



# High Peaks cottages

Guest Information Booklet

## **Ironbark Cottage**

656 Russell Creek Road

Fumina South (Hill End)

Victoria 3825

Your Hosts: Lou & Angela Mitsy

0411 479 411 or 0411 479 412





# High Peaks cottages

## Welcome

It is our aim as your hosts to ensure that our guests have an enjoyable and memorable stay at High Peaks Cottages.

Should you have any suggestions or opinions relating to your stay, we would be grateful if you would let us know.

We would like you to return and holiday with us again, so your complete satisfaction is extremely important to us.

*Lou & Angela Mitsy*

Whilst we have taken reasonable steps to ensure that the information contained within this Guest Information Booklet is accurate at the time of printing it is purely a guide to our services and facilities.

## Check In Times

Check in time is at **12 Noon**, earlier check in times can be considered at no extra charge but are dependant on other bookings. Please make a request at time of booking.

Once you have arrived the balance of your payment will automatically be charged to your Credit Card.

Normally your cottage will be left unlocked and your key placed on the coffee table inside.

For extremely late arrivals a spare key is located in the Lock Box near your front door, use the last four digits of your Credit Card Number to unlock the Lock Box then unlock your cottage and return the Key to the Lock Box and use the key left inside your cottage for future access.

## Check Out Times

Check Out time is at **10:30am**, later check out times can be considered at no extra charge but are dependant on other bookings.

Please make a request at time of booking.

When vacating the Cottage please leave the key on the kitchen table.

Close all windows and doors on your way out, but there is no need to lock the front door as the cleaners will be arriving as soon as you vacate.

After checking out of the cottage you may leave your car in the Mountain Gum main Car Park (Emergency Assembly Area) for a few hours if you wish to go for a walk or to just enjoy the scenery.

## Smoking



To comply with Health & Safety Regulations smoking is **STRICTLY** prohibited within the cottages.

Smoking is allowed in the outdoor BBQ Alfresco area where appropriate Cigarette/Butt disposal ashtrays are placed.

Please be very mindful with the disposal of cigarettes and butts remembering that Bushfires are a very real threat in areas of heavy bushland.



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## Parking

You can park your vehicle on the gravelled areas in front of your cottage.

Feel free to come and go as you wish but we respectfully request, as a courtesy to other guests, that you make as little noise as possible.

The Car Park is suitable for all Weather Conditions, although during the winter months heavy sudden downpours are common and can make the driveway a little slippery so please take care.

## Reception

High Peaks Cottages does not have a reception desk, but your hosts are available on the numbers listed below between the hours of 9.00 am to 8.00 pm Daily.

Outside of these times if it is necessary, you can try to contact us but if it is an emergency please call **000**.

**Lou Mitsy 0411 479 411**

**Angela Mitsy 0411 479 412**

## Television & Sound System

Your Cottage Television and DVD System are remote controlled.

The Television is set to receive normal Freeview TV stations and Radio Stations.

Please be mindful of other guests with the volume on the Television and DVD System.

## Pets

Although your hosts are animal lovers we unfortunately do not allow pets on the premises.

(With the exception of assistance dogs)

## Phone Reception

TELSTRA Next G works well around most of the property, Vodafone and Optus Networks have limited coverage.

## Facsimile

High Peaks Cottages does not have a Fax Machine. (You are here to relax anyway and forget about work !)

## Drinking Water

The water supply to your cottage is harvested from rain water tanks and is suitable for washing, cooking and bathing we also have a Multistage Filtered drinking water outlet on the sink for your convenience, so there is **NO** need to bring along bottled water.



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## Hot Water , Gas Cooking & Gas Heating

Your Cottage has Two 45KG LPG Gas Bottles which supply the gas for Hot Water, Cooking and Gas Heating to your cottage.

Management monitor and maintain the LPG gas bottles to ensure you will have gas, but occasionally they do run out.

If this occurs you can go to the LPG Gas Storage cupboard in front of your cottage and follow the instructions listed below.

Or if you prefer you can call or text your host on 0411 479 411 to do this for you.

