



Woods House

Guide Book



Welcome to the Wood House; I hope you enjoy the house and area as much as I do. Please get in touch if you have any questions. Please give feedback! I welcome your gripes, suggestions and ideas.

Thanks, Tim

IMPORTANT INFO

Nearest Hospital: Ellenville Regional Hospital, Kingston Healthquest

Tim's Phone number: 917 525 0159 – text or call if you have any questions!

First Aid Kit: Above the fridge

Fire Extinguisher: Coat closet, master wardrobe and guest cloest

Lock Box Code: Check your Airbnb inbox

Emergency Exit & Entrance – Main door, two doors to deck, large window in office/ bedroom

CHECK OUT PROCEDURE

1. Check out is strictly at 11am
2. Please put your dishes in the dishwasher
3. Empty the fridge
4. If you logged into any apps sign out on the TV.
5. Replace the key in the lock box
6. Strip the beds you used

HILL ROAD

This is a quiet road, please respect our neighbors privacy

- please don't trespass
- please pick up dog poop and put into a bin
- please don't peer into houses that are close to the road



HOUSE RULES

No Smoking – Inside or Out

Property Lines – Boundaries are marked via pink markers, you are liable for any illegal trespassing.

Garbage – Is collected every wednesday at around 7am

Recycling – Is collected every other wednesday at around 7am

Fires – No outside fires except in the stone fire pit or solo stove, inside via stove

Usage – The house is not permitted to be used for any commercial use or commercial. All guest must be declared in airbnb, including vistors not staying the night. No outdoor camping shall be allowed this includes tents, yurts etc.

Parking – there is room for 3 cars on the drive, do not park in the road or on the land.

Cleanliness – House has a lot of new furniture, we want to keep it nice! please use a coaster and placemats or table cloth. Clean up anything spilt quickly. The wood on stairs and upstairs level is semi-treated, it will mark very easily. Please take off shoes, careful with dogs and kids!

Summer – Keep the screen doors closed, so to avoid bugs coming in



The House

The water

The water is well water; it has an oxidising water filter; this is why the water will appear a little cloudy when coming out of the tap but clears up after 30 seconds; it's oxygen bubbles. Perfectly safe to drink.

The water filter cleans itself at 3 am. If you are awake at that time and hear odd sounds, that is why!

What to do with bugs?

You are in the woods. It's beautiful, but the trade-off is that there are bugs! Make sure to leave the mesh screens closed at all times. Especially in the evenings.

Mosquitos are more active in dawn and dusk so avoid going outside uncovered at those times.

There is a "katchy" bug catcher on the landing desk. Turn this on. It will kill most of the bugs that have come into the house.

A zapper and a bug spray are above the fridge.

Tiny Gnats will still get through the bug screen.

I want to sleep

Please wash off your makeup before sleeping. Let's keep those white sheets white!

The sheets for the downstairs sofa bed is in the canvas bag.

An Airbed is in the upstairs guest suite closet

The master suite has a foam queen bed (Casper). The guest suite has a king-size, slightly softer bed (Nectar Luxe).

Why is there a security camera?

There is just one facing outside in the entranceway. This is for your safety and ensures the house isn't burgled when not in use.

I want to shower

Shampoo, conditioner and bodywash are in every bathroom. There is a hairdryer in the guest suite – Let me know if not.

Spare towels are provided in the upstairs guest suite closet

Please wipe up water on the ground outside the shower, especially upstairs with a wood floor. Be careful not to drop oil or lotion as this will mark the floors.

About the Builder

It was built by Marica McKeel from [Hudson Valley Contemporary Homes](#), in 2020, she has been operating in the area for 10 years, and has a number of award winning homes.



I want to cook

It is well stocked with silverware, glasses, pots, frying and baking pans. Note that there is not a rice cooker or a full-size blender.

Oil, salt and pepper are provided.

Spices are in the spice drawer. If you use something up, please replace it or let me know.

A small microwave is in the cupboard you can pull out and put on the countertop.

Baking equipment is under the oven in the warming drawer.

We have an immersion blender, small food processor, hand whisk and vegetable steamer insert in the kitchen.

