



Welcome to The Ranch!



HIGHLIGHTS

Location:

Salida, Colorado

of bedrooms:

Four

of bathrooms:

Two & a half

More:

19 private acres, hot tub,
fully-appointed kitchen, on site
hiking, close to town and easy
river access

**Enjoy the privacy and views this
mountain chalet has to offer, just 3
miles from downtown, close to hiking,
biking & across HWY 50 from Salida
East boat ramp**

We are thrilled to have the opportunity to share this magical place with you; we hope you enjoy it as much as we do and that you will respect it as you would your own home. We've put together this guidebook with the hopes it helps you get to know the property, and surrounding area, along with some of our favorite local spots you may wish to visit.

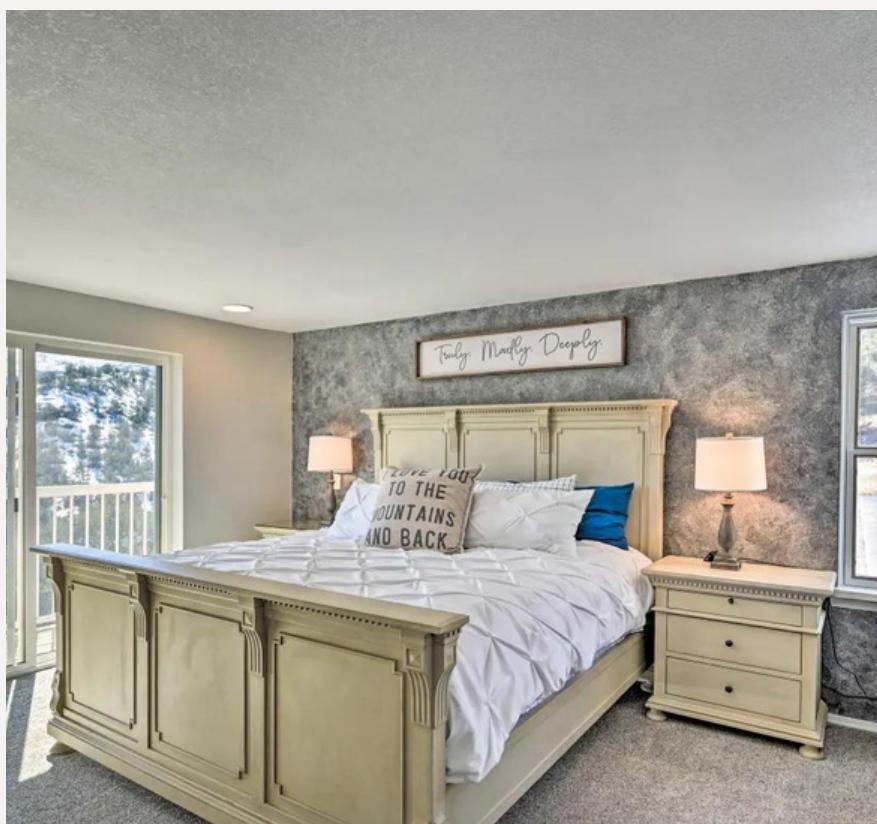
4712 E US Hwy 50, Salida CO, 81201

Listing Site: <https://evolve.com/vacation-rentals/465306>

About us

Hello! We are Kat & John, your hosts and the property owners. We are fortunate to call this beautiful state our home, and love to spend as much time enjoying Chaffee County as possible. We live in Lakewood near Red Rocks, and can often be found rafting, snowboarding, enjoying a local brew or show.

In 2020 we sold our Denver short term rental home with the dream of finding the perfect mountain home to share with people from around the world. Our dream came true when we found this spectacular property in 2021. We are utilizing Evolve for this rental, and are proud to share we maintained Superhost status with over 100 reviews with our previous property. Our goal is for you to have an amazing and relaxing experience in this place that we find truly magical.



Owner/Host Contact Info:

Phone: numbers (texting welcome):
Kat - 720.840.3686
John - 303.667.6770
Email: katrina.hughes@gmail.com

Cleaning Contact Info:

AA Summit Cleaning - Abby Martinez
Email: aasummitcleaning@gmail.com

In Case of Emergency:

Heart of the Rockies Regional Medical Center
1000 Rush Drive, Salida CO 81201
Phone: 719.530.2200

Fire Department - 719.539.2212
Police Department - 719.539.2596



Kat & John

- Superhost
- Languages: English
- Response time: 1 hour
- Response rate: 100%

If you have any questions or need anything during your stay, please don't hesitate to reach out!

