



High Peaks cottages

Guest Information Booklet

Blackwood Cottage

656 Russell Creek Road
Fumina South (Hill End)

Victoria. 3825

Your Hosts: Lou & Angela Mitsy

0411 479 411 or 0411 479 412

www.highpeakscottages.com.au

info@highpeakscottages.com.au





High Peaks cottages

Welcome

It is our aim, as your hosts to ensure that all 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. If you require an earlier check in time 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 four digit code you were issued for the front gates to enter the property 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.

If you require a later check out time 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.

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.



High Peaks cottages

Exiting and Entering via the Electric Front gates

We have just finished installing Electric Security gates to the front entrance of the property.

- To **EXIT** the property just enter into the keypad your temporary four digit code that you were provided on your confirmation email plus the **#** key and the gates will open.

Please note that the gates open inwards towards your vehicle so please keep clear until the gates are fully open.

Gates will Automatically close after you Exit the property.

- To **ENTER** the property just enter into the keypad your temporary four digit code plus the **#** key and the gates will open.

Gates will Automatically close after you Enter the property.

If you encounter any problems please call Lou on 0411 479 411 any time.



Enter your Four Digit
Code and then the **#** key



High Peaks cottages

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 and snow flurries with frost 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 8.00 am to 6.00 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 some 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. (Remember you are here to relax 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 Filtered drinking water outlet on the sink for your convenience, so there is **NO** need to bring along bottled water.



High Peaks cottages

Hot Water , Gas Cooking & Gas Heating

You 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 at the rear of your cottage next to the BBQ Alfresco area 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 to the right makes the fire burn hotter pushing the lever in to the left 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 along the 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)

The light switch on the wall behind the Wood heater controls a Ducted inline fan which will direct warm air into both bedrooms and the bathroom.

This ONLY works efficiently when the Wood Heater is up to a reasonable temperature, don't forget to switch it off before going to bed.

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

Outdoor BBQ Alfresco Area

The Alfresco area has a 3 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.

A side burner is also available on the left side of the BBQ.

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.



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, 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 Duck Inn Bar & Bistro

The local General store and the New Duck 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 Duck Inn Bar & Bistro
14 Moe Willow Grove Road, Willow Grove.
03 5635 2455
www.willowgroveduckinn.com.au/

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 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

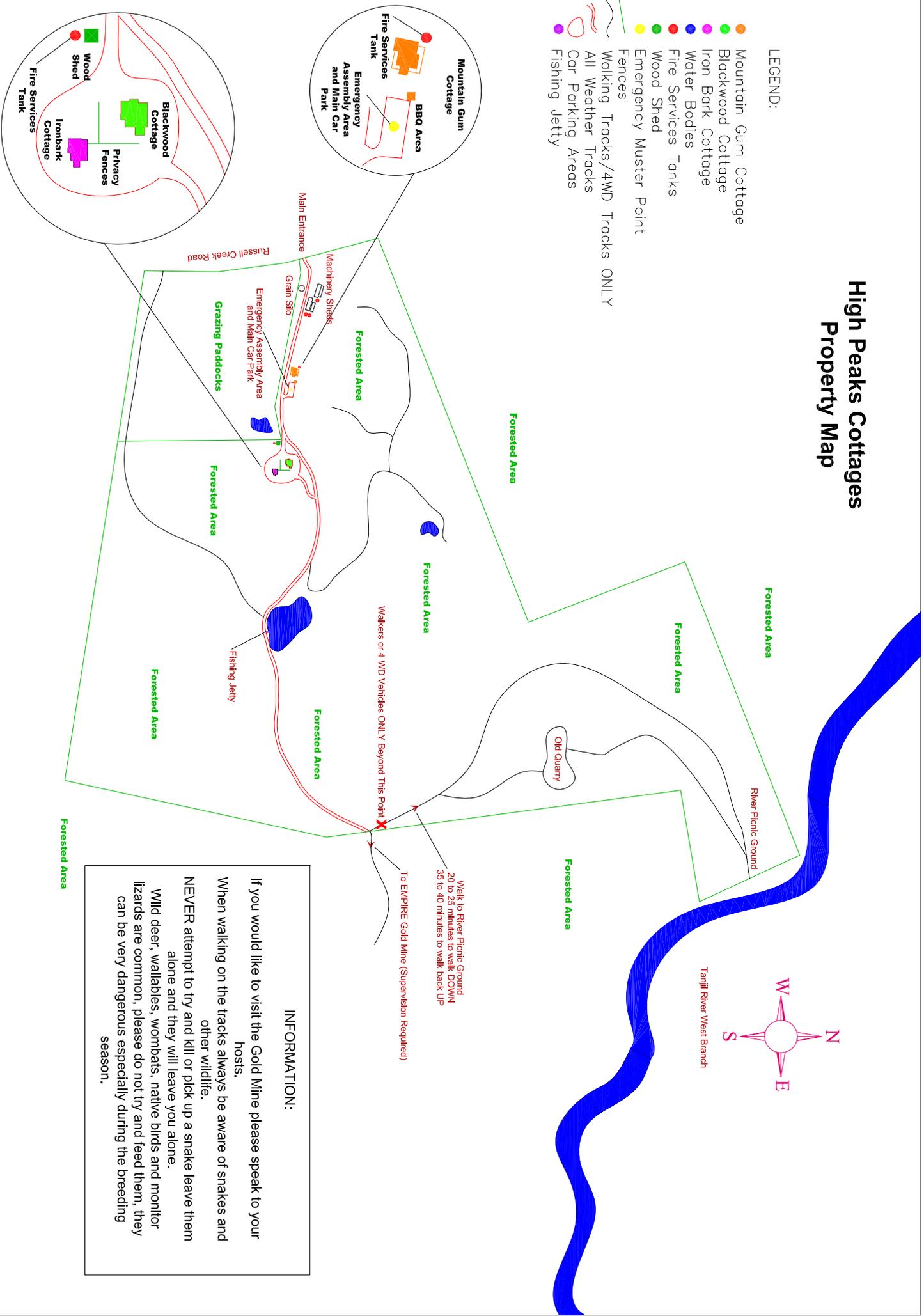
Lou & Angela Mitsy



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



Walk to River Picnic Ground
20 to 25 minutes to walk DOWN
35 to 40 minutes to walk back UP

To EMPIRE Gold Mine (Supervision Required)

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 especially during the breeding season.