The Ridge Resort

105 Wyatt Drive

Marcella, AR.

www.theridgeresort.net

**“Things to Know”**

The Ozarks in Arkansas is a beautiful place to visit, and we are glad you are here! I thought I would give you a little information before your trip.

The driveway is gravel and about ½ mile long. You will start to think you are in the wrong place, but you are not. You will see some mowed grass on each side of the drive, and it opens to this beautiful place! Plus, we have added some green ridge signs along the way

There are 3 rental cabins on this property and all or some may be rented at any given time. The property manager lives in what we refer to as the Main house and it sits above the rentals. If for any reason you need to contact them directly, their name and number will display on the welcome guide with VRBO or on our website before you check in and at the last page in this document. **The main house offers**:

**Washer & Dryers-** You must contact the property manager or the owner and reserve a time if you need to use these.

**Ice** We provide one bag of ice in your cabin freezer. We do have an ice maker and can sell bags of ice if you run out.

**Sodas/water/drinks** We keep on hand in the outside refrigerator you can purchase.

**Souvenirs** We will have on display to sell some merch that you can browse in the Outhouse Lounge or the main house office.

**Life jackets** We have limited sizes of kayak jackets but do have the orange one size fits all. Contact the property manager onsite if you need one. The jackets are in the main house office and you must check it out there by signing guest name.

**Fishing poles** We have a limited stock of fishing poles, and a deposit may be required to use one that will be given back if poles come back in good order.

**Corn hole boards** Ace professional boards with Ace bags are available to use upon request if they are not already sitting out near the common areas.

**Golf carts** There are 2 golf carts available for rental at this time. It is 25.00 per day and it is first come first serve.

\*\*There are other items that guests can check out/in including:

Pack and play

Stroller

Net for fishing

DVD collection

High chair

Bocce ball game

Metal detector

Poker set

And much more!

**Common Areas** There are 3 rental cabins, and all cabins have access to what we call common areas. Those common areas are:

**The river, pool, outdoor fireplace, lake, pavilion, gazebo, Outhouse Lounge, vegetable garden. and land.**

**Pool Pool-** There is no lifeguard on duty, and you swim at your own risk!

The pool follows Arkansas guidelines, and we do have our up-to-date permit from the state**. It is equipped with a child lock gate, and you will have the ability to lock the pool gate with a key provided on cabin key ring.**

 **Pool will be closed in fall and winter and should open by Spring Break**

 **++NO DOGS IN THE POOL++**

**Outhouse** The outhouse is a fun pub type building with a pool table, large smart tv, sitting areas, pinball machine, Gallaga game, fridge, sound core Bluetooth stereo (find Sound core on Bluetooth), and where some of our merchandise for sale is. This is a byob area. All guests are welcome. Children under 16 are not allowed after 10:00pm and an adult must accompany any child under 16. If you want to purchase any merchandise, there is a red box at the main house and a cash app scan at the lounge there. It is on the honor system-just stick your money in the box at the main house or use our cash app. To get in The Outhouse is: 0408

**Pavilion**

The pavilion is located across from cabin#1. It has 4 large picnic tables, a large screen smart tv, and an outdoor kitchen area with a gas grill, a fish cooker, a 2-burner propane cooker, and a sink. The pavilion has 4 private bathrooms/showers for any guest to use-especially cabin#1 and cabin#2 that only have a clawfoot bathtubs with shower handles. We hold movie nights there, and if during your stay we have one you will have an itinerary of what movie is being shown and what snacks will be offered for free.

**Lake** The lake is 2-1/2-acre creek fed body of water that spills into The White River. crappie, bass, and blue gill have all been caught in there and the river on our property. We ask if you keep fish, you only keep enough for a meal. This keeps other guests able to catch as well. If you clean fish the pavilion has a cleaning station. Do not bring fish into your cabin unless it is in the form of a filet/already cleaned. There is a bucket at the cleaning station you can take back to the lake to throw out fish remains after cleaning.

**Basketball Court** Located behind the Outhouse. Extra balls are in The Outhouse.

**Equipment**  There are 3 kayaks currently and they are on racks between cabin#2 and#3.By the lake is a Jon boat and you must check out the plug and bring it back to the mainhouse when finished. You are welcome to use any of these items but please treat them with care, so we have them for all guests and can continue to add other fun items. When finished return all equipment back to where it was originally and make sure it is in the same condition as it was when using. The water comes up and down here frequently so do not leave kayaks on the shoreline but bring them up to higher ground while here. Plugs must be taken out of boats in case water comes up. This keeps them from floating away in a storm.

**Vegetable Garden** We will try and always have a seasonal garden. There will also be a herb garden for you and kitchen scissors provided in your cabin to cut your own herbs if you desire. You can also pick your own vegetables for a meal here during your stay.

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**Your Cabin:** Your cabin has a lock box outside the door with the key that unlocks the front door to your property. If the property manager is on site your cabin may be already unlocked but the keys will be in the lockbox. When checking out you will turn the key back inside the lock box. You will also receive a pool key. This key locks the pool gate. Please shut the gate behind you so no one wanders in the pool unsupervised. This is for your safety and the Ridge safety. There is a 911 phone for any pool emergency on the shelf below the W at the main house. Instructions about the phone are inside the pool gate as well. Cabins have a white number in relation to the cabin: 1-3. Each cabin has its own fire pit by their cabin to use as well as the common area ones. Each cabin also has a charcoal grill in addition to the common area propane grill.