Check in

Check in (after 4pm, unless previously discussed):

Your check-in experience will be seamless with access via August Locks. Prior to check-in, you'll receive an invite from August Locks that will guide you through the process for accessing the house. We do have a lockbox for backup should any issues arise with August.

You will enter on the East side of the house through the door next to the garage door. You're welcome to park in the garage or driveway. There is additional parking on the right side of the road before you reach the house (it's marked with a sign).

Pooches:

We love our dogs and know how great it is to travel with them, which is why we invite your furry friends to travel with you (two dogs maximum and pet fee required). For your convenience, we've provided a kennel and food/water bowls to use while you visit. We also have a pooper scooper on site for easy waste cleanup.

We ask that you please keep all dogs off furniture and clean up after any messes.

Please remember that we are in the mountains and with that, we share our home with many wild animals, including bears, mountain lions and birds of prey. Make sure you watch your furry friends when they are outside!

Dogs of the House:

Doc & Diffie



Check out

Check out (by 10am):

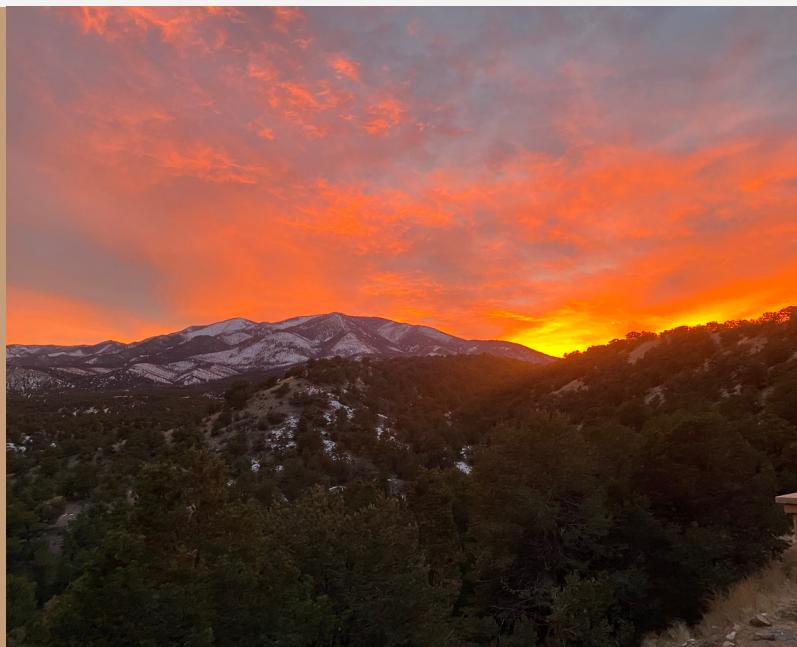
To help keep our cleaning fee reasonable, we ask for your help with a few quick things:

- Please ensure all dishes are clean; load & start the dishwasher
- Start a load of towels in the wash (laundry soap provided on the shelf in the laundry room)
- Remove perishable items
- Turn off all lights, electronics, appliances
- Close & lock all windows and doors
- Set the alarm --> on the alarm panel, press the  icon on the bottom left of the screen and make sure all areas say 'Ready' --> then select 'Arm Away'. You will have 30 seconds to exit. All doors and windows must be closed for the areas to be in 'Ready' status.
- Take trash out on your way down the hill (there is a green dumpster on the right as you exit the property)
- Close the gate on your way out

We also request that you leave a review to let us know how your stay was.

We love to hear from guests!

