Welcome to the Sunshine Mountainview Inn

The Richman Family would like to extend a warm welcome to all of you who will share a wonderful experience while here at Hume Lake! We believe strongly in the ministry of Hume Lake Christian Camps (HLCC), and feel it is a privilege to be a leaseholder here at Hume. We hope you have a memorable stay and enjoy the cabin as much as we do. We hope that your family and friends will leave Hume with renewed faith, spiritual growth, and also feel that it was a privilege to be here and be a part of the vision for HLCC as well.

A great deal of information is contained in this document, so please bear with it and read it entirely. Please assure that all the members of your group are aware of this information. We hope that you will find everything to your satisfaction. Upon your arrival, please take a walk throughout the cabin to check for anything amiss or broken items, major spills/stains, any broken furniture or cabinets, fans not working, appliances not working or for electrical appliances that have been left running.

If you are unsure about anything at all, please notify us so we can follow up with the previous group immediately. Please call Kathy at: (cell#) 310-991-2677. You may want to call this number first before calling anyone else if you have a problem with the cabin. If something breaks that requires **immediate attention** and you are unable to reach us at the above phone number, please refer to the list in the Emergency Number section of the Renter's Binder (at the cabin) to contact the appropriate person or resource.

The Richman Cabin will remain available for guest use only if everyone works together to maintain the cabin to keep it in good condition. We ask you and your group to carefully observe the following guidelines, which will allow everyone many years of continuing enjoyment at our cabin!

1. Please review the Hume Lake Christian Camps Traditions and Policies document in the Cabin Renter's Binder as it is the most recent copy. You have signed the Renter's Agreement Form (RAF). Bring your copy to present to the Hume Security Booth but please keep your copy of the RAF.. Please bring only the people whose names are written on the RAF. This is not just for our information, but also required for HLCC as well as for our Leaseholder insurance purposes.

2. Please keep in mind that we are sharing our 'second home' with you. We have many sentimental items in the cabinets and placed around the cabin for which we would appreciate your carefulness. The dining room cabinet shelves and walls hold some family antiques.

3. Feel free to use any pans, appliances, utensils, dishes, and coffee pots in the kitchen cabinets. It is all there for your convenience so you don't have to bring everything with you to Hume. However, please do not take any items from our kitchen to other cabins as we have had renters who forgot to bring things back to our cabin's kitchen. We need everything we have to remain here at the cabin for our own as well as for our renter's use. Kitchen appliances at cabin include: Subzero refrig/freezer, small counter-top ice maker, 2 toasters, 2 cuisinart coffee makers, 2 French-press coffee makers, trash compactor, microwave oven, coffee-bean grinder, small Krups blender, small food processor, Kitchen Aid dishwasher, Thermador professional range with grill, griddle & 2 ovens, 2 warming ovens, rice maker, crockpot, Kitchen Aid stand mixer, and small hand mixer.

4. Please restrict eating and drinking to the kitchen/dining area and decks. Please do not allow eating or drinking (other than water) in the family rooms or bedrooms as this draws insects and animals. We have had prior problems with ants and mice, which require special treatment.

5. Feel free to use any food items or staples in the kitchen cupboards and refrigerator and you may replace any staple items that you have depleted. The General Store in camp should have any supplies or food you forget to bring; their phone number is in the cabin renter's binder. There are 9V batteries in the china cabinet drawers in case one of the smoke detectors requires a replacement (if you need help with this, call Steve Mason for assistance, and refer to the emergency phone list for assistance). Thanks for your help with this. Please do not sit on the dining room table. It was especially made for our cabin and the leaf ends will break if they are sat on.

6. Please acquaint yourselves with the safety provisions in the cabin. The phone number at the cabin is 559-335-2285. Telephones are for your use and are located in the kitchen, and in the upper and lower level family rooms. Please do not accept collect calls. If you answer the phone or retrieve a message for the Richmans, please save it and notify Kathy or ask the caller to call Kathy at 310-991 2677. **In the event of a power outage,** there are two phones which are traditional landlines that will work: one in kitchen cabinet, one in lower level family room. Please do not open any of the breaker boxes or touch any of the breaker switches. Please do not go down to the utility room or change anything on the water heaters or Forced Air Units in the utility rooms. If the power goes off, it is usually only off for a couple of hours at the most and you can usually manage for that amount of time without electricity. I will contact you if there are planned PGE outages. Cabin flashlights and candles are in the china cabinet drawers.

7. In the event of a medical or fire emergency or other emergent crisis, please refer to the Emergency information in the renter's cabin binder section #2. Unfortunately, the HLCC Infirmary is not an urgent care service for renter guests staying in private cabins. **We have a first aid kit located in the cupboard behind the door in the first main level bathroom. There are fire extinguishers located in the entry hall closet and hallway closet pantry, on the lower level sink area near the ping-pong table, as well as beside the deck BBQ**.

