

Trout Creek Estate



1442 Windflower Circle

Woodland Park

Welcome!

INTERNET/WIFI CONNECTION

WiFi:

ID: Trout Creek Reserve

Password: Bulldogs2.

Please Note: Cell coverage is poor at the estate. We suggest that you connect your phones to WiFi calling

IMPORTANT NUMBERS

FOR ANY LIFE-THREATENING EMERGENCY PLEASE CALL 911

Fire Department	911
Police Department	(719) 687-9262
Pikes Peak Regional Hospital	(719) 374-6060

Reservations:	David Banta	(310) 702-3132
Pre-Arrival and Check-in:	Pam Banta	(719) 200-4744

CHECKING IN

Check-In time is 3 pm

Approximately one week prior to arrival you will receive a welcome letter from Pam Banta with your lockbox code and other arrival information.

CHECKING OUT

Check-Out time is 10 am. Our housekeepers arrive promptly at 10 am.

Dishes and cooking utensils should be washed, or in the dishwasher being washed. Beds do not need to be stripped. Linens do not need to be washed.

TELEVISION

Televisions connect to Star Link, via, a small rectangular antenna at the far end of the deck off the media room. For LIVE TV select the home key and go to HULU. For streaming you can use NETFLIX, AMAZON PRIME, HULU, DISNEY+, HBO, HBOMAX. Sound is on a separate remote.

HOUSE OPERATIONS

CONSERVE WATER *“our most appreciated request”*

The intermittent droughts that have occurred in Colorado over the past 10 years have impacted our well production to the point where we must have supplemental water delivered. Deliveries may occur during your stay and will require access to the well cistern. Our water rights are limited to household use and permit minimal outside watering of plants but no car washing, etc.

THE ENVIRONMENT *“our most important request”*

Grass and Flowers

The natural grass and flowers around the house are surprisingly delicate and can be damaged even from walking. We ask that you keep all vehicles on the road and in designated parking areas, and that you walk on established trails or, when you go off trail, that you vary where you walk. Please refrain from picking the wildflowers.

Wildlife

The property is inhabited by Beaver, Deer, Elk, Fox, Coyotes, Rabbits, Bears and Chipmunks along with our wonderful hummingbirds and Canadian Geese. For the past few summers, we have enjoyed a very shy mother bear and her two cubs. We encourage you to enjoy the animals, but respect their natural fear of humans and give them their space by not approaching them. Deer and Elk are most likely to arrive early in the morning and around dusk in the evening. Please keep garage door closed and do not leave food outside on the decks or property.

Pond

The pond is stocked with 7-16” Rainbow trout. To maintain our fish population at a sporting level we ask that you practice catch and release fishing. If you are a Trout aficionado you are welcome to take enough trout for a dinner but we ask that you limit your take to one per person. Fishing license is not required on the property. Rods, tackle box, cleaning kit and “catch & release” instructions are provided for guest use and are located in the garage. There is fish food in a plastic box next to the hanging wardrobe in the garage. It can be fun for the children to feed the fish at sun-up or sun-down. Limit feeding to two cups a day.

Fire Pit

The outdoor fire pit can be hazardous if left unattended for any period of time as the grasses in the meadow are quite dry in the summer. We ask that you do not use the fire pit when it is windy and that you take great care in monitoring the fire and dousing it completely when you leave the patio area.

SAFETY ISSUES

Smoking

We do not allow smoking inside the house or on the balconies. Please make sure cigarette/cigar butts are completely extinguished and deposited in a proper container. Never throw any discarded butts onto the ground; it is a serious fire hazard.

Hot Water

The house has an instant hot water system which means you get very hot water very fast.

Fireplace

All three fireplaces should be used only when you are in the room. They should never be left unattended. The wood burning fireplace in the living/dining room requires the glass doors to be shut when a fire is going. The fires need to be extinguished before leaving the house or going to bed.

GAS LEAK

If there is a gas leak or you smell gas call Pam or David. If the gas is extremely strong leave the house and call Pam or David, if you don't reach them and feel it is a true emergency call 911.

ROADS AND PARKING

Due to the need to receive water and propane deliveries, we request you park in or near the garage or in designated parking areas as shown on attached map.

CONSERVE FUEL

The cost of propane, which heats the house, water, and cooking appliances, has increased significantly. We appreciate your help in our efforts to keep the rental cost of Trout Creek down by conserving fuel.

- Turn off stove and oven immediately after using.
- Do not let hot water run.
- Use the furnace and air-conditioning only when necessary by keeping the furnace thermostat turned down in the winter and up in the summer. During the summer months heat should not be required. Although the nights can be cool, you will wake up to a house warmed by the morning sun.

Bedroom Fireplaces

Each master bedroom fireplace is turned on by a wall switch. The up-valley master fireplace switch is on the bottom right side of the dresser-headboard next to the bed. The down-valley master fireplace switch is on the angled wall that separates the bedroom from the bathroom.

Living Room Fireplace

Conventional wood burning fireplace. Flue may be closed, so check prior to lighting fire. The glass doors must be kept closed while a fire is going.

OUTDOOR GRILL

The house is equipped with a Gas Grill that is located outside the kitchen deck

1. Turn the propane tank gas valve on.
2. Please do not leave the grill unattended.
3. After grilling, turn the burners off and close the valve on the propane tank.
4. The grill cleans easily when it's still hot, kindly use the brush provided.

TRASH

Please put trash and recycling in their proper containers in the garage.

FIRE EXTINGUISHER LOCATIONS

There is a fire extinguisher in the kitchen pantry.

ELECTRIC PANEL

The electric panels is behind a hanging painting located left of the up-valley guest bedroom and diagonally across from the laundry.

Furnace

The house has two furnaces. Thermostats are located in the hall of each bedroom wing.

Airconditioning

Airconditioning is not common at our altitude and few homes have it. However, we are getting more warm days July through early August and have added central air-conditioning. The air-conditioned serves the up-valley bedroom wing, view room, kitchen, dining room and media room. It does not go into the North facing down valley bedroom wing as it rarely gets warm

FISHING RODS, BIKES, ROW BOAT and SLEDS

Are all available for you to use.

Most importantly, **ENJOY YOUR STAY!**