*Travel safely to your next destination
and come visit again soon!*





House Rules

We hope you'll treat our home as if it was your own by respecting the rules we've put in place to continue to share this magical place with many more to come:

- No smoking indoors (of any kind); please use the designated area on the back patio for smoking, and dispose of any cigarette butts in the provided canister (attached to the pillar between the deck and patio). Consider the environment and risk of forest fire and don't throw ANY butts or embers on the ground.
- Pets (dogs only - 2 maximum allowed):
 - Fee required
 - Not allowed on furniture
 - Must be crated if left unattended
 - Keep a close eye when outside for their protection
 - Pick up any and all pet waste
- Be mindful of neighbors and their property - we are lucky enough to border BLM open space and have access to incredible hiking on and bordering the property; please ensure you stay on our property or public land.
- Never leave food, drinks or trash outside; these items attract bears and other wildlife; we also recommend locking your car doors if parked outside (bears can be tricky!)
- Close all doors (including the garage door) if not actively using/monitoring to keep critters out
- Clean the grill after using
- Drive SLOW! The road is tight and narrow and we care about your safety
- No parking in front of large garage/shop (we require access on a regular basis)
- No unauthorized parties or large events - if you would like to have additional guests over, please inquire with Katrina (fee may apply).

Enjoying the Property



EXPLORING & ENJOYING

Castle Gardens

Castle Gardens is a great, easy hike that can be accessed to the West of the property. Explore the dry streambed, where you can view eroded spires and dirt cliffs. Be careful if exploring outside the streambed as you'll find yourself in areas of stickers (ouch!) and uneven/dirt mounds that can give way under foot.

Mountain Biking

Salida is home to some of the best mountain biking in the state, and you can access some great trails within minutes from the house. For more information, visit <https://www.colorfulcolorado.com/outdoors/biking/mountain-biking-map/>

Cornhole

We have Cornhole boards and bags stored in the garage for your enjoyment. Please return after use!

Lions & Tigers & Bears...OH MY!

....but really. Okay, maybe not tigers, but mountain lions and bears can be spotted on and around the property, especially in the summer months. Be mindful when you're out exploring and feel free to take the bear spray provided with you as a precaution.

Hot Tub:

We invite you to enjoy the hot tub, and ask that you please follow the instructions posted on the window by the tub.

Grilling:

We provide a grill and outdoor seating for your enjoyment. Please clean the grill, put things back as you found them and remember to turn the gas off. In case the propane tank runs empty, there is an extra tank in the garage. Please leave the empty one near the door in the garage so we know to fill it.



Some of our favorite local spots



FOOD & DRINK

Moonlight Pizza & Brewpub:

Great local spot with fantastic pizza and tasty beer. They DELIVER to the house!

242 F Street | 719.539.4277

High Side! Bar & Grill:

Offers a fun atmosphere and good bar food right on the river. A great place to enjoy being outside and watching people in the whitewater course. Great place to catch a game or live music.

300 W. Sackett Ave | 719.539.4742

Tres Litros Beer Co:

Tasty craft beers with a great atmosphere, close to downtown. Delicious Thai food served Wed & Fri.

118 N.E. St | 719.207.4519

Boathouse Cantina:

Not our favorite for food, but on a nice day, it's a great place to enjoy a bevi riverside and take in the scenery.

228 N. F St | 719.539.5004

Tacos El Tapatio:

Our favorite authentic Mexican restaurant in town. We highly recommend the taquitos appetizer!

136 E. 2nd St | 719.207.4487

The Fritz:

Our new fave! Excellent flavors and shareable. The only place in town that makes a proper Old Fashioned!

113 E. Sackett Ave | 719.539.0364



Things to do and see



AREA ATTRACTIONS

Hot Springs:

Enjoy the various hot springs in the area. **Salida Hot Springs Aquatic Center** offers an indoor pool right in town. **Mount Princeton Hot Springs** is just 22 miles away, toward Buena Vista and offers a variety of outdoor pools, including a lap pool, soaking pool, and adults only area. **Cottonwood Hot Springs** is a bit further at 32 miles from The Ranch, past Buena Vista.

Monarch Mountain:

Monarch Mountain is an independent ski resort that offers affordable lift tickets and a great atmosphere. Such a nice retreat away from the big resorts!

Downtown Salida:

Salida offers a quaint and welcoming downtown area designated as Colorado's first Creative Arts District, where you can enjoy a variety of galleries, shopping, dining, distilleries and breweries.

Rafting the Arkansas River:

By far our favorite warm weather activity, you have access to a variety of runs that accommodate various skill levels and excitement, all within a short distance from the house. Check out Browns Canyon for a shorter day trip, or the Royal Gorge for a more splashy, adrenaline filled experience.

- We recommend calling [River Runners](#) (719.395.2466) if you're looking for a great guided experience.

14ers Galore!

The [Collegiate Peaks](#) can be accessed in less than an hour's drive, where you can enjoy hiking that accommodates a variety of skillset and ability.



