

Woods Mill Bend * Instruction Manual



2023

**Welcome:**

Welcome to Woods Mill Bend. We're excited to have you as our guest, and we hope that you'll enjoy your stay. Enclosed in this User Manuel, you'll find some important (and some not-so-important) information about your rental, check-in and check-out procedures, house rules, and local amenities. If you have any questions in advance of your visit, please feel free to contact the owners, Buster and Caroline Black (contact information below). This is a special place to us, and we hope you will come to understand why during your stay.

Address:

The property's address is 97 Woods Mill Bend Drive; Siler City, NC; 27344.

Check In and Check Out:

- Check in time is after 3pm and check out time is before 11am.
- The key to the front door is located on a lockbox. I'll provide you with the code to the lockbox prior to your arrival.

- Prior to check-out, please do the following:
 1. Bag your trash and recycling and put them in the two metal bins by the shed near the driveway. Be sure to close the lids tight or critters will get in there.
 2. Put all used dishes in the dishwasher and run it.
 3. Put all towels, rags, or other used linens in the laundry hamper in the downstairs bathroom.
 4. Clear the fridge and shelves of any food or drinks you brought with you.
 5. Be sure to leave the key in the lockbox where you found it.

Cell Service:

I use AT&T and generally get very bad cell service at the property. There is a land line and two phones available at the Main House. Prior to arriving, however, you may want to ensure that wifi calling is enabled on your phone. In order to do this on an iPhone, go to Settings > Phone > Wi-Fi Calling and make sure that Wi-Fi Calling is turned on. Then restart your phone.

WiFi:

Network Name: Interweb5000

Password: cheesegrits

Note that there are two internet accounts generating wifi signal (both have the same network name and password): one from the Main House and one from the Farm House. The Farm House wifi typically will reach to the Dance Hall.

Hashtag:

If you are inclined to tag a photo online: #woodsmillbend



Appliances and Equipment:

The kitchen is fully equipped with a refrigerator, stove, oven, microwave, and dishwasher. There is also a washer and dryer located in the bathroom of the first floor.

Television:

The living room has a tv with an Apple TV connected. The Apple TV has movies we've bought for ourselves and our kids that you're welcome to watch. If you use any of the streaming services, please be sure to log in using your own account. Also, there is a Direct TV app on the Apple TV that has live tv channels, including HBO and ESPN.

Fires:

There is a fireplace in the Den of the Main House. Prior to starting a fire, ensure that the flue is open. If you need additional wood, there should be dry, seasoned wood on the front porch and / or around the Art Studio. There are also firepits available in the front field, between the Main House and Dance Hall, and in the Secret Garden. Never leave an active fire unattended.

Record Player:

There is a record player in the den with bluetooth connectivity. In order to connect to the bluetooth, flip the switch on the back of the record player. Please be gentle with our records, and if you're not familiar with how to properly handle vinyl, please stick to the bluetooth.

Child Items:

There are child items at the property that are available upon request, including a high chair, baby monitor, changing pad, and a gate for the top of the stairs. Please feel free to use any of the toys in the kids room or office.

Books:

There are number of books at the property. Feel free to enjoy them but please don't take them with you. We like our books.

Swimming Pool:

There is a chlorinated swimming pool behind the Main House. Children must be attended at all times while near the pool. There is no lifeguard on duty. No Diving. Swim at your own risk.

Dance Hall:

The Dance Hall can be used for yoga, ping pong, movies, or gathering with friends. There is also a projector available with an Apple TV for watching movies.

Mudroom:

In the mudroom, you'll find flashlights, bug spray, outdoor games, boots in case it's muddy, shoes for walking in the river, and some old fishing poles and tackle. Enjoy.



Caretakers:

Note that there are caretakers that live in the Log Cabin. If you see them around, feel free to say hi but note that they usually keep to themselves. Please respect their privacy.

