www.muskokalakes.ca/en/residents/fire-rating.aspx>

Fire extinguishers are in the Hallway and Kitchen, but only for emergency – a bucket of water (buckets in the living room closet) is best to put out campfires.

For outdoor fires, any available firewood is located behind the Bunkie and rummaging through the back of the property will yield lots of sticks to burn, or you can purchase campfire wood at the Foodland in Port Carling. Please do not use wood stacked against the cottage for outdoor fires. The swinging chair fits 3 people and additional seating can be added by bringing the chairs from the Bunkie.

Please keep fires to a reasonable size and only burn wood. Also, please ensure that fires take place only in the fire pit and that the fire is properly extinguished before the area is left unattended.

Coffee / Tea:

One of our favourite pastimes is to sit on the deck or the dock in the morning over a coffee.

We've provided all three of the main coffee making systems (Tassimo, Keurig, and Nespresso), as well as the good old fashioned drip machine. There is some coffee here for emergencies, but we assume that you will bring what you like with you.

The water cooler is also a hot water dispenser, but the kettle is what we usually use for making tea.

One pain in the neck however is that if you are using a machine that draws significant power at the same time as the microwave and / or the toaster, the breaker can trip. It is easily reset in the corner kitchen cabinet where the panel is. The offending breaker is on the right side and is the first of the two switch breakers from the top. To reset it, you have to first move the switch all the way to the right (off) and then all the way to the left (back on).

Garbage/Recycling:

The main kitchen garbage is to the left of the sink with garbage bags in the cupboard right next to the garbage itself. as are recycling bags.

Recycling bins beside outdoor freezer have bags located beside the garbage bin. We often don't use bags however as the pickup at the end of the driveway is just dumped into the truck. If you are going to the dump, you must separate recycling into containers (bottles, cans, etc) and fibres (cardboard and paper), but the Wednesday pickup (typically fairly early morning) at the driveway does not need to be sorted.

Bathroom garbage bags are placed in the left cupboard below the bathroom sink.

Garbage and Recycling is collected every Wednesday morning (sometimes fairly early) at the end of the driveway. The limit is 3 garbage bags, and you can fill both recycling bins. Put Garbage bags in the metal box - NEVER LEAVE GARBAGE BAGS OUTSIDE – racoons and bears will come!

The bin is shared with our neighbor so please try to limit the amount of garbage in the bin.

The dump is off of Hwy 118 (lights at the end of Peninsula Road). Turn right (west) onto 118, go 1.75 Km to Eveleigh Road (left hand side of road). Dump is about 2 km down that road on the right. 1174 Eveleigh Rd, Port Carling, ON P0B 1J0 (705) 765-5955 (<https://goo.gl/maps/dwohguphumH2>)

Dump limit for garbage without paying is 3 bags per week per car license plate.

Hot Tub:

The hot tub is a lovely place to have a conversation as the sun sets or at night before swimming to the raft under the stars. Every effort is made to make sure it starts out clean, but once you start using it, there are some steps you need to take to keep it clean.

The floating Bromine dispenser should be left in the tub at all times, or at least when you are not using it. If you have had a few soaks or if there are more than 2 people in the tub for an extended period of time, put a ½ cup of the shock powder in the tub before you close the lid.

If the tub starts to get cloudy, pour 3-4 tablespoons of the clarifier in and add a little extra shock.

Keep the cover on the tub when not using as there are a lot of pine needles and other junk that will accumulate if you don't.

Make sure to rinse your feet with the hose before getting in the tub as dirt accumulates quickly if you don't.

If the water gets too low (less than halfway down the filter intake when no one is in the tub, please fill with the hose (the green hose can be quick connected to the grey hose to allow the water to run without having to hold the gun. The water should be ½ to ¾ the way up the filter intake. Don't overfill!

NO GLASS ANYWHERE NEAR THE HOT TUB!

The Bunkie:

The Bunkie is basically a Hobbit House as it doesn't have much headroom. Still, it sleeps three or six, depending on sharing arrangements, and it has a TV with Apple TV to provide streaming content. It's a pretty nice place for kids to go and play games or watch a movie.

BBQ:

There are both a Propane BBQ and a charcoal BBQ available for your use. There should be enough propane for your time here, but should you need more, extra tanks can be found under the cottage where the charcoal grill is hanging. Charcoal is also under the cottage.

Utensils are in the right cupboard under the kitchen island.

Please do your best to keep the BBQ clean!

Outdoor Shower:

The outdoor shower is a great feature, but please make sure the taps are closed when you are done, and ONLY use the shampoo and soaps provided. This really matters.

Deck, Dock, Raft:

We spend a great deal of our time either on the deck (usually morning) or the dock. If you are out early or late and there is a chill in the air, you can find blankets in the long section of the banquette (the bench seating in the Muskoka room).

If you want to catch some sun in comfort, the long deck chairs have cushions in the storage box under the master bedroom window (near the hot tub).