The Details/FAQs

Wifi:

- Internet is through StarLink - it is very reliable, though can cause some issues with video calls. For video conferencing calls we recommend calling on your phone and using the internet on your laptop for video.
 - Network: THERANCH
 - Password: VIEWS4DAYS

Climate Control:

- Heat
 - Each room has its own electric heating element and can be manually adjusted. They are on a program and will auto adjust based on preset program. Remember, heat rises, so often you won't need the upstairs heating units. We get a lot of solar gain in the house that keeps it toasty, even in the winter.
- Air Conditioning
 - Controlled by the Ecobee smart thermostat in the kitchen.
- Note: keeping window coverings pulled will help to maintain temp during the day.

TV:

- ROKU streaming TVs are available in the living room and master bedroom

Music:

- Sonos available in the kitchen/breakfast room.
- Instructions:
- Connect to Smart! Wifi → Download Sonos app → open the app & follow prompts to connect to existing system

Alarm:

- The alarm will disarm when you unlock the door via the August app. If you'd like to use the alarm while there, please let us know and we'll assign you a personalized code.

Lighting:

- The majority of the lights are on dimmers. If you tap the 'up' button and it doesn't come on, please hold it down and it should turn on. Tap 'down' to turn off (hold to dim).

Plumbing/Septic:

- Please note this home is on a septic system; this means TP only in the toilet (no feminine products), and liquids only down the drain.

Trash/Recycling:

- You can take trash to the green dumpster anytime throughout your stay. Unfortunately at this time we don't have recycling service.



Additional Info



- Sonos how-to
- Map of town & attractions
- Hot tubbin' how-to
- BearWise info

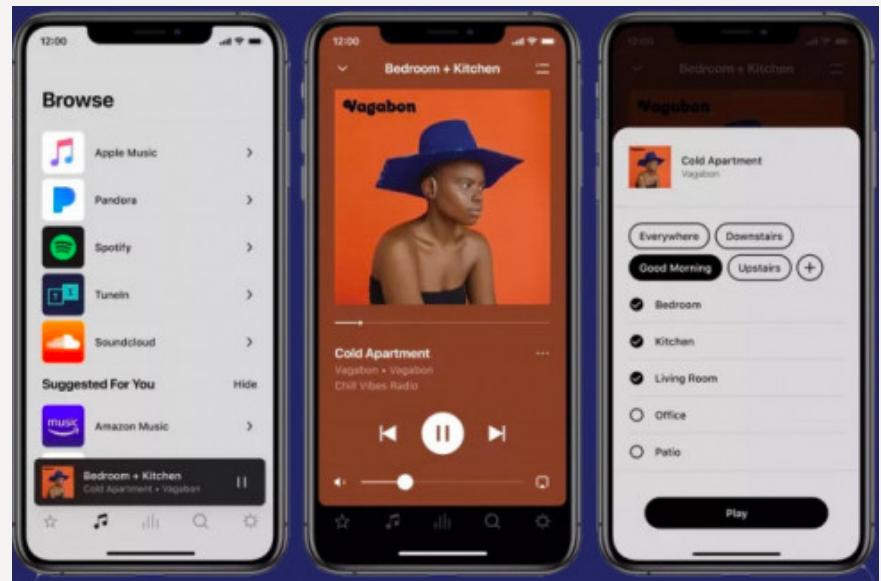


Sonos How-to

Step 1 - Connect to WiFi

- Network: THERANCH
- Password: VIEWS4DAYS

Step 2 - If you don't already have it, download the Sonos app.