 **\*Note:** Only cabin#2 has an oven

**WiFi:** All cabins link to Star link Satellite- password is: the ridge

**(has the space)**

**Bluetooth speak/radio** This radio can be taken by you throughout the property. Just be sure and put it back into your cabin by check out time. Each cabin has its own and the speaker connects to: Onn

**TV:** We do not have cable service, but they are smart tvs that will link to any of your services from home like Netflix, Starz, you tube, etc. You will need your password/email for your account There are several live and free tv on the ROKU tvs.

**Gas Stoves:** Cabin#1 and Cabin#3 have gas stoves. You will turn the gas on, and matches are provided to light the burners. Cabin#2 is all electric. Cabin#2 has an electric stove to use for cooking. Cabin #2 has the only oven, but the other cabins are equipped with toaster ovens. There is also a toaster oven in The Outhouse lounge for use.

**Wood Burning Stoves** Although the house is already equipped with gas heat all the cabins have wood burning stoves as well. The firewood we provide at the property is somewhat bigger than needed for these stoves, but you can use smaller pieces to make a nice fire inside if desired.

**\*Dangers\*** We are on a ridge above the river, and this is the Ozarks. There is rocky terrain, uphill paths, steep ledges by the river and waterfall, stairs, and uneven trails. There are creatures like snakes, bugs, and spiders. This is the country. Children are to be accompanied by adults in all danger areas. We are not responsible for any injuries resulting from the dangers listed above.

**Wine & Spirits** Most of this area is dry so stock up before you come and bring it with you. The nearest beer store is about 40 minutes away near Cave City and a liquor store is even farther-more than an hour away in Newport,Damascus, or Searcy.

**Smoking** Smoking is permitted outside-just **do not smoke in the cabins**.

**Pets** We love furry friends! Please pick up any waste from pets that is in a walking space other than the deep woods. There is a pet stay fee for their stay of 100.00. If you do not pay that at booking you will be asked to pay at check in. This helps us continue to allow them to stay and they love it! Pets are not allowed in the pool at any time. They can be in the pool area, but if other guests are there they must be on a leash or be so behaved as to not hinder another guest’s enjoyment. We want to continue to offer a pet stay so please do not leave your pet unattended inside the cabin. We offer a fenced in doggie area for guests to have the ability to reserve a time to leave your pet for a short trip during your stay. We also now have a large kennel that can be used by our guests.

 **++NO PETS IN THE POOL++**

**Parking** Each cabin has an area to park by their cabin. If you bring more than one vehicle it may need to be parked in another area-there is plenty of space-just do not block the flow of parking to other cabins. For boats and such there is a pasture with plenty of room to park. Cabin#3 has the only covered parking.

**Events** Events are allowed as long as all three cabins are rented by you, and the guest list does not reach over 20. Any more than 20 guests will incur an event fee tbd.

*What to bring-*

*You can bring your own golf cart to move around the property.*

*Lifejackets*

*Bug spray*

*Toiletries-we only provide a limited amount to start you off*

*Beer/wine/liquor*

*Ice*

*Charcoal-all grills are charcoal at the cabins*

*Drinks/groceries*

*Kayaks-we have 3 currently available for use.*

*Good walking shoes*

*Fishing poles/bait*

*Umbrella or raincoat-we are very close to being a rain forest!*

*\*Per Arkansas rules you must have a fishing license to fish at any water source. I am not the game warden, but they can come onto our property and ticket\**

**Check In: 3:00 pm**

**Check Out: 11:00 am**

**\*Easy Check Out Instructions\***

 At check-out, please take used linens off the bed (not the comforters) and put them in the laundry basket provided. Towels and others are also put in the laundry basket or bathroom area. Pick up trash and put into the can outside the cabin. Any dishes used please wash and have them on the counter to dry. Report any issues that occurred during your stay so they may be corrected before the next check-in. Please try and leave the property clean so we can keep cleaning costs down. To save on trash expense breaking down boxes would be greatly appreciated.

 Any floatation devices or equipment must be returned to the location you got it.

Cabin#2 Hot tub The hot tub under the cabin#2 is a trial run for us. We drain it at each check out and clean. It takes around 24 hours to heat back up when it is cold. It is exclusive to cabin#2. Please make sure your feet/body is clean before getting in. It is for relaxing and enjoying the river view. Please do not allow your children to use it as a pool without supervision. I do not have a deposit required right now and I want to keep it that way.

Property maintenance There are a lot of moving parts at this resort. The pool is cleaned daily during season, lawns are manicured, and cleaning and maintenance is going on constantly. We will work around yours and other guests’ schedule so as not to impede your time. The property manager is there to keep things nice and tidy and to answer any questions you may have.

**By accepting this rental, you are accepting the terms of document “Things to Know”**



*Owner/Customer relations/Booking: Dana Wallace*

ozarkresort@outlook.com, *(903)261-2969*

*Owner: Brian Wallace*

*dbwalla@yahoo.com**, (903)948-6683*

***Onsite Property Manager: Dana Wallace***

*(903)261-2969*

*Once on the property: if you need immediate assistance, you can call or text the property managers.*

**\*\*Please follow our Facebook Page and like for special promotions\*\***