



# Welcome!



## IMPORTANT INFO

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*Wifi: RanchHouse*

Password: kamoranch

*Check out Time*

11:00am

*Outdoor Quiet Time*

9:00pm - 7:00am

*Property Owner/Hosts:*

Rhiannon Kamo - 714-580-7680  
rhiannon@kamorealty.com

David Kamo 208-405-5028

## Welcome to our home

Thank you for choosing our property for your getaway. Make yourself at home and enjoy all that Scottsdale has to offer. Please remember to treat our home and neighbors with respect.

This property is in a rural area and wild life like coyotes, javelina, rabbits, snakes and scorpions are common. (Never in the house, but please be aware when outside!)

This guide should help with most of your questions, but please feel free to call or text us anytime.

David & Rhiannon

14226 E. Melanie Drive, Scottsdale, AZ 85262

# Check in and out

## Check in:

3:00pm - Contact us if you would like an earlier time, we will try to accommodate if possible.

Entry code is 1980

## Check out:

11:00am - If you need an extra time, contact us a few days before to see if available as house keepers will arrive shortly after 11am.

Please place used towels in the laundry room.

It is a big help to the cleaning crew if you can remove your sheets from the bed. (this saves us water so we only clean the sheets that were used.)

## Getting Here

We are located in Rio Verde Foothills, a rural area of Scottsdale.

From the 101, take Pima Road North. East on Dynamite, North on 144th, West on Morning Vista, (dirt road watch for sign on opposite side of the road, North on 143rd St, East on Melanie Dr. We are the second house on the right - a white Sante Fe style home.





# House Rules

## AND HELPFUL INFO

### First Aid Kit & Fire Extinguisher

Located in Laundry Room

### Heating and Cooling

There are two thermostats in the hall ways, one on the guest side and one on the master side. In the desert heat, AC units can only cool the home about 20–25 degrees below the outdoor temperature. Setting the thermostat too low (like 60°F) won't cool the house faster and can damage the system. For comfort and reliability, we recommend keeping it between 72–76°F. Feel free to adjust, they will both revert back to 68° at 7am and 7pm in the winter and 74° in the summer.

### Electronics

All Televisions are Smart TV's. Feel free to log in to your Netflix or Amazon accounts. Remember to log out when you leave.

### Fire Safety

Wood fires are not allowed, smoking is not allowed.

### Pets

Pets and emotional support animals are not allowed on the property. Please let us know in advance if you have a Service Animal. Animals must be on a leash outside of the home.

### Drinking Water

The small faucet at the kitchen sink is a very high quality reverse osmosis system. This is excellent drinking water. Please use it to fill the coffee machine.

### Camp Chef Pellet Grill

BBQ tools are in the kitchen drawer by the back door. The hopper will be full of pellets upon arrival and will cook a few meals. For more pellets, purchase Trager or Camp Chef brand pellets from Ace Hardware.

Instructions for use:

- 1 - Press black switch on the left side of BBQ to power on.
- 2 - Press the selector knob to set the temperature. Turn knob to desired temperature and press knob again to select.
- 3 - When done cooking, press knob and select shut down, select confirm.

We usually set it at 450° to cook steaks and other meats.

# House Rules

## AND INFO CONTINUED

### Gym Equipment

Use all equipment at your own risk. Please wipe down all equipment touched after each use. Cleaning towels and spray is provided on the wall.

### Water Conservation

We are in the middle of the desert on a well and water is a scarce resource. Please use water sparingly, we are on a shared well and overuse can run our well dry.

### Septic System

Flush only toilet paper and human waste, nothing else (including 'flushable' wipes). Clogged lines caused by improper use may result in charges to the guest. Please assist children as needed.

### Trash

All trash must be placed in trash cans throughout the home.

Trash is collected on Wednesday mornings. Bins will be placed at the street by a neighbor.

### Laundry

There is a washing machine and dryer in the mud room you are welcome to use. We kindly ask for you to bring your used towels to the hamper, or leave on the floor in the bathrooms before checking out. We also please ask that you pull the sheets off the beds so we know which ones were used. (even just pull the comforter down). This isn't intended to create extra work for you but it helps us conserve water and not re-wash linens that were not used.

## Kitchen Amenities

These are the items that are in the kitchen to make your stay more comfortable.

- Keurig

*(A few of each pod are provided, but you may want to order/bring more for longer stays)*

- Milk Frother
- KitchenAid with all attachments
- Knives and Cutting Boards
- Baking sheets and muffin pans
- Baking dishes and mixing bowls
- Measuring cups and spoons
- Toaster
- Blender
- Glass food storage set
- All Plates, tableware, glasses
- Wine and champagne glasses
- Cooking Utensils
- Lemon Squeezer
- Garlic Press

If there are any items that may make your stay more comfortable, please let us know!

# Things to do and see



## FOOD & DRINK

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We recommend Open Table for reservations

### Mastros – \$\$\$\$

Fine steaks and seafood. Killer martinis.

### Obon – \$\$

Best Ramen we've ever had.

### Snooze – \$

Brunch and mimosas.

### Spiga – \$\$\$

Local Italian.

## Grocery Stores

- AJ's Fine Foods
- Sprouts
- Safeway

Instacart delivers to our address but DoorDash does not. There are a few places on Uber Eats, but none of our favorites

## Shopping

- Desert Ridge
- Scottsdale Quarter
- Kierland Commons

## Entertainment

- Top Golf



# Hikes, Bikes and Recreation

## Hiking and Mountain Biking

- Granite Mountain Trailhead 2.5mi
- Pinnacle Peak 6.6mi
- Tom's Thumb 11 mi

You can reach Granite Mountain Trail head on MTB or foot from the house by taking 143rd North, Dixileta East and continue on the dirt trail and (carefully) cross 136th to enter the preserve.

## OHV

Tonto National Forest is just to the Northeast of our home. Take 144th North until the road ends. For a fun, easy trail, take the wash East until you reach the Verde River.





# Thank you

Thank you for staying at our home. If there is anything we can do to make your stay more comfortable, please don't hesitate to reach out.

We hope you enjoy the Scottsdale area. If you are ever interested in Real Estate in the area, your host is a REALTOR® and would be happy to show you more in the area. We also offer reduced rates on our rental for contracted clients looking for a home.

For more information, call/text or email Rhiannon Kamo at:

714-580-7680

[rhiannon@kamorealty.com](mailto:rhiannon@kamorealty.com)

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