Emergency Contacts:

In case you have any issues, please feel free to try these numbers:

- Buster Black - 336.254.0313 - this is me. I live in Durham but please call me if you need me.
- Caroline Black - 919.824.7102

Ticks:

Ticks are common in these woods, and we sometimes find them on ourselves and our children. Luckily, Lyme Disease is less prevalent in NC than in some other areas of the country. However, tick-born illness can be serious, so please do regular tick checks. I'm not a doctor, but if you find a tick, there are usually tweezers above the shelf to the left of the kitchen sink that you can use to grab it at the base and pull it off.

WMB History:

Finding reliable sources of information about the property and the adjacent mill has been difficult. The information gathered in the following paragraph has been cobbled together from internet research and conversations with people who may or may not know what they're talking about - take it with a grain of salt.

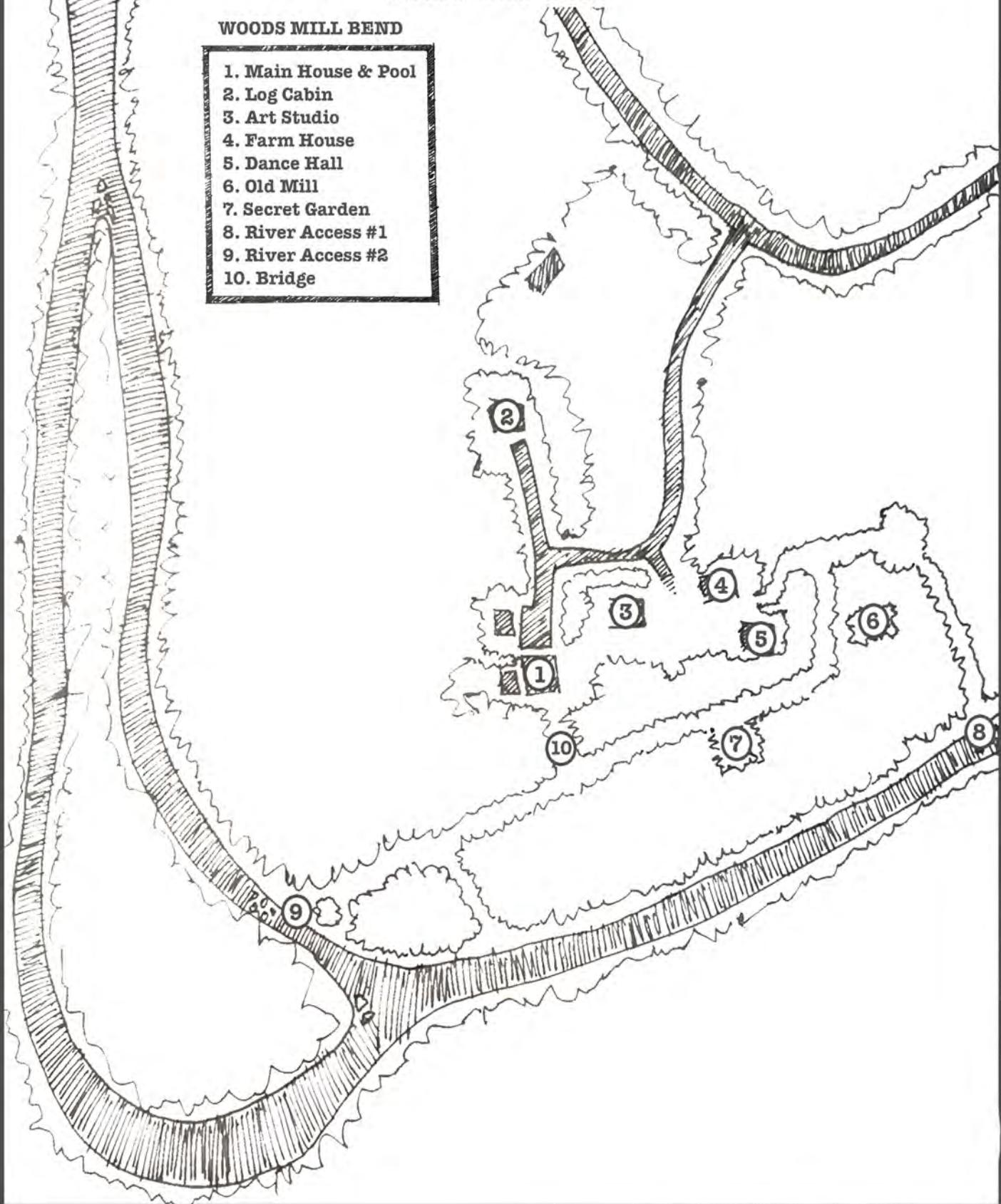
The oldest structure on the property is the Farm House, which was built in the mid 1800's. The property is identified on Captain Ramsey's map from 1870 as Dixon's Mill. Across the bridge behind the Main House and to the right is a wagon crossing over the Rocky River. The large ditch on the south side of the property is a mill race that was used to feed the mill on east side of the property. There is a grave stone near the Farm House for Nora Mae Doresett who is reported to have lived in the area during the 1940's. Around 1976, William McCabe Coolidge renovated and rebuilt the Farm House, which had been abandoned, and brought the two tobacco barns to the property. He created Recompense Retreat Center for parents who had lost children after losing his daughter to Cystic Fibrosis at the age of six. McCabe also cleared the front field and created a community farm. The property was later used by a group of people from Raleigh, who continued to operate the retreat for various purposes. This group of people built the Main House and the Dance Hall in the 1980's. We purchased the property in 2017 and have been renovating various aspects of it since then.

