

New Policies on Cabin Cleaning Fee and on Family Dogs

Effective November 1, 2012

What a great family we have, willing to take time to contribute opinions and not being afraid of sharing diverse opinions! The result is often a much superior project, even though the process may be difficult. Thanks for everyone on the family rep committee for participating in this process.

After revisiting the two issues about the \$100 cleaning fee and a policy to NOT allow families to bring dogs to the cabin, it was decided by the cabin representatives to change the policies as stated below.

If family members want to use the cabin without paying the cleaning fee during the rental season and/or bring their dog during the rental season or off-season, they can do so. The policies below are established to guard and preserve the assets of the Trust for all beneficiaries and so that all of the beneficiaries (all of you) do not have to absorb the cleaning fees or costs of repairing any damage. As appropriate, families will be held accountable so their actions don't work to the detriment of the purposes of maintaining the Trust property for all beneficiaries.

1. It is suggested that upon arriving at the cabin, families do a quick walk-thru to be sure the cabin is in good shape. If not, report to Dean or Larry, Co-Trustees, as outlined below.
2. It is understood that the \$100 cleaning fee during the rental period of May through October may be a hardship for some families. If a family wishes to do their own cleaning when staying at the cabin during the rental season (when not occupied as a rental) and NOT pay the \$100 cleaning fee, they will be responsible for making sure the cabin is appropriately cleaned. There will be a list of cleaning tasks in the notebook on the hutch in the sunroom of the cabin and each item should be checked off in order to be sure it is done in a way that is suitable for the next tenants or family members. This is necessary because there may be different standards of cleaning, and tenants or family coming in will expect the best.
3. If families want to bring their dog, the expectations for cleaning will be the same as above, following the checklist of tasks. They will be accountable for any damages and for all additional cleaning necessary caused by a dog. This policy will apply year-round, not just during the rental season. Dogs must be kennelled if left alone in the cabin, and please consider kenneling during the night.

During the rental season, families opting not to pay the \$100 cleaning fee or those who bring a dog will be trusted to do the appropriate cleaning after their stay at the cabin. There will be an inspection of the premises in either of these situations. The details and logistics of arranging an inspection will be worked out with Range Realty prior to the rental season for opting out of the \$100 cleaning fee or for those bringing a dog. If additional cleaning is needed as determined by Range Realty, the family previously staying there will be responsible for the costs of the additional cleaning.

During the off-season, all families will be trusted to do the appropriate cleaning after their stay at the cabin. There is no cleaning fee during the off-season. If another family arrives at the cabin for a stay during the off-season and they find that the cabin has not been appropriately cleaned or there is damage from a dog of the family previously staying at the cabin, they should report it to Dean and Larry (contact information below) so that they can follow up appropriately. The responsible family will be expected to pay whatever cleaning and repair costs are required to bring the cabin to a rental condition.

We all agree that it's important to maintain the cabin in as good a condition as possible for all of us as beneficiaries of this wonderful gift from Grandma and Grandpa. We hope these compromises will work for all, and that you will all continue to enjoy your stays at the cabin throughout the coming years!

Dean's home phone: 970-577-1761
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