## How to Manually Changeover your LP Gas Bottle

1. Turn the hand wheel on the empty gas bottle to **OFF** (Clockwise) (Diagram 1).  
The empty bottle is the one the changeover valve lever is currently pointing to.
2. You then move the changeover valve lever to point towards the other FULL gas bottle.  
i.e. The opposite direction to which it is currently pointing.
3. Turn the hand wheel on the full gas bottle to **ON** (Anti-clockwise).
4. Please note that, in the picture shown in Diagram 2, the Blue Lever is pointing upwards just to make it more visible. In actual use it would be set to the left or right.
5. Please note the Colour of your Changeover valve lever might differ in colour than the one pictured. (Might be GREEN, BLACK or RED)



Diagram 1

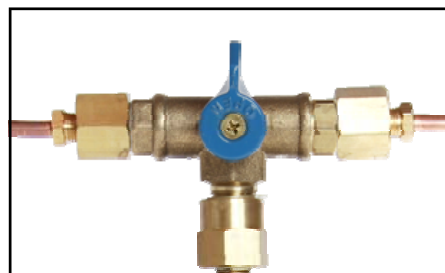


Diagram 2



# High Peaks cottages

## Visitors and Guests to your Cottage

Our Health & Well Being Permit and Liability Insurance ONLY allows and covers High Peaks Cottages for registered guests.

This been said, feel free to invite friends onto the premises to enjoy the day with you but Non Residents must NOT reside within the cottage overnight.

This is a legal obligation and we ask for your understanding and co-operation in this respect .

## Wood Fired Combustion Heater & Gas Heating

The Wood Fired Heater is a very efficient way to keep the cottage warm during the winter months.

During the colder months the Wood heater will be lit prior to your arrival.

The lever on the right side of the wood heater controls the air intake, pulling the lever out makes the fire burn hotter pushing the lever in slows the fire down.

Feel free to call me if you need help in lighting or maintaining the Wood heater, after all it is part of the Country atmosphere.

Extra fire wood is available under the front veranda outside your cottage or if you run out, the green wood shed is next to the Fire Services Tank on main drive way, children must be accompanied by and adult when collecting firewood from the shed.

(All our timber is collected from naturally fallen logs but we still leave many on the ground for wildlife habitat)

If you feel uncomfortable using the Wood heater, the cottage also has a Gas heater.

## Outdoor BBQ Alfresco Area

The Alfresco area has a 2 Burner Infrared gas BBQ which cooks exceptionally well, you will be amazed at this new type of cooking technology.

With the roasting hood you can even cook that perfect lamb roast or just enjoy a serving of bacon and eggs for breakfast.

Please keep the BBQ area and utensils clean just as you found them, you don't want to attract six foot monitor lizards for morning coffee !

**For Safety Reasons:** Please Isolate the gas valve located on the LPG bottle under the BBQ after each cooking session, Thank You.

## Mountain Pastures Free Range Eggs

You would have found some of our beautiful free range farm eggs in your refrigerator.

If you would like to purchase some of our eggs to take home just give your hosts a call.

## Bathroom Heater Controls

The bathroom has a Two Stage Fan heater fitted in the ceiling, for this to work you must turn the ON/OFF Switch to ON and then turn the FAN Switch to ON.

You can then select either the HEAT 1 or HEAT 2 Setting.







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## House Keeping

House Keeping services are not offered as your Cottage is completely self contained with all linen supplied to cater for the length of time you are staying.

Starter supplies of tea, coffee, Long Life milk and sugar are available in your cottage for your personal use, if you require additional supplies do not hesitate to give your hosts a call.

## Lost Property/Items Left Behind

Small items left behind can be returned to you by Post at no charge, larger items unfortunately might incur a postage charge or you can collect them personally on your next visit because we hope you will be back. So make sure you have checked all the rooms for personal belongings before leaving.

## Fire & Emergencies

Your cottage is fitted with a Smoke Alarm and Emergency Lighting for power blackouts.

**If your Smoke Alarm activates you must ascertain what has caused this to happen and act accordingly.**

**False alarms can occur, but it is better to be safe than sorry **ALWAYS** ascertain what has caused the alarm !**

**In the event of an Emergency the Emergency Assembly Point is the main car park immediately in front of the Mountain Gum Cottage.**

(This Emergency Assembly Point is sign posted.)

