

WELCOME TO THE RIVER CABIN!



About the Owner

CJ Farmer resides on the ranch where the rental cabin is located. Although new to vrbo.com, CJ has 30 years' experience owning and managing a variety of rental properties, residential and commercial. If your reason for visiting the ranch is to expand your equestrian skills, feel free to contact CJ to schedule riding or horse training lessons.

Owner Contact Info

A note from CJ: You can contact my home/office at 706-677-0072. Please call between 8 a.m. and 8 p.m. If I go to church on Sunday morning, I am unavailable from 10-12:30. If I am away from my desk or out on the property, call/text my cell 770-540-8380. You can also email me at c.j.farmer@windstream.net, but I do not check my emails on my phone very frequently, only when I am in my office.

In case of Emergency

In case of emergency, dialing 911 may take you to the dispatcher in your home county. If that is the case, call the Banks county Sheriff's office 706-677-2248 and tell them. To dispatch an emergency vehicle to the cabin, the address is #389 Hickory Flat Drive, and you should specify that you are at Grove River Ranch.

Door Key

To issue a key to guests, a refundable cash deposit of \$75 must be left at check-in. If the key is lost or guest fails to return key at check-out, the cabin will have to be re-keyed at the expense of the guest and will be deducted from the key deposit. If the locksmith fee is more than \$75, the balance will be charged to the credit card given to www.vrbo.com.

Checking Out

To prepare for checkout, there is no need to do any laundry or strip the beds, but your assistance with the following would be appreciated:

- Wash and put away all used dishes and cookware
- Please do not wash cabin laundry with your own!
- Turn off the lights and ceiling fans
- Close windows and doors, but do not lock doors.
- Leave all trash in plastic garbage bags. Replacement trash liners are under the kitchen sink. If you are staying longer than a weekend, please contact me to pick up the trash or ask where to deposit it.
- If fire ring or charcoal grill was used, make sure all embers have been extinguished with water before leaving. Put deck furniture back where you found it please.
- If the gas log fireplace was used, please turn the pilot light off
- Double-check that you packed your personal items, management not responsible for items left behind.

HOUSE RULES

House rules, cabin guidelines, and check-out instructions are contained in this rental agreement, on the vrbo.com listing, and in the Hospitality Notebook.

No Smoking in the cabin, stables or indoor arena. Please dispose of cigarette butts in the containers outside the buildings. Violators will be charged a \$250 fee for odor abatement in the cabin.

No drinking of alcoholic beverages by persons under the legal age of twenty-one (21) is allowed on the premises. Guests agree that if Guests are arrested for underage drinking at rented property or if Manager or employees observe Guests under the legal age of twenty-one (21) drinking alcoholic beverages, this Agreement/Contract may be terminated and Guests evicted with no refund or rebate at the option of the Agents. Illegal drug use is strictly prohibited and constitutes eviction without refund.

NO PETS ALLOWED in the cabin. In the best interest of all current and future guests, a no-pet policy shall be strictly enforced. No exceptions! Violators will be asked to leave with no refund.

PLEASE observe the 10 mph speed limit everywhere on the ranch. This is for the protection of our guests on foot, those on horseback, employees on the premises, and pets that frequently get loose.

Please leave your spurs and muddy boots at the door.

To avoid spills and stains on rugs and furniture, please eat and drink only at the dining table or outside.

Please inform the management of any repairs or maintenance that needs to be completed.

Gas log fireplaces are seasonal and are operational from November 1 through February 28. No other items may be burned in gas log fireplace, including but not limited to sticks, wood, charcoal, lava rocks, etc. Please do not leave the fire unattended, turn off the pilot light prior to checking out. Specific lighting instructions can be found in this booklet.

Do not remove any cookware, linens or furniture from the cabin or loan to other guests. Camping guests are not allowed to use the furnishings or facilities at the cabin.

Please do not use heavy face creams or greasy lotions that may stain bed linens or towels. If heavy face creams must be used, guests are required to bring their own pillows/pillow cases from home.

Please use the parchment paper or aluminum foil provided to line the cookie sheets and baking pans.

Do not remove the screens or strainers in the kitchen sink except to empty them.

Horses are not allowed to be tied or tethered in the trees or yard of the cabin.

Fires are to be built outside only within the stone or metal fire rings where provided. Guests acknowledge, understand, and agree that bon fires are prohibited when the National Weather Service or Georgia Forestry Commission has issued a fire watch for this area. These fire watches are issued during times of very low humidity, drought, and high winds. Manager will notify Guests when this warning has been issued. No metal, plastic, glass or other trash is to be burned in the fire rings. Only dead wood already on the ground is to be burned. Cutting trees or branches is strictly prohibited! Guests further agree that no fire will be left unattended and that ashes will be soaked with water before departure.