The dock is set up to provide sun and some shade. The ladder at the end leads to a sandy bottom.

We ask that in the event of a storm, or just in case a strong wind picks up at night, you tie up the umbrellas that are on the dock and on the cottage deck.

If you've agreed to let us leave our boat on the lift, we ask that you keep children off of it as well as tell them to leave the boat lift wheel alone.

The lights on both the dock and the deck are set on a timer. If you want to override them, the outlets that they are plugged into have manual buttons that allow you to turn them on or off. If you wish, call us and we'll set the timers to your specifications.

The large raft is ours, which means it is yours when you are here. If you don't object, we've made it clear to the whole bay that anyone is welcome to be on it, but if you do, you have the authority to tell people to vamoose. While the lake bottom in the shallows and at the end of the dock is fairly firm sand, as you walk out towards the raft it can get a little "squishy". This is just because it is clay and there is nothing to be afraid of on the bottom. The raft is in about 7 ft of water, so it is ok to dive off.

NO DIVING OFF THE DOCK – IT IS FAR TOO SHALLOW TO BE SAFE!

NO GLASS ON THE DOCK, RAFT, OR THE DECK AROUND THE HOT TUB

Boats:

There is a canoe, 2 small kayaks, 1 larger kayak, and a paddle boat that are available for your use. Please make sure to put one of the orange boat kits in any boat that you use and have a life jacket for each person in the boat. Life jackets in a range of sizes are hanging on the side of the Bunkie.

We have a lovely little sailboat that, IF you know what you are doing, you can rig and sail. Please de-rig it and put everything back when done if you do. The wind in our bay is a tad bit variable but generally comes out of the West-Northwest which means you can tack out and run back home. The water near the dock is too shallow for the dagger board so you have to put it half-way down until you are in deeper water.

Unless we've made an agreement otherwise, the aluminum boat is off limits.

TV + Audio:

There is one TV located in the living room of the main cottage and another in the Bunkie.

The TV is turned on and off with the light grey remote, which is also where the inputs to the TV are selected. The DVD player with the 5-disk tray is connected to HDMI Input 2 (keep pressing the input button on the top left of the TV remote to cycle through inputs 1-8, stopping at 2. The DVD Player is controlled by the black remote in the little bin on the living room coffee table. There are a ton of DVDs to watch, but we ask that you put the disks back in their cases and back on the shelf afterwards.

The DVD player also functions as the sound system for the cottage and the unit can be tuned to FM 99.5, 99.7 or 104.1 for classic rock. Also, there is an auxiliary input cable (with an attachment for iOS devices) if you wish to play your own music from any external device. You'll figure it out (or your kids will).

We have two Bluetooth speakers that you can hang on the deck, either on each side of the stairs or over by the hot tub if you want to move the black hangers (or just put the speakers on the deck). These can be connected individually or paired for stereo. The charger for these speakers is at the charging station in the kitchen beside the office cubby.

In the Bunkie there is a first-gen Apple TV that has Netflix. The surround system isn't working at the moment, so you'll be limited to the Apple TV or a DVD inserted directly into the side of the TV using the on-board player.

We have GREAT neighbors, so please be respectful of volume levels, especially late at night.

Games and Library:

In the evening or, heaven forbid, on a rainy day (actually we LOVE rainy days sometimes), there is an eclectic assortment of books to look at, including some National Geographics that go back to 1926.

Also, in the short section of the Banquette there are a bunch of different board games and things like that. Cards are mostly in the second drawer from the right in the kitchen beside the office cubby.

Local Recommendations:

Nearby Amenities: Addresses and phone numbers will be added.

Foodland (Port Carling) – groceries

Fields of Green (across the road from Foodland) – groceries, fresh local produce, bakery, flowers, and a legit fish monger (slightly more upscale and pricey)

Stephen's Butcher Shop (8 Harris Street, Port Carling) – high quality meats and they also have great homemade pies

Port Sandfield General Store (Port Sandfield Bridge) – expensive groceries but YUMMY doughnuts if you get there before they sell out

Turtle Jacks (Port Carling) – Nice place to eat with a patio on the Indian River

Portside Fusion, Silver Streams, The Water's Edge Bar and Grill, The Rock Grill and Patio – all places of varying menu and price levels

Golf:

The Fairways at Kirrie Glen – Public Golf Course (705) 645-4520 1838 Kirrie Glen Road, Muskoka District Road 118 West

Hiking:

Huckleberry Rock Lookout – you can find it on Google
1057 Milford Bay Rd, Bracebridge, ON P1L 1X4

We love to walk to the other side of the bay. At the end of the driveway, turn right and walk up the road (don't take the first right but rather follow around to the left as the road rises) to Hemlock point road. Turn right there and follow to the end. Then the road turns into more of a dirt road that services all of the cottages on the other side of Avon Bay.

The following shows the most important breakers found in the kitchen electrical panel:

Main Electrical Panel in Kitchen Corner Cabinet