Bush fires are always of concern in rural areas especially during the warmer months and sometimes management might need to reschedule bookings when the CFA declare Extreme Fire Danger Events and in particular CODE RED Events for the area.

This is for your safety and every effort will be made to reschedule your booking to a mutually agreeable time and more importantly, a safer time.

## Medical Assistance/Doctors

**In an Emergency always call 000**

**Hospitals:** Warragul 5623 0611  
Latrobe Regional 5173 8000

**Medical Centre:** 24A Contingent Street  
Trafalgar. 3824 5633 2211 (All Hours)

**Police:** Trafalgar 5633 1188  
Moe 5127 2222



# High Peaks cottages

## Local General Store & The Grove on Willow Restaurant & Bar

The local General Store and the new Welcome Inn Bar & Bistro are only 8 minutes away on the banks of Blue Rock Lake in Willow Grove.

**Willow Grove General Store & Post Office**  
**8 Moe Willow Grove Road, Willow Grove.**  
**03 5635 2200**

**The Welcome Inn Bar & Bistro**  
**14 Moe Willow Grove Road, Willow Grove.**  
**03 5635 2115 0421 736 493**

## Local Attractions

**Mt Baw Baw Alpine Village**

**Walhalla Historic Gold Fields & Mountain Rivers**

**Noojee Trestle Bridge**

**Yarragon & Darnum Villages**

**Toorong Falls**

**The ADA tree**

## Activities and Site Facilities

Bushwalking is a great past time and with kilometres of signposted trails within the property there isn't a better way to build up a hearty appetite.

Fishing down by the river or at Blue Rock Lake keeps the kids busy and the adults entertained also. Cleaning of fish within the cottages is strictly prohibited please clean your catch where you caught it. (A Victorian Fishing Licence is required to fish the above areas, fishing at the dam does NOT require a licence)

Gold Fossicking, the property has a long history of gold finds dating back to 1867 try panning down by the river or bring your gold detector and have a fossick, you never know your luck.

Your cottage has an undercover BBQ alfresco area where you can cook up a storm and enjoy the fresh air.

Or just sit back, relax and end enjoy the panoramic views of the Mountain Ranges with a glass of wine.

## **TRANSPORT SERVICE TO MT BAW BAW ALPINE RESORT (Snow Season Only)**

Mountain Top Experience provide a professional transport service to Mt Baw Baw Alpine resort. They will pick up from your cottage and deliver you to Mt Baw Baw for a great day of snow activities and return you back safely at the end of the day.

More details available at [www.mountaintopexperience.com/snow](http://www.mountaintopexperience.com/snow) or phone (03) 5134 6876



# High Peaks cottages

## Damages, Breakages and Antisocial Behaviour

If you find anything in your cottage upon arrival that is not to your satisfaction please report it to your hosts immediately.

While we do not normally charge for minor accidental breakages we will charge and debit your card for the full cost of all other breakages, missing items and for the replacement and/or making good of any damage.

You are responsible and liable for any breakages or damages, which you and/or those that accompany you, whether they are staying in the Cottage or not, cause to the Cottage, and its contents including the car park and any associated parts.

Excessive noise and unruly behaviour which causes inconvenience and discomfort to other guests is not acceptable.

Such behaviour will result in the offending person/s being asked to vacate their cottage and leave the premises.

## Finally

Enjoy your stay,

And always remember, life is too precious and too short, so unwind and get in touch with nature and enjoy the company of your close family and friends.