Guests may not add any objects, bubble bath, oils or other chemicals to the hot tubs. It is absolutely forbidden for children to be in the hot tub without a responsible adult. Special oversized towels are provided for the hot tub and are located in the top drawer of the étagère in the bathroom of the tan/grey bedroom. Please do not lay them in the sun to dry.

INSIDE THE CABIN

WiFi & Cell Service

There is no WiFi service inside the cabin. The wifi router is located in the office at the main house, and may reach certain areas on the ranch. If your device picks up "HomeWiFi-guest" and request you to sign in, the password is groveriverranch. If having internet access inside the cabin is critical, we recommend you bring your own "hot spot" or cellular-ready devices.

Cell service at the cabin will depend upon the coverage of your carrier in this area and the quality of your cell phone.

Heating & Air Conditioning

The cabin thermostat for the central heating and air conditioning system is in the hallway next to the washer and dryer. If you have reason to believe it is not functioning properly, please turn it off and notify cabin owner immediately 770-540-8380

Kitchen

The full sized kitchen has a dishwasher and soap, an assortment of small appliances such as coffee maker, blender, toaster, etc. It is also stocked with cookware, plates, glasses and utensils. If you use the coffee maker, please empty the coffee grounds and unplug it before you check out. Also, please use the parchment paper or aluminum foil provided to line the cookie sheets.

Satellite TV/DVD/VHS Players

The cabin TV has Dish Network with all the premium and local channels, and also has DVD and VHS players. Operating instructions are on a laminated sheet of helpful instructions, usually laying on the fireplace hearth. Channels 2, 5 and 11 are the Atlanta network stations where you can see local weather forecasts and the news. Please feel free to use the VHS player on the TV to watch some of the vintage movie collection in the rack in the hallway.

To turn on the satellite TV, make sure the receiver power is on (black box sitting on top of TV). Better to turn the TV power on the bottom of the TV instead of using the black remote. Use the remote to activate Dish Network, change the Dish channels, and adjust the volume. The television channel should stay on Channel 3 to get Dish Network reception.

The silver remote controls the DVD and VHS player settings.

Laundry

There is a small washer and dryer in the cabin. Guests do not need to wash linens prior to leaving. If you are extended stay, please do NOT wash cabin laundry with your own.

Maintenance

Please call/text me at your earliest convenience if you notice anything broken or in need of service 770-540-8380 or 706-677-0072.

IMPORTANT NOTES ABOUT THE CABIN GAS LOG FIREPLACE

The months of operation for the gas log fireplace are November through February. To enjoy a fire any other time of year, use the firepit outside and the firewood provided for it.

Guests under the age of 18 are not permitted to operate the gas fireplace under any circumstances.

Guests should also make sure the cabin thermostat is not set on air conditioning while operating the fireplace.

No other items may be burned in gas log fireplace, including but not limited to sticks, wood, charcoal, lava rocks, etc.

Please do not leave the fire unattended, and turn off the pilot prior to checking out.

WARNING: Gas will not flow with the pilot light flame unlit on any setting for safety, however, gas will flow with the gas control knob turned to the "pilot" setting and the knob pushed in. Caution should always be used when lighting the pilot light flame.

Should you have any problems with the normal operations of the gas fireplace or need assistance, please contact us as soon as possible. Assistance and maintenance is performed during regular daylight business hours unless there it is an emergency or a safety issue.

Gas Fireplace Lighting Instructions:

1. Locate the ignitor button on the left side of the fireplace logs near the bottom-center of their stand. The ignitor is a push-button type and is operated by pushing the button inward, multiple attempts may be necessary to ignite the pilot light flame.
2. Locate the fireplace gas control knob on the front, righthand side of the fireplace logs' stand.
3. Push the gas control knob in and turn it right to the "pilot" setting marked yellow. The knob will stop at the "pilot" setting if the control knob is pushed in, if it continues to turn, turn the knob left to the "off" position and start over again.
4. With the gas control knob turned right to the "pilot" setting, while being pushed in, push the ignitor button in until the pilot light flame ignites. Again, it may require multiple attempts pushing in the ignitor button to ignite the pilot light flame. Once the pilot light ignites, continue to hold the button in for at least 15 seconds for the pilot light flame to remain lit before releasing the control knob. **Note:** If the pilot light flame does not stay lit, push the control knob back in and repeat this step until the pilot light flame lights and remains lit before releasing the control knob.
5. Once the pilot light flame remains lit, turn the gas control knob to the right for the fireplace to function, and to the desired flame height.
6. To turn off the fireplace while keeping the pilot light flame on, turn the gas control knob left to the "pilot" setting. To completely turn of the fireplace pilot light flame, turn the gas control knob left to the "off" setting.

ADVISORY:

Should the ignitor fail to ignite the pilot light flame after repeated attempts, the pilot light flame can be lit manually using a long grill lighter.