8. Our fireplaces are very different from the usual ones you have used before. Please do not use them until you read the instructions that are in the Renter's Binder, and also located in frames near each fireplace. We have had a few incidents of smoke filled rooms, soot stains and burned carpets from improper fireplace usage, so please be considerate in this matter and read the instructions first. Please remember to remove your cooled ashes into the small metal cans provided (not in cardboard boxes or paper/plastic sacks) and take them with you to dispose of yourself on your departure. Clean the fireplace as per the instruction sheets in the fireplace baskets on each level and also in the Cabin Renter's Binder. There is also NO SMOKING allowed in or near the cabin.

9. Please take great care when you use the grills: one in the kitchen, and the large Propane gas BBQ grill on the deck. Keep them attended at all times when in use and assure that both the deck BBQ propane valve on the pipe behind the BBQ and/or the kitchen grill is turned off when you are done cooking. The propane source available to the deck BBQ is a direct outlet from the propane lines that supply the cabin. Please clean off the deck BBQ grill with the brushes and other cleaning

supplies which should be on the BBQ shelves. Please clean the BBQ drip pan and cooking utensils appropriately, placing them back in with the BBQ) Please recover the BBQ after using it, to protect it from the sun and rain.

10. Child safety is a huge concern to us and we cannot stress enough how dangerous it can be to leave children unsupervised. Please keep small children away from any open railings and the stairways. We are also very strict about children not rough-housing or throwing objects inside the cabin. Be aware that there are toxic cleaning supplies in the lower cupboards throughout the cabin and around the outside of the cabin, which can harm children. Please keep children out of the garage at all times. It contains some dangerous items in lower cupboards (like antifreeze) so children should never enter the garage at any time. **All garage doors: 1 back and 1 side doors, and 2 outer rollups) should always be locked.** If access to the garage is for some reason needed, you can call Steve Mason, the contractor down the street for help (see the Emergency numbers list for Steve's contact info) or call Kathy (310 991 2677).

11. The garage is not an area available for renter parking. There is plenty of parking outside the garage for **3-4** cars, and around or near to the cabin. Please pull your vehicles in straight ahead and respect the limit of only 4 (3 regular sized vehicles and one small vehicle) in our driveway. Please do not park a large car in the small space next to the planter in the driveway. Please do not park too close to the garage door as the pavement slopes downward, which creates a risk for sliding into and hitting the garage doors. **Please do not park or drive on the stone entryway outside the front door at any time, and do not move the planters or concrete benches. There is no Electric Vehicle charging allowed at our cabin so please attend to that before arriving.**

12. There is a third level apartment above the garage, which is not available to renters, as we keep this area separate for our family. As you noted in the 'Renter's Agreement', Richman family members may enter this area unannounced at any time during your stay. **The hallway door in the stairway area that goes to the third level apartment should be locked at all times.**

13. Please remember that many different kinds of wildlife live in the subdivision near the cabins. Keep the doors/screens closed, as squirrels, chipmunks, mice, birds, lizards, spiders and bats (YES, BATS- mostly at night) will come in when you are least expecting it. Other insects will enter the cabin through open doors and it is difficult to get rid of them once they have gained entrance.

14. **Bears** are a serious subject here at HLCC. Our cabin is one of the only cabins at Hume that has not yet been broken into by bears over the summers -- likely because of our vigilant care. The cabins that have been broken into were severely damaged. Please keep doors locked at night and put away all food after meals- especially at night. Remember to not leave any sacks of food, garbage or trash on the outside of the cabin, on the deck or porch or near the garage. **Bears** have been known to open a front door, or easily lift open a locked garage door. Bears smell food and garbage from many miles away, and have actually been observed to be roaming right next to our property. There have also been mountain lions sighted near the cabin and at the foot of the trail to the "Little Brown Church" right in front and to the south of our cabin. We thank you in advance for being especially careful to avoid any problems caused by bears.

15. HLCC prohibits RENTERS from bringing ANY pets into camp or into the subdivision and there is a stiff penalty for violating this rule. HLCC will fine the leaseholder $150.00 if their renter merely comes into camp with a pet. This costly fine will be passed on to those renters who violate this rule. **We do not allow renters to bring pets of any kind to our cabin. If it is found that there were pets at our cabin during your stay, you will not only pay the HLCC fine, but will also forfeit the remainder of your week's stay as well as your entire security deposit. This includes birds as well as any caged or small animals. We thank you in advance for respecting this guideline.