WMB

WOODS MILL BEND

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- 1. Main House & Pool
- 2. Log Cabin
- 3. Art Studio
- 4. Farm House
- 5. Dance Hall
- 6. Old Mill
- 7. Secret Garden
- 8. River Access #1
- 9. River Access #2
- 10. Bridge





Main House

The Main House includes four bedrooms (five individual beds), two bathrooms, a pool, and is used for short term rentals and as the primary residence at Woods Mill bend.



Dance Hall

The Dance Hall is a large, open, stand-alone room that looks out over the Rocky River and can be used for yoga (mats and blocks included), ping pong, movies (projector on site), or gathering with friends.



Farm House

The Farm House is currently being renovated but includes four bedrooms and one bathroom. It is used as a workspace for friends and family.



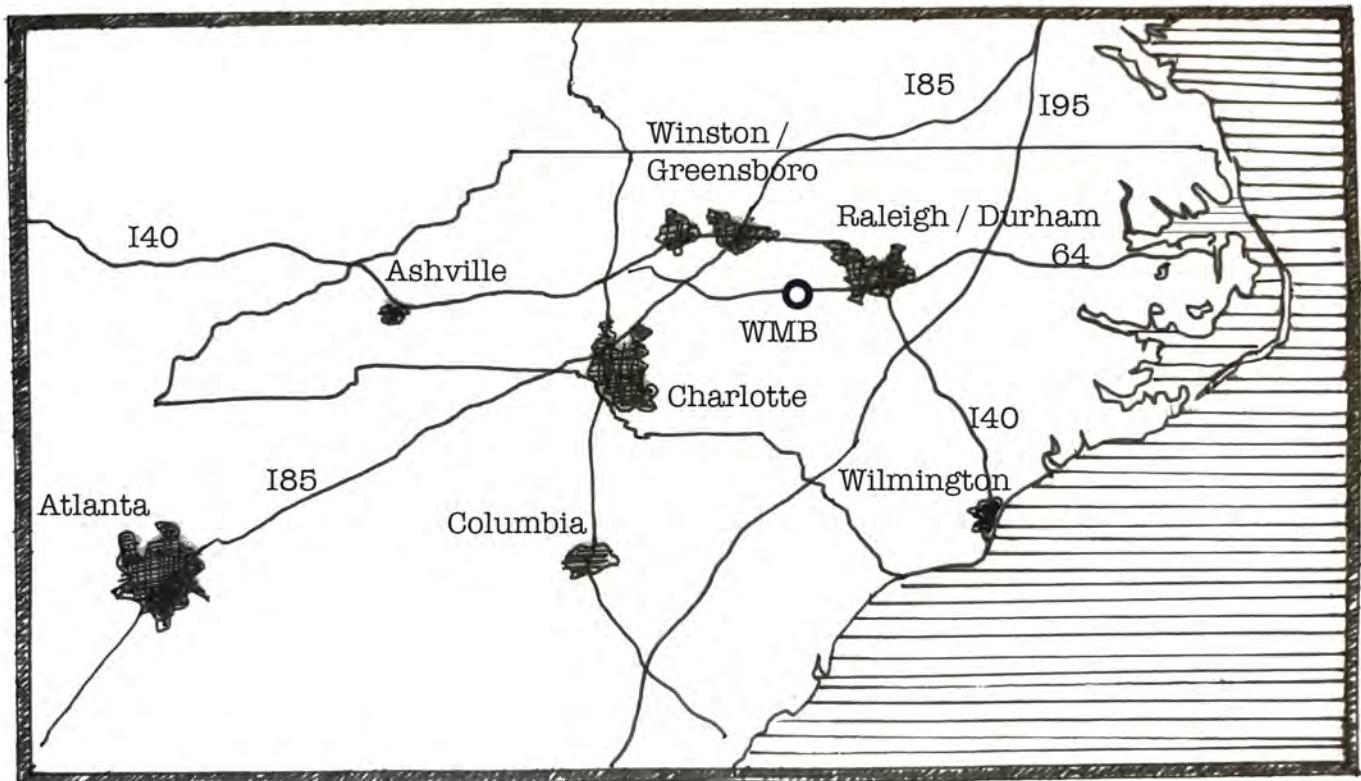
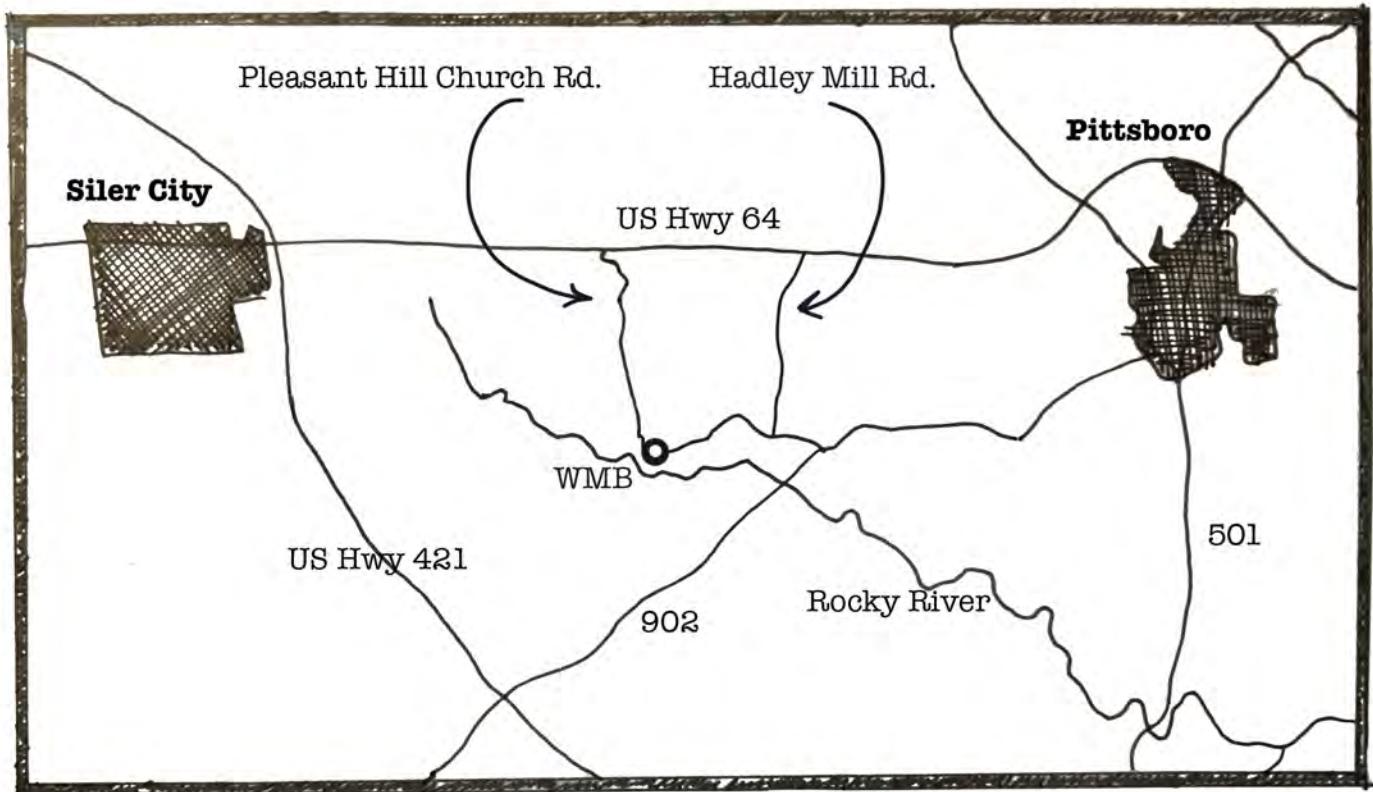
Art Studio