To light the fireplace pilot light flame with a long grill lighter, use the following steps. Do not use matches to manually light the pilot light flame.

Gas Fireplace Manual Lighting Instructions:

1. Remove the small fireplace log located on the top right, it is not necessary to remove any other fireplace logs. Once removed, locate the pilot light tube below the fireplace logs on the right side; a flashlight may be required to see the pilot light tube. **Note:** If you cannot locate the pilot light tube, stop and call for assistance.
2. Locate the gas control knob on the front, righthand side.
3. Push the gas control knob in and turn it right to the "pilot" setting marked yellow on the knob and align it with the yellow mark on the face plate. **Note:** The knob will also stop at the "pilot" setting if the control knob is pushed in, if it continues to turn, turn the knob left to the "off" position and start over again.
4. With the gas control knob turned right to the "pilot" setting, while being pushed in, use the long grill lighter to light the pilot light flame. Once the pilot light ignites, continue to hold the button in for at least 15 seconds for the pilot light flame to remain lit. If the pilot light flame does not stay lit, push the control knob back in and repeat this step.
5. Once the pilot light flame remains lit, turn the gas control knob to the right for the fireplace to function, and to the desired flame height.
6. To turn off the fireplace while keeping the pilot light flame on, turn the gas control knob left to the "pilot" setting. To completely turn of the fireplace pilot light flame, turn the gas control knob left to the "off" setting.

OUTSIDE THE CABIN

Insects & Wildlife

If you are going to partake in outside activities, please dress appropriately and protect yourself with insect repellent and sunscreen. Guests who venture into the woods may encounter bear, deer, turkey, skunks, mosquitoes, wasps, scorpions, ticks, ants, chiggers, snakes, and other wild life. To keep the decks free from wasps, there is wasp spray under the kitchen sink.

Trash Removal

There is a 55 gallon container for trash sitting near the deck on the north side of the cabin. All trash must be in plastic bags. Text CJ if the container gets too full 770-540-8380 for pickup or instructions where to deposit it.

Hot Tub

The hot tub owner's manual is located on top of the refrigerator. Special oversized towels are provided for the hot tub and are located in the top drawer of the étagère in the bathroom of the tan/grey bedroom. Please do not lay them out in the sun to dry. On the wall next to the tub is a switch to turn on the rope lights in the ceiling, please remember to turn them off. Guests may not add any objects, bubble bath, oils or other chemicals to the hot tubs. Guests agree to pay not less than \$100, if hot tub has been compromised in such a manner that results in cleaning services being delayed. Guests agree to pay an additional charge of \$35 if Guests request an additional cleaning of hot tub during Guests' stay. Guests understand that hot tub usage is at their own risk and will not hold Manager responsible for any injury. It is absolutely forbidden for children to be in the hot tub without a responsible adult.

To provide the most sanitized hot tub experience, we drain the water, clean and refill the tub after each guest. On those occasions when guests checked out (11 a.m.) only a few hours prior to the next guest arriving, the hot tub may or may not reach the desired temperature by check-in time (3 p.m.)

Grilling

Bring your own charcoal for the grill, and please pour water on the hot coals when you are finished with it.

Fire Pit

Please build any outside fires only within the stone fire ring on the north side of the cabin. Guests acknowledge, understand, and agree that bon fires are prohibited when the National Weather Service has issued a fire watch for this area. These fire watches are issued during times of very low humidity, drought, and high winds. Manager will notify Guests when this warning has been issued.

No metal, plastic, glass or other trash is to be burned in the fire rings. Only dead wood already on the ground is to be burned. Cutting trees or branches is strictly prohibited! Please do not leave fires unattended and soak ashes with water before departure.

The ranch is completely surrounded by forests - your help to prevent forest fires will be greatly appreciated!

Hiking

Guests are welcome to hike our wooded single-track trails, about 10 miles in length. The trails along the river are relatively flat and have some picnic areas, some of the trails are mountainous terrain, but all the trails are pretty. A copy of the color-coded trail map can be downloaded from the web site, and there is a copy on the bulletin board at the cabin.

Horseback Riding Lessons

We do not rent horses to the general public, but we do offer riding lessons by appointment. Please review the student policies document in this notebook for details about what to wear, etc. The indoor arena is great for all-weather riding. For riders who can demonstrate sufficient control skills, lessons may be continued out on our scenic trails. Picnic rides can be arranged, weather permitting. Private lessons cost \$45/hour, semi-private lessons are \$35/rider/hour, let us know if you would like a 2 or 3 hour lesson.

Fishing

Bring your own fishing gear and bait. The pond in front of the cabin is stocked with bream, catfish and bass. Keep what you catch! All fish cleaning must be done outside the cabin. No swimming in the pond is allowed, no lifeguard on duty.