Your hosts

*Lou & Angela Mitsy*

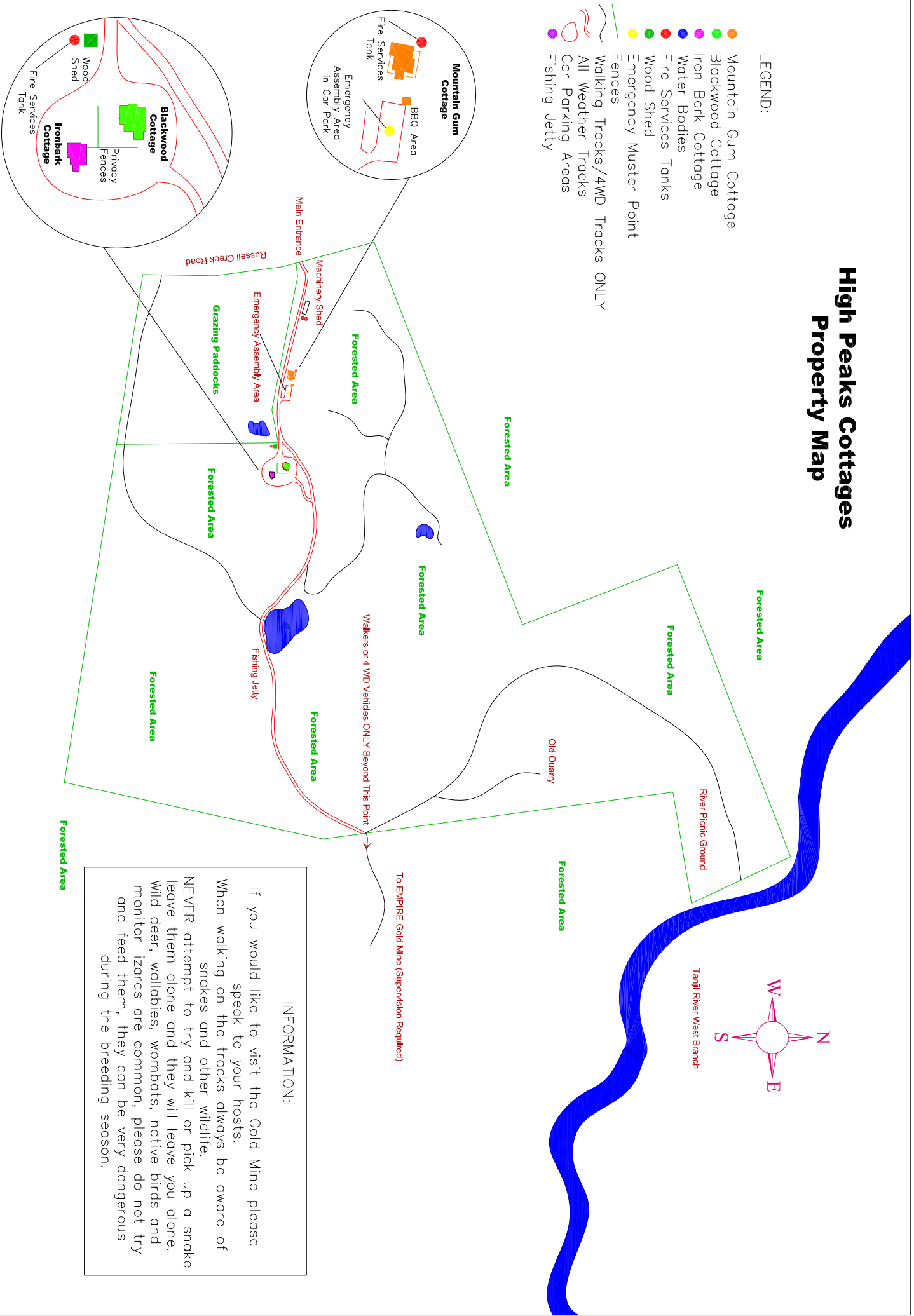




# High Peaks Cottages Property Map

## LEGEND:

- Mountain Gum Cottage
- Blackwood Cottage
- Iron Bark Cottage
- Water Bodies
- Fire Services Tanks
- Wood Shed
- Emergency Muster Point
- Fences
- Walking Tracks/4WD Tracks ONLY
- All Weather Tracks
- Car Parking Areas
- Fishing Jetty



**INFORMATION:**

If you would like to visit the Gold Mine please speak to your hosts.

When walking on the tracks always be aware of snakes and other wildlife.

NEVER attempt to try and kill or pick up a snake leave them alone and they will leave you alone.

Wild deer, wallabies, wombats, native birds and monitor lizards are common, please do not try and feed them, they can be very dangerous during the breeding season.

To EMPIRE Gold Mine (Supervision Required)