The Art Studio is currently under renovation. However, this building includes a surplus of art supplies and can be used as a quiet room to focus on individual projects.



Log Cabin

The Log Cabin includes one bedroom and one bathroom. This is where the caretakers for Woods Mill Bend live with their dog Buster (no relation).





Local Amenities:

Pittsboro: Pittsboro is located approximately 12 minutes east of Woods Mill Bend and is our preferred location for shopping, food, and goofing around. It is the county seat and has a population of around 4,000 people. The town was established in 1785 and is known for its historic downtown area, which features a number of preserved 19th-century buildings, including the Chatham County Courthouse, which dates back to 1881. The town also has a strong arts and culture scene, with several galleries and studios showcasing the work of local artists.

Restaurants: We don't eat out very often while we're at the property, but when we do, we usually go to Pittsboro. Below are some of the ones we know about:

- The Fearrington House Restaurant - This restaurant is located in the Fearrington Village, a charming area with a variety of shops, inns, and restaurants. The Fearrington House Restaurant is known for its innovative and delicious farm-to-table cuisine and its intimate setting. The restaurant has a multi-course prix-fixe menu that changes daily based on the availability of the seasonal ingredients.
- The Root Cellar Cafe - This is a casual and cozy spot known for its locally-sourced, farm-fresh fare and its friendly, laid-back atmosphere. The menu features a variety of sandwiches, soups, and salads, as well as a selection of small plates and entrees. They also have a wine and beer selection and a variety of vegetarian and gluten-free options.
- The Blue Dot Coffee Co. - This is a cozy and casual spot that serves a variety of coffee, tea, and baked goods. The Blue Dot Coffee Co. is a great place to grab a quick breakfast or a midday pick-me-up. They also have a small selection of sandwiches, salads, and snacks.
- The Painted Plate - This is a casual and comfortable spot that serves a variety of soups, sandwiches, and entrees. The Painted Plate is known for its fresh, locally-sourced ingredients and its cozy, laid-back atmosphere. They also have a variety of vegetarian and gluten-free options and a rotating selection of local beers and wines.
- Postal Fish - This is a casual seafood spot that serves a variety of fresh seafood dishes. Postal Fish is known for its delicious and creative seafood dishes and its friendly and laid-back atmosphere. They have a great selection of fish, shellfish, and sushi, as well as a variety of sandwiches, salads, and sides.
- The Soda Shop - This is a charming, retro-style spot that serves a variety of classic American diner fare, including burgers, fries, milkshakes, and more. The Soda Shop is known for its friendly service and its delicious, hearty food. They also have a great selection of classic sodas, milkshakes, and floats.