I want to make coffee

We love coffee. There are three ways, one person V60 pour-over, two-person V60 pour-over and a Breville precision coffee maker. There is a subscription to counter culture coffee. If you see a small box from them arrive, feel free to open and use it.

- One person V60 - use the small white plastic cone with the size 01 paper over a coffee mug. Put it on the Hario Scale. This has a timer on it, too—Preheat the cone and cup. I would recommend 17 grams of coffee to 270 ml water, water just off the boil, bloom 40 grams of water for 30 seconds, and then gradually add, should take about 3 mins.
- Two-person V60 - use the white ceramic cone with the size 02 paper over the glass jug. Roughly double the water and coffee. 36 grams of coffee to 550 ml water, bloom 70 grams of water for 30 seconds and gradually add.

There are many ways to do it. <https://www.stumptowncoffee.com/brew-guides/v60>

- Coffee Maker - There are instructions in the drawer, purple paper. I tend to use 66 grams and fill to the 8 cup level. This will be good for four people.

I want to build an outside fire

Chopped wood is piled next to the fire and under the tarp (this is dryer). For kindling, you can use twigs and leaves from the ground. Or split from logs with an axe (in the outside mudroom).

If you can avoid using lighter fluid.

Be very careful with sparks igniting leaves. This is very important—Lot's of accidental fires in this area. Especially if the weather has been dry, a fire extinguisher is in the closet.

Let the fire burn down. Don't pour water onto it.

I want to build an inside fire

Logs are provided by the fire and piled outside the house under a gray tarp. This is 12 inch Kiln dried wood for the inside stove. Please don't use green wood! **Do not use lighter fluid.**

Open the airflow by moving the metal handle on the top of the fire to the right. Leave the door an inch open while the fire gets going, and then close.

Depending on the previous guest, kindling is in the black basket next to the fire, or you may have to purchase from the grocery store. Or split logs with an axe (in the outside mudroom).



I want to grill

There is a weber grill on the deck

Please use the iron brush to clean the grill after use.

You can find charcoal, firelighters and a fold-out table in the downstairs closet. I try to keep this resupplied, but it may have run out depending on previous guests. You can get more at Tettas marketplace, 8 mins away

Extra camping chairs are in the small downstairs closet

The bottom of the grill pulls out to empty ashes.

I want to clean my clothes

The washer/dryer is upstairs; cleaning tabs are provided, the washer is a little loud when in the spin cycle.

Iron and board are in the upstairs guest suite wardrobe

I want to play a board game

Ticket to ride, Chess and Poker cards and chips are provided

Please use the felt table cloth with clips to protect the table

I want to listen to music

Once you are on the network, Spotify will pick up the Sonos speakers on your phone. You can stream music to it.

If you want to group speakers together, download the Sonos app. Contact me if you are unsure.

I want to watch TV

Netflix is provided. Use the Airbnb guest profile.

The Vizio TV is set up with Chromecast and apple play. This is the easiest way to stream content from your apps on your phone rather than signing in.

You are welcome to sign into the apps on the TV too. Please remember to sign out when you leave.

There was a storm, and the power/internet went out

Rochester town is very good at fixing problems quickly. It's usually fixed in a few hours. There is a flashlight provided in the kitchen.

Contact Tim, and he can check the status with Spectrum and Consolidated Energy

Be careful driving after a storm. There are likely trees on the road.

There was a snow storm



December to April there is a chance of snow storms. After the storm finishes a local plow will clear the drive.

It is a good idea to clear the small path to the parking. There is a shovel and salt in the mud room (room outside past the entrance way, the second key).

I try to keep the drive clear, but because of compacted snow and the shade of the trees, it will inevitably ice over. Be very careful walking to the parking, and up the drive, it is safer to walk on the side of the drive.

Orange sticks will show the drive and parking edges.

What is the Computer Equipment?

Two desks. One downstairs and one upstairs. The downstairs one is a standing desk.

An Apple Magic Keyboard + numeric keypad and Magic Trackpad, Logitech 1080p HD Webcam on the downstairs desk. Note that the keyboard and trackpad will only work with Apple.