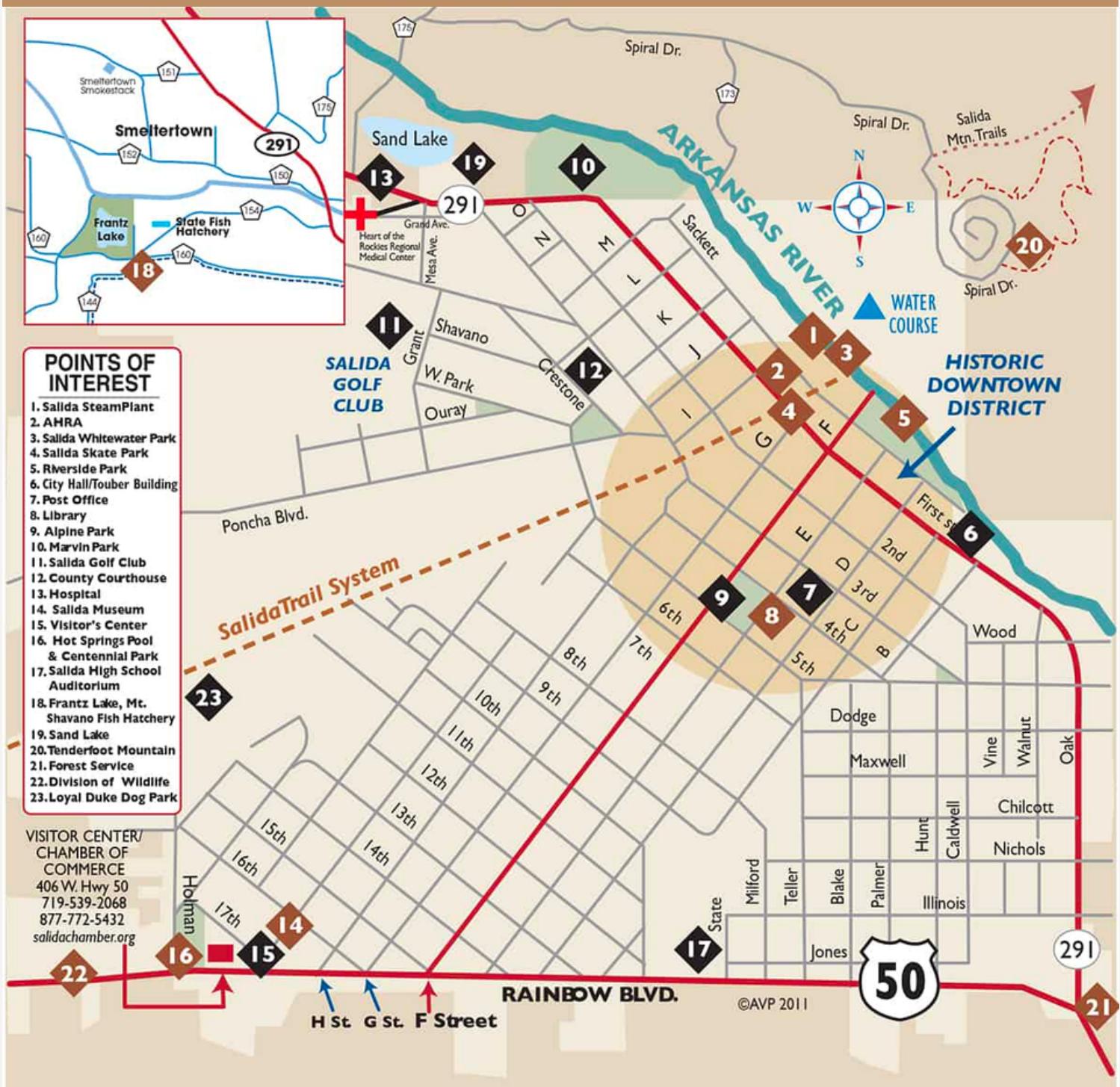


Step 3 - Open the Sonos app and follow prompts to connect to the Sonos network and control the various zones.



Map of Town & Points of Interest

<https://www.colorfulcolorado.com/plan-your-visit/salida/>



HOT TUBIN'



UNDER 18 MUST BE
SUPERVISED BY AN ADULT
AT ALL TIMES. NO
LIFEGUARD ON DUTY

NO SOAPS, DYES,
BUBBLES OR ANY OTHER
OUTSIDE CHEMICALS ARE
PERMITTED TO BE ADDED
TO THE WATER

ENSURE WATER LEVEL
STAYS ABOVE THE FILTER
TO AVOID BURNING OUT
THE PUMP

PLEASE COVER AND LATCH THE HOT
TUB WHEN NOT IN USE. STRONG
WIND GUSTS WILL BLOW THE COVER
UP/OFF.

how to

SHOWER BEFORE
ENTERING

KEEP WATER AT 102
DEGREES OR LESS

NO GLASS OR FOOD
IN/AROUND THE TUB

BRING ALL CANS/TRASH
INSIDE AS TO NOT
ATTRACT BEARS AND
OTHER CRITTERS

NO TOYS/SMALL FLOATS
THAT COULD GET
CAUGHT IN THE FILTER

PLEASE USE POOL
TOWELS PROVIDED IN
UPSTAIRS LINEN
CLOSET

enjoy your soak!