Local Amenities:

Jordan Lake: Jordan Lake is located approximately 15 miles east of Pittsboro. It was created in the early 1970s by the US Army Corps of Engineers to provide a reliable water source for the surrounding area, as well as to support recreation and wildlife conservation. The lake covers approximately 14,000 acres and has over 270 miles of shoreline. It is a popular destination for activities such as boating, fishing, swimming, and camping. There are several state parks and recreation areas located around the lake, including Jordan Lake State Recreation Area, which offers several campgrounds, picnic areas, and hiking trails. The lake is also home to a variety of fish species, making it a popular spot for anglers.

Haw River: The Haw River is a tributary of the Cape Fear River that runs through central North Carolina, including the area around Pittsboro. The river is approximately 110 miles long, and it is known for its natural beauty and recreational opportunities.

The Haw River is a popular spot for activities such as fishing, kayaking, and canoeing. The river is home to a variety of fish species, including bass, catfish, and trout. The river also provides opportunities for birdwatching, as it's home to a variety of bird species, including herons, egrets, and ospreys.

The Haw River State Park is located on the banks of the Haw River, just minutes from Pittsboro. The park offers several miles of hiking trails, as well as picnic areas, fishing spots, and kayak and canoe rentals. The park also offers several educational programs and events throughout the year, including guided hikes, birdwatching walks, and river cleanups.

The Haw River Trail is a 14-mile trail that follows the river from the Bynum Dam to the Jordan Lake Dam. The trail is great for hiking, biking, and birdwatching, and it offers great views of the river and the surrounding landscape.

Groceries: The closest grocery store to WMB is about 12 - 15 minutes away, so it's best to plan ahead. My favorite place to get groceries is Chatham Marketplace, which is a market and deli that offers a variety of locally-sourced products, including fresh produce, meats, and cheeses, as well as a selection of prepared foods, sandwiches, and baked goods. The Market is a great spot to grab a quick bite or pick up some ingredients for a homemade meal. Alternatively, there is a Harris Teeter a little further north of Pittsboro, a Food Lion in Pittsboro, and technically, the closest grocery store to the property is the Walmart SuperCenter in Siler City.