Use a lightning cable to pair the keyboard and mouse.

Downstairs is an LG 4K monitor that will charge via USB-C. Upstairs is a 4K with USB-C and HDMI, but no charging.

I want to empty the trash

Waste management empties the trash every Wednesday and recycling every other week. They come early at ~7 am. Doing this is very helpful to me.

The green strap and the bungee cord onto the bin securely. If we don't do this, the trash will be opened by animals and spread over the driveway.



Hill Road

Garbage / Recycling

Stone Wall

Well

Fire pit

Parking

Deck

141 Hill Road

60.3-3-33.130

145 Hill Road

WOODLAND



The Area

I would like a great breakfast

Hash is our favourite (19 mins away). Phoenicia Diner (30 mins away) and Kerhonkson diner are also great. Arrowwood (12 mins) does a sunday brunch. Mill and Main (12 mins) does a breakfast sandwich and coffee.

I would like to go out for dinner

Ollies Pizza (20 mins), Westwind for Pizza (10 mins), Arrowwood for Burgers (12 mins), Butterfield for a fancy meal (25 mins), Kerhonkson Diner (10 mins), Aroma Thyme Bistro (20 mins), The Spy (20 mins)

New Paltz has many fantastic restaurants. Including Huckleberry and A Tavola Trattoria.

Nearby Attractions

Ashokan Reservoir, there is a rail trail and a promenade

Woodstock has lot's of great shops and restaurants

Saugerties charming town you can walk around

Kingston, check out the waterfront and the Rough Draft Bar & Books

Bridge over the Hudson in Poughkeepsie

Rosendale Trestle, an old bridge you can hike over, check the ice cave

Vanderbilt Mansion and Home of Franklin D. Roosevelt in Hyde Park

Kelders Farm is a seasonal agri-tourism farm, great for kids; It has a giant gnome and corn maze

Let me know what else you find!

I want to go hiking

Vernoy Kills Falls is a close nice leisurely walk. You can extend it going into sundown forest.

Lake Minnewaska has a lot of good hikes. You can also get there by hiking from Ellenville via Smiley Carriage Road.

Mohonk has many great hikes and climbing. Millbrook ridge trail is fantastic with tons of views. Sam's Point is great for photos.

Within the Catskills park, there are many great hikes. Check [AllTrails](#) for recommendations. Some can be pretty steep. I like Mount Tremper, table mountain and Peekamoose.

I want to do a quick walk

You can walk the house grounds, go down the hill by the side of the house. The land is 5 acres. You can see the pink markers that designate the edge of the property.



There is a rail trail between Accord, Stone Ridge and Kerhonkson, the <https://www.traillink.com/trail/ow-rail-trail/>, suitable for a leisurely walk or run.

I would like an adult beverage

Arrowwood brewery (10 mins). Westwind Orchard (10 mins). Stone House Tavern (15 mins). Rough Cut Brewery (20 mins).

Other Cider houses – Brooklyn Cider House (30 mins) has apple picking, burgers and pizza, Kettleborough Cider House (30 mins), Abandoned Hard Cider (35 mins)

Tuthilltown Spirits Distillery in Gardiner (30 mins)

Let me know what else you find!

I would like groceries

Emmanuel's Market Place is an excellent local grocery store (20 mins away). Tettas, you can get milk and bread (5 mins away). Accord Market place (12 mins) is well stocked but not a full-sized supermarket.

Walmart and Peters market in Napocah (20 mins away). Hannafords in Woodstock (35 mins away). Tops in New Paltz (35 mins away)

For a farm shop - Saunderskill Farms (10 mins) and Kelders Farm (10 mins), Wrights Farm in Gardiner (34 mins). There are also tons of excellent farm stands, including Back Home Farm

What wildlife is there? Are there Bears?

The banging you sometimes hear in the morning is a woodpecker that lives in the electricity pole – if you are lucky enough to get a photo, please send it!

There are bears in the Catskills. I have never seen one on the property. Encounters are rare, and attacks are even more infrequent. If you see one walk away slowly, don't run.

I have seen wild turkeys, foxes and geese.

Enjoy your stay!

