

Welcome to The Cottonwood Cabin

Established 2020





Welcome....

The Cottonwood Cabin is a family owned and operated vacation rental. We have poured lots of love and intention into making your stay enjoyable. We focused on providing accommodations that we would want for our families while staying at the Cottonwood Cabin.

Whether you choose to fish the quality waters, explore the surrounding area hiking, or relax right outside the back door enjoying all of nature's beauty, we know there is something for everyone.

Our hope is that families and friends staying at the Cottonwood Cabin, will create long and lasting memories for years to come...and of course, come back for future, memorable stays.

All our best,

Frank, Blanche, Ry, and Kimberlee



Important Information

For immediate emergencies: Fire & Police	DIAL 911
Neighborhood Name:	Blanco Las Vegas de San Juan neighborhood
Nearest Medical Center	San Juan Regional Medical Center 801 W Maple St. Farmington, NM 87401 505-609-2113
Grocery	Farmers Market 401 W Broadway Ave Bloomfield, NM 87413 505-609-6100
Owner	Ry Whiteman 918-978-1954

The Cottonwood Cabin is a Smoke-Free environment.

Septic System



Cottonwood Cabin is on a septic system. This means that there are certain products that cannot enter the plumbing system. Please **do not** flush or put the following items in sinks, toilets, or the washing machine:

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- Feminine products (including tampons, even if they are biodegradable)
 - Cotton balls
 - Bleach
 - Cigarette Butts
 - Paper Towels
 - Condoms
 - Disposable Diapers
 - Food scraps
 - Coffee Grinds
 - Cooking Grease
 - Chemicals



Recommended Products for Septic System

Please purchase eco friendly and septic safe products. Some brand recommendations are:

Toilet Paper

Northern Quilted
Member's Mark (Sam's Club)

Laundry Soap

Ecos
Arm & Hammer
Clorox 2 (Absolutely no liquid bleach!)

Dishwasher Pods

Cascade
Seventh Generation

Liquid Dish Soap

Dawn
Seventh Generation

*Do not use powdered detergents for the Dishwasher or Washing Machine. DO NOT USE BLEACH.



Technology

Wi-Fi: Cottonwood Cabin

Password: Cottonwoodcabin1

All TV's are Smart TVs with Roku systems. We have added a Google account with pre-purchased movies. You are welcome to log into your streaming accounts, but please remember to logout before checking out.

Please do not logout of the YouTube TV account in the living room.

*There is no landline in the house.



Water System

The water is provided from a well. The source is strong and has an ample supply of water. However, it is not recommended to run all water sources at the same time.

For example, run the washing machine at a separate time from running showers or the dishwasher.

A combination of multiple water sources on at the same time may lead to low water pressure.

A reverse osmosis purified water system is available at the kitchen sink (faucet with black lever).



Spa Instructions

We want you to unwind at the end of the day and relax in the spa. However, please review & respect Spa rules below:

- No food or drinks are allowed in the spa.
- Children are NOT allowed in the spa unaccompanied.
- Please do NOT adjust temperature control or it will overheat and shut off.
- Please do NOT adjust any controls on Spa.
- Guest will need to remove & replace the Spa cover.
- Be cautious on the tile as floor may be slippery.
- If spa has been off, it may take a couple of hours to heat up. Spa heats faster with cover on.

To turn Spa on & off, simply press the silver “Jets” button.

Use Spa at your own risk.

A service call expense will be passed on to guests.



Heat

Please adjust temperatures to make your stay comfortable.

Heat can be supplied by the central heat thermostat or the wood burning stove (see slide for wood-burning stove).

- When heat is running, please ensure all windows are closed.
- The heating thermostat cannot exceed 75 degrees.
- We ask that if windows are opened, please keep the heat/air off.



Air

The air conditioner is an evaporative cooler. The switch to turn the air on is located on the wall next to the heat thermostat.

Instructions for turning the cooler on:

1. Turn switch to “pump only” for five minutes
2. After five minutes, turn the switch to high or low cool
3. Evaporative cooler works best if one window upstairs and one window downstairs are cracked about two inches.
4. Turning off air, simply turn switch to off and close windows.

*We do not recommend using the Low/High vent options as they will only circulate uncooled air.