HOT TUBIN' WHEN YOU'RE DONE..

ADD 1/2 TSP OF CHLORINATING GRANULES PER PERSON AT THE END OF EACH DAY THE SPA IS USED, AND THEN SELECT STIR FROM THE CONTROL PANEL

CHEMICALS ARE LOCATED IN THE DRAWER UNDER THE TOP STEP OF TO THE SPA

TEST STRIPS ARE PROVIDED AS WELL (SMALL BLUE BOTTLE); DUE TO THE NATURE OF WELL WATER, IT CAN RUN HIGH IN PH/ALKALINITY. IF IT READS HIGH, PUT A FEW TSP OF PH DOWN IN THE TUB AND SELECT STIR FROM THE CONTROL PANEL.

Tub INFO

Topside/Auxiliary Controls

Temperature:

- defaults to 100 degrees Fahrenheit every time spa is turned off and back on.
- temperature restriction is minimum of 80 and a high of 104 degrees Fahrenheit.

Jets:

- have low and high-speed functions, and are on 20 minute timers
- each jet can be opened and closed individually by spinning the outer ring of the selected jet (counter-clockwise to open)
- air control diverters (marked by “bubbles” on top) will allow control of air pressure being added to the jet it is responsible for

Lights have 10 different functions – cyclable through by turning lights off and on.

Lights do not have a timer, so turn off when you get out of spa

Stir is the button you will press every time a chemical is added to the spa. Stir turns the jets on high for a few minutes and turns them off afterwards.

BearWise Vacation Tips

You are in bear country, so there's a good chance you'll see black bears here, even if you never go into the woods.

Don't Feed the Bears



- Don't leave food, trash or pet food outdoors when no one is around. A few seconds is all it takes for a hungry bear to swipe it.
- Feeding bears or using food to encourage bears to approach you is often illegal and always dangerous.
- Don't throw scraps or leftovers out the car window or into the woods behind your vacation rental.
- If trash container or dumpster is full, don't pile trash outside; take it with you when you leave.

Bear Viewing Guidelines



- Stay in your vehicle; even bears that seem comfortable around people are still wild animals.
- Never approach bears or entice them to approach you.
- Enjoy bears from a safe distance. Stay at least 50 yards or 10 car lengths away.
- Don't block the road to view bears. If permitted, pull over and take photos from the safety of your vehicle.

If you want to see bears, early morning and early evening are good times for viewing and photography.

Driving in Bear Country



- Stay alert, stick to the speed limit and scan the roadsides. If a bear crosses the road, watch for cubs before you drive on.
- Be especially alert at dawn and dusk when bears are most active; black bears are fast and hard to see.
- If you hit a bear, don't try to help it. Call 911 or report to authorities as soon as you can.

Wildlife collisions are not always covered by insurance.



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Dogs and bears don't mix. **Keep your dog on a leash at all times when outdoors.** Letting your dog approach or lunge at a bear puts you and your pet in danger.



Discourage Break-Ins

- Lock vehicles; don't leave windows open even a crack. Remove anything with an odor (food, drinks, trash, pet food, scented products).
- Keep exterior doors closed, even when you're there.
- Don't stash food, beverages, trash or recycling on porches/patios/decks.



If You See a Black Bear

- If a bear comes around your place, try to scare it away by making lots of noise yelling or banging pots and pans together from a safe distance.
- If you see a bear near a dumpster or in a building, don't approach or corner it. Give the bear an escape route.

In the Woods

- **Carry bear spray and know how to use it.**
- **If you see a bear before it notices you**, don't approach. Stand still, enjoy, then quietly move away.
- **If a bear sees you**, back away slowly. Never run; running may trigger a chase response.
- **If a bear approaches**, hold your ground, wave your arms and yell "Hey Bear" until it leaves. Always stay with your group. **If it keeps approaching**, use bear spray.
- **If a black bear makes contact with you**, do NOT play dead; fight back aggressively.



Learn More:
BearWise.org

Helping People Live Responsibly with Black Bears

BearWise® Created by bear biologists, supported by state Wildlife agencies

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