



Happy Valley Hideaway

Guest Manual



Happy Valley Hideaway

1106 Black Bear Trail

Davis, WV 26260

www.happyvalleyhideaway.com

www.facebook.com/TheHappyValleyHideaway



Welcome!

01

Dear Guests,

Welcome to the Happy Valley Hideaway! We're delighted that you've chosen to stay with us on your visit to Canaan Valley, and we hope that you come to recognize what a special place this is just as our family has.

The cabin has everything you need for a comfy and cozy stay. Please take a few minutes to familiarize yourself with the amenities, local attractions and house rules in the attached manual. You can also visit us online at happyvalleyhideaway.com. Data and cellular service in the area can be spotty, so we recommend you print directions and check-in instructions before you depart.

Should you need anything at all during your stay, please reach out to MountainTop Rentals (800.624.4341); you'll find them very responsive and helpful.

The cabin is a peaceful and idyllic setting surrounded by the National Wildlife Refuge. Thank you for respecting that environment, keeping noise levels down and not disturbing the neighbors (human and otherwise).

Finally, we love hearing from our guests, so please be sure to leave a review on your booking site, post pictures of your adventures on our Facebook page, or send us an email at contactHVVHcabin@gmail.com.

Sincerely,

Brian & Nancy



02 Important Info



WiFi

Network: Happy Valley

Password: 2409127339



Contact

Immediate needs:

MountainTop Rentals - 800.624.4341

Owner email:

contactHVVHcabin@gmail.com

★★★★★ Reviews

If you've enjoyed your stay with us, we'd love to hear from you online and in our guestbook.



House Rules

- No Smoking in the house
- Be mindful of our neighbors and surroundings and limit noise
- No wood fires in the house (see page 6)
- No parking on grass areas
- No parties



Trash

Yes, there are bears here - DO NOT leave any trash or food outside.

Trash can be dropped off at the Black Bear Resort dumpster (see page 8).



We ask that you treat our house with the same care you would your own. Please minimize wear and tear and notify us immediately of any damages or other issues.

Arrival, Check-In & Parking



Check-in is available after 4:00pm on your scheduled arrival day. If you have not been provided a digital key or door code, you may pick one up at

MountainTop Realty & Rentals

6379 Appalachian Highway
Davis WV 26260

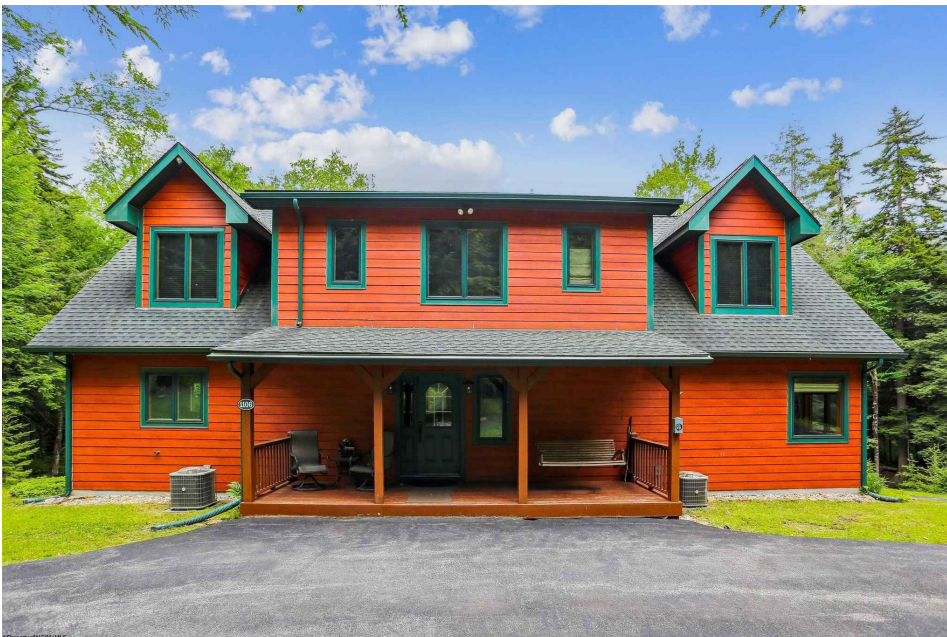
Toll Free: 800.624.4341



Black Bear trail is a gravel and dirt road. It is well-maintained and regularly cleared; however, all-wheel or four-wheel drive is recommended in the winter.



The property has plenty of parking on the paved driveway. DO NOT park on any of the grass areas. Doing so could cause damage to the septic field, and no one wants to deal with that!



04 Check-Out

- Check-out time is 10:30am.
- Return any keys to MountainTop Realty & Rentals.
- Remove sheets (only) from all beds used.
- Start a load of towels in the wash with the detergent provided. The dryer may be left running.
- Load all dirty dishes and run the dishwasher.
- Make sure the grill is covered and the gas shut-off valve closed (on supply line just above deck).
- Close and lock all doors and windows.
- Turn off all lights and unplug all small kitchen appliances.
- Log out of Apple TV and any streaming accounts
- In the winter, set BOTH thermostats (Both on the main floor near the kitchen and master suite) to 60 degrees. In the summer, make sure the heat is off and the A/C is set no lower than 78 degrees.
- Take trash to the compactor at the end of Grizzly Way located in Black Bear Resort (see page 8).
- Sign the guest book and leave us a review.
- Help yourself to a postcard to remember your stay.

Entertainment

05



Each television in the house has a Roku and/or Apple TV in order to allow you to access your favorite streaming services.



Roku offers free movies and TV shows if you do not have a streaming subscription.



Please remember to log out of any streaming accounts prior to leaving. Note that you can set the Roku to automatically log out on your check-out date.



There are various boardgames and puzzles throughout the house for off-line fun.



Feel free to read any books you find around the house during your stay, but please leave them for future guests.



06 Fireplace, Fire Pit and Woodstove



For safety and maintenance reasons, we do not allow wood fires in the house. Failure to obey any of the following rules may result in loss of security deposit or other actions.

- The house is equipped with smoke and carbon monoxide detectors.
- Only manufactured fire logs, such as Duraflame may be burned in the indoor fireplace.
- You must ensure that the chimney damper is in the open position prior to lighting a fire log (push up on the metal handle inside the fireplace).
- Guests are not to use the gas ignitor system in the fireplace.
- Guests are not to use the woodburning fireplace on the lower floor.
- Per HoA rules, outdoor fires are only allowed in the metal raised firepit provided (no open fires).
- DO NOT use the firepit on the wood deck, under the deck or within 10 feet of the house.
- You may use the firewood available at the house for the outdoor fire pit.

Utilities

Water and Septic



The cabin is on a shared well-water system with Black Bear Resort. The water is safe to drink and has additional filters on both the kitchen sink and the refrigerator lines.



The cabin has a septic system. **DO NOT flush or put anything down the drains other than septic-safe toilet tissue.**



With a full house of guests, it is possible to run out of hot water. For large groups, we recommend spreading out your showers.

HVAC



Do not set heat above 72 degrees or run the heat or AC with the windows open.



DO NOT place anything in front of the utility room doors in the basement. The space under the door is required for the furnace air flow; restricting proper air flow creates a safety hazard.



The house has a whole-house exhaust fan. The fan controls are labeled "do not touch," and the fan is not to be used by guests.

Trash



Due to the surrounding wildlife, there is no trash service or outdoor trash bins in Old Black Bear Woods. Please take trash to the compactor in Black Bear Resort on Grizzly Way (first left after entering the resort).



You can drop off recyclables at one of two locations:

- Canaan Valley National Wildlife Refuge Welcome Center, 6263 Appalachian Hwy
- Behind the U.S. Post office in Thomas, West Virginia, 51 East Avenue

It is recommended that you visit <https://sunrisesanitation.com/west-virginia/> to confirm what recyclables are being accepted and other guidelines.

Laundry



Use only HE laundry detergent in the machines provided. If clothes are heavily soiled or muddy, pre-rinse them in the laundry room sink.

After using the washing machine, please leave the door open for 30-60 minutes to allow it to dry

08 Area Attractions



Canaan Valley and surrounding area is full of attractions and activities for all ages at any time of year.



Whether it's by bike, horseback, foot or ski, the local resorts and parks have some of the best trails in the state. There are pristine hunting and fishing grounds, scenic golf courses, and beautiful photo opportunities, and the nearby towns of Davis and Thomas offer a variety of restaurants, breweries and galleries.



For a more complete list of activities check out the "Things to Do" and "Events" sections of our website at www.happyvalleyhideaway.com or scan the QR code above with your smart phone camera.



09 Directions

1) From Davis, take Appalachian Hwy (Rte 32) south and turn left at the first sign for Cortland Road approximately 3.6 miles past the Shop N Save.

From MountainTop Rentals, take Rte 32 north and make a right at the 2nd intersection with Cortland Road, approximately 3.5 miles north of the rental office.

2) After 0.4 miles turn left onto Black Bear Trail

– You should see the sign for Old Black Bear Woods, but it is easy to miss. OBBW is just north of Black Bear Resort, so if you do miss your turn, you can turn around in BBR, turn right on Cortland, and then a quick right on Black Bear Trail.

3) Drive to the end of Black Bear Trail. We're the last house on the right.

- If you're unfamiliar, it may seem like a long way (it's just over 1 mile). Just keep following the gravel road until it dead ends – you'll see the Highland Chalet dead ahead, and the Happy Valley Hideaway driveway will be on your right.



Interesting Facts

10

History

- Canaan Valley was such a forbidding environment that there are no signs of human activity prior to the mid-1700's. Even Native Americans were not known to travel or live in the valley.
- Red spruce used to grow over 100 feet tall here, with wood-land bison and eastern elk roaming beneath.
- Commercial logging began around 1880, and by the early 1920's extensive timbering and fires (a result of the deforestation) destroyed nearly all vegetation, leaving exposed bedrock.
- In 1935 the Civilian Conservation Corps began restoring the valley, hauling in soil to replant spruce and red pine trees.

Climate

- Canaan Valley is the highest large valley east of the Mississippi and the second largest inland wetlands in the United States.
 - 13-15 miles long
 - 3-5 miles wide
 - Average elevation of 3,200 feet above sea level
- Summer highs average in the mid 70's, and the highest temperature recorded was **96°F** in July of 1988.
- In January of 2022, Canaan Valley set a record