Biking

Bicycles, mountain bikes, golf carts and guest ATVs are not allowed at the ranch to avoid spooking the horses. However, there are several mountain bike trails in the Chattahoochee National Forest less than an hour from the cabin.

Rainy Days

On rainy days the hiking and horse trails are closed for resource protection as well as the safety of guests. Take the opportunity to sleep in, enjoy the cabin hot tub, the fireplace, one of the many premium movie channels on the satellite TV, or just curl up with a good book and the relaxing sound of rain on the roof. If you would like to explore the area, visit some of the attractions listed on the next page.

Enjoy your stay, and contact us if there is anything you need 770-540-8380 or 706-677-0072.

OFF PREMISES AREA ATTRACTIONS

Banks Co. Chamber of Commerce CVB

bankscountychamber@windstream.net
<http://bankscountychamber.com>

Call to receive information about
Banks County and various festivals and
events held during the year
877-389-2896 or 706-677-2108

Lake Lanier Striper Charters

Gainesville, GA
Jeff Blair 678-542-4176
jeff@lakelanierstripercharters.com
<http://lakelanierstripercharters.com>

Zip Line Canopy Tour Adventures

<http://northgeorgiacanopytours.com>

Southeastern Expeditions, Whitewater Rafting

Clayton, GA 30524
800-868-7238
<http://southeasternexpeditions.com>

Jaemor Farms

5340 Cornelia Hwy/Hwy 365
(mile marker 35, 2 miles north of
Lula)
Alto, GA
770-869-3000
info@jaemorfarms.com
<http://jaemorfarms.com>

Funopolis Family Fun Center

Banks Crossing/Commerce, GA
706-335-3866
<http://funopolisfamilyfuncenter.com>

Chimney Oaks Golf Course

Homer, GA
706-677-3333
<http://chimneyoaks.com>

Atlanta Dragway

Commerce, GA
706-335-2301
<http://atlantadragway.com>

Gresham Motorsports Park

Jefferson, GA
706-387-7490
<http://greshammotorsportspark.com>

Commerce Crossing Mall Stores

Banks Crossing/Commerce, GA
706-335-6352
alicia@hwproperties.com

Nova Cinemas

Banks Crossing/Commerce, GA
708-335-4366
Movie Hotline 706-423-9659
<http://novacinemas.com>

BodyPlex of Commerce

Commerce Crossing Shops
(706) 423-9442

AREA RESTAURANTS – BANKS CROSSING

To see listings, locations and contact info on area restaurants and eateries,
<http://www.scout.me/restaurants--near--banks-crossing-ga>

A sample of what you will find will include Ruby Tuesday, Outback Steakhouse, Applebee's, Long Horn Steakhouse, Little Italy Pizzeria, Shanes Rib Shack, Cracker Barrel, Ryan's Steakhouse Buffet, LaHacienda, Golden Buffet Chinese, Jimmy Jo's Smoke House BBQ, Zaxby's, Pizza Hut, Sonic Drive-in, Papa John's Pizza, McDonald's, Wendy's, Burger King, Chick Fil-A, Five Guys Burgers, Captain D's, Bo Jangles, etc.

Directions to Banks Crossing/I-85 from the cabin:

From the end of the gravel driveway at mailboxes, turn left onto Hickory Flat Road. Go 1 mile to stop sign, turn right onto Hwy 51. Go about 5 miles to next stop sign, turn right onto Hwy 164 East/Historic Homer Highway. Go about 2 miles to the next stop sign, turn right onto 4-lane US Hwy 441 south. Go about 2 miles and Banks Crossing is the heavily developed area on I-85 (Exit 149).

Directions to Lula/Gainesville/I-985 from the cabin:

From the end of the gravel driveway at mailboxes, turn left onto Hickory Flat Road. Go 1 mile to stop sign, turn left onto Hwy 51. Go 4 miles to the 4-way stop in Lula. To continue on to Gainesville, go straight through the 4-way stop 1 mile to stop sign at 4-lane Hwy 365. Turn left and continue about 8 miles, Hwy 365 turns into I-985 in Gainesville.

AREA GROCERY STORES

Kroger MarketPlace, Gainesville
2034-2110 Limestone Pkwy
near I-985 Exit 24
Gainesville, GA 30501

WalMart SuperCenter, BanksCrossing
30983 Highway 441 S
south side of I-85
Commerce, GA 30529

Ingles Market & Deli
220 Highway 334/US Hwy 441 South
Commerce, GA 30530

Lula Grocery
Hwy 51/Cornelia Hwy
2 blocks south/west of 4-way stop in Lula
Small, but closest to the ranch

(Rev 6/2018)

389 Hickory Flat Drive, Gillsville, GA 30543

389 Hickory Flat Dr, Gillsville, GA 30543

Traffic, Bicycling, Terrain



Sign in