Wood Burning Stove

To operate safely, please do not adjust levers on the left side and please never burn wood with the door open.

It is NEVER safe to place hot ashes in the garbage. When cleaning out ashes, there is an ash bucket next to stove. As a reminder, ashes must be completely cooled before dumping ashes in a garbage bag.

Firewood is sold by a friendly neighbor in the community. Purchase for the wood burning stove or outside firepit. If you are interested please call owner, Ry Whiteman @ 918-978-1954. Cash Only.

1-2 nights of Wood = \$10 cash only

Use at your own risk & please use caution. Any damage or service call will be passed on to guest.



Explore

- Navajo Lake State Park: Fishing, Boating, HouseBoat Rentals, Watersports, Dining
- Durango: Snow Ski, Hike, Silverton Train, Shopping
- Indian Ruins: Aztec Ruins, Salmon Ruins, Chaco Canyon
- Casinos: Ignacio, SunRay, & Northern Edge
- Horse Racing: SunRay Park
- Motocross: Aztec Motocross Racing
- Hiking: Explore trails around Navajo Lake State Park and Cottonwood Campground
- Fishing: Quality Waters, San Juan River, Tiger Pond
- Guided fishing tours



Enjoy

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- Wines of San Juan
 - Rio Suave Vineyard
 - The Sportsman Restaurant
 - Brue Café (dining at the Marina)
 - Abe's Restaurant
 - Lavender on the San Juan River

*Please be sure to check hours during the off season.



Check-out Instructions

Check-out is at or before 10AM

Before you depart, please tidy the cabin by doing the following:

- Remove all perishable items from refrigerator & cabinets
- Dispose of the garbage in the outside garbage can
- Check the property inside and out for any belongings or any garbage that needs to be disposed of
- Wash and put away used dishes
- Strip linens from used beds
- Place all used linens and towels in a pile
- Turn off all lights, electronics, and appliances
- Close and lock all doors and windows
- Sign out of any television applications (to avoid future guests from accessing)
- Ensure all remote controls are next to their respective televisions
- If pets have travelled with you, please pick up any dog poop on the property and properly dispose in the garbage.
- Please leave us a review through your travel booking site and/or on our Facebook page!

*Additional fees may be imposed if the cabin is found in unsatisfactory condition, so please return it to the condition you found it.

Important Information

- It is hard to tell if an exterior door handle is locked or unlocked. This is because even when the door is locked, the interior knob still turns. Please double check that the door is locked or unlocked by turning the knob on the exterior side. This will prevent you from locking yourself out. However, if this happens, just use your door code on the main door.
- We try to maintain a working gas grill with propane. If the propane tank is empty, please contact the owner.
- There are neighbors on each side of the cabin, **please be respectful & monitor noise level, particularly late in the evenings.**
- Please keep music outside to a **low volume** to prevent disturbing the neighbors around the cabin.
- Please Do Not cook, grill, or fry anything inside the screened-in porch area.

Important Information

- **Fireworks are prohibited all year long.**
- Part of the appeal of nature are the many critters that are around. Please ensure **doors are not propped open for long periods of time.** This is to provide safety from critters entering the home.
- The area benefits from a large healthy bat population. Again, leaving doors open could result of a bat entering the cabin; particularly very early in the morning and at dusk. Please just be aware and keep doors closed.
- Bug spray and sunscreen are highly encouraged.
- Use **caution when starting fire outside in the fire pit.** On windy days, it is discouraged to start a fire.
- Please contact us with any issues, suggestions, or let us know about your experience! Email:
Cottonwoodcabin1@gmail.com

Items provided to guests

Stays at the Cottonwood Cabin include:

- Two dishwasher pods
- One roll of paper towels
- Two rolls of toilet paper per bathroom
- Two kitchen garbage bags
- Souvenir cup for each guest
- Basic condiments such as: sugar, salt, pepper, and some spices.

Items available to guests

Stays at the Cottonwood Cabin include:

- Gas grill
- Keyless entry
- Wi-Fi
- Towels in both bathrooms
- Towels for the spa
- Children's pack & play and baby gates located in the upstairs closet
- Mini-fridge on screened-in porch
- Ironing board & iron