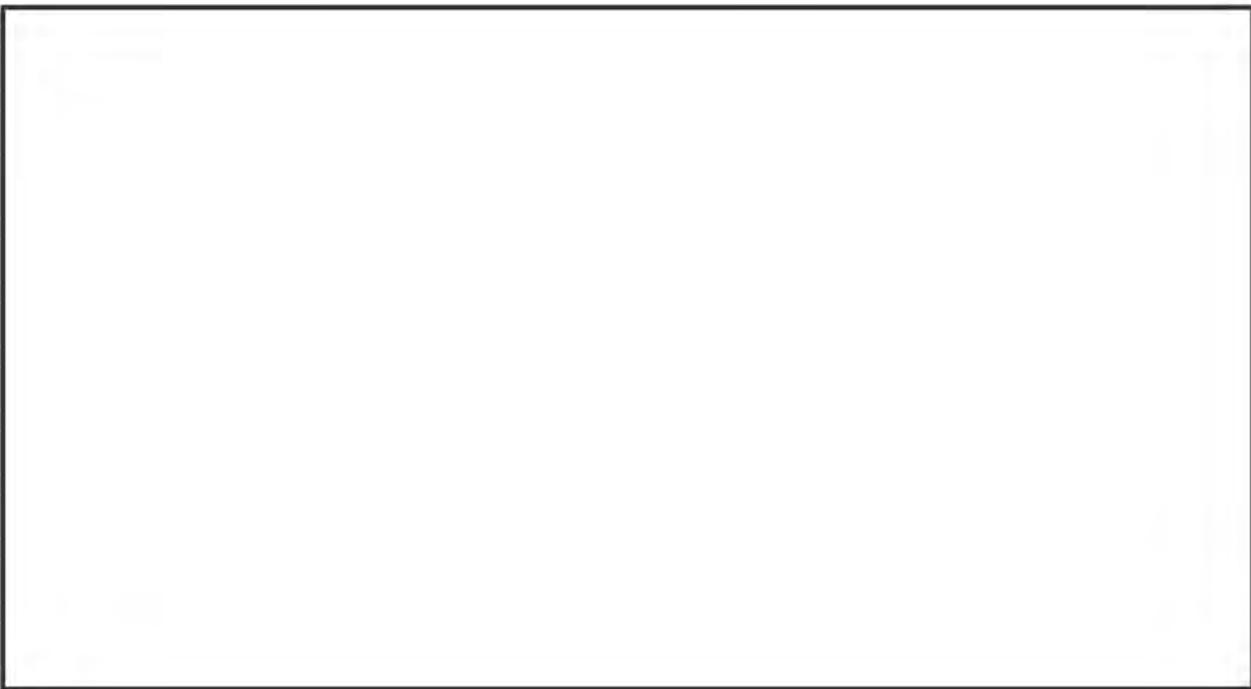
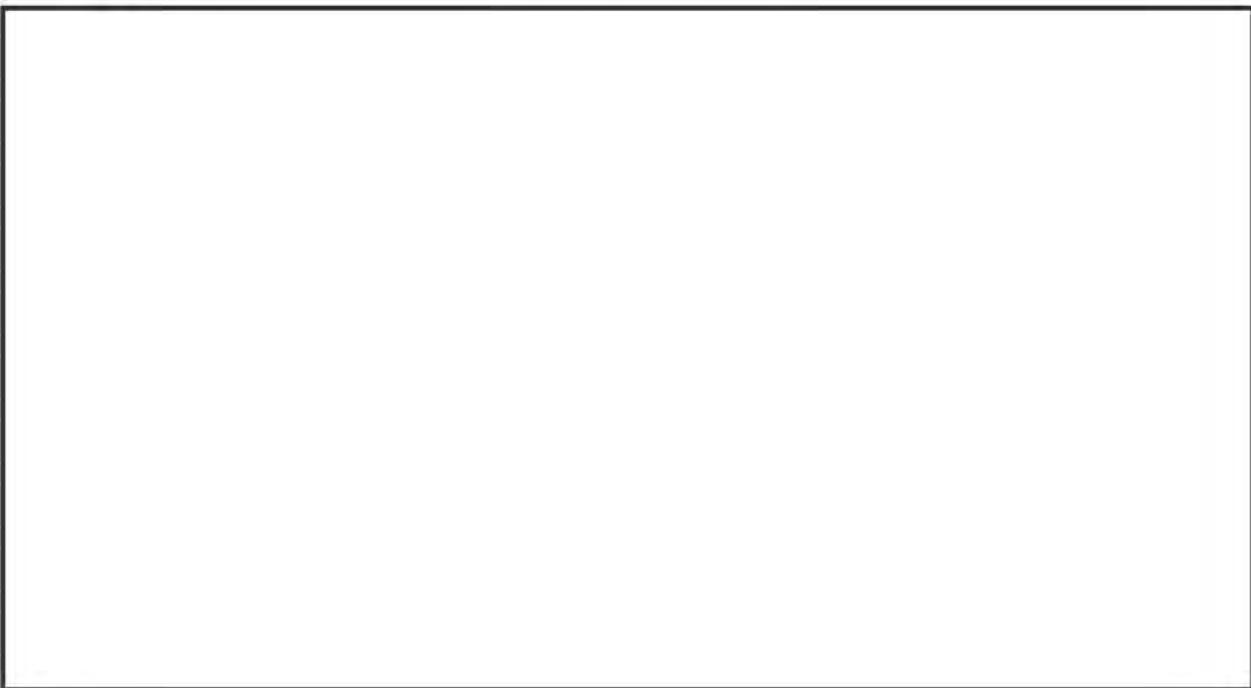
FIELD NOTES:



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Drawings:





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