16. Internet and TV:

There is Frontier Internet access available at the cabin. If you would like to use this, please arrange ahead of time with Kathy to obtain the password. Internet is also available in camp for a fee that is paid for through the administration office.

We do not have cable TV. There is TV/DVD/VHS equipment on the lower level for your use. Feel free to use any of the VHS tapes/DVDs in the downstairs cabinet, or bring your own to use during your stay. Some renters bring their own DVR to plug into our TV to view their already taped programs. You would also need to bring the respective plug in HDMI cables to do this, however. Please do not move the TV from the current position on the cabinet. Please do not change the settings on the TV remote control. Re-wind any VHS tapes used and replace the remote controls back on top of the TV after their use, as they get stepped upon if they are left on the floor. If anything breaks, please call us so we can make the necessary repairs and replacements prior to the arrival of the next group of renters.

17. There is a ping-pong table and equipment on the lower level. There should be ping-pong balls and paddles in the drawers by the ping-pong table. If you need more ping-pong balls, feel free to purchase them at the ARK in camp, or let me know so I can ask cleaning staff to provide more for you. Please replace things like games, puzzles, pillows, blankets, etc. to their original place when you are finished using them. Please do not move or rearrange the furniture. **Please do not sit on the ping-pong table. Please ask your group to be careful not to damage the surrounding cabinetry,** as the games sometimes get intense. Thanks for helping us with this.

18. Garbage should be properly bagged before taking it to Hume's trash deposit area. Remember to always keep the trash tightly bagged and inside the cabin prior to taking it down to the trash deposit. Please do not leave any trash or food outside the cabin, on the decks, porch, or around the exterior garage area as this attracts bears, raccoons, and other wildlife. See the map in the Renter's Binder to get directions to the Hume trash dump area in the maintenance area of camp. Only deposit trash there between 7am and 3pm each day. Do no leave it outside the trash bin door, as bears have been known to destroy the area.

19. Please be considerate with water use inside the cabin as the septic system and leach lines are different from your sewer system in the city. Major problems can occur and if water is over-used, the system can overload and back up from the cabin's septic system into the cabin. We ask that you limit shower and tub use as much as possible, and limit the dishwasher use for only full loads of dishes. There are separate water heaters for each level, each that supply 50 gallons of hot water. It takes about 30 minutes for the heaters to re-heat the water if you run out. We have instant hot

water at all the faucets so you never need to let the faucet run to obtain hot water. Please avoid disposing of grease, oils, potato skins, lettuce/leaves or eggshells, etc. in the garbage disposal. Again, please avoid the basement utility room unless it is an emergency-- the door should remain locked in order to keep children out of this potentially dangerous area.

20. Fishing licenses may be purchased in camp and are required for fishing at the lake. The park rangers do patrol the area so carry your license with you. Hume has a specifically designated area down by the lake for cleaning fish. Please do not clean fish in our cabin or outside of the cabin, as just the fish odor will draw bears.

21. Please help us conserve energy and fuel costs. Turn off lights and fans when not in use and when you leave the cabin. Please turn lights off at night when going to bed, including the many porch and deck lights. The hot water is heated with propane, for which prices have remained high. The thermostats on each level are usually left off during the summer or set at 50°.

22. Please read your Receipt of Deposit Confirmation document for information on bed sizes (3Ks, 6Fs) for the linen you need to bring, towels (beach and bath), kitchen linen, phone use.

23. Please keep the cabin doors locked when no one is home or if you are not able to hear someone entering. *If you happen to get locked out of any of the bedrooms or bathrooms, there are small wrenches on nails above some of the bedroom doorframes on each level to use for unlocking them. Please replace the wrench back on the nail near the doorframe.

24. On your departure, please let us know how we can make your stay more enjoyable and comfortable by completing the Questionnaire, which will ultimately benefit all of our guests as well as alert the cabin cleaning staff what to look out for. When you arrive home, please feel free to send any information by email messages to Kathy: kathyrichman@gmail.com. Please also let us know if there are broken items needing attention as soon as it is noticed. I advise that you do a walkthrough on your arrival to the cabin to pre-assess for any problems.

25. Departure cleaning: We are trying something new this year 2026, due to past renters suggestion and preference. Renters will do their own cabin departure cleaning using our supplies and following the Departure Cleaning Guidelines in the Renter's Binder. We have hired staff who will check the cabin on your departure, and your full deposit will be returned if the cabin is left clean. Please report any broken items to us immediately (see Emergency Contact #s) so we can repair/replace things in a timely manner.

Thank you for your cooperation with the care of our cabin. We hope you enjoy your visit to Hume Lake Christian Camps.

~Kathy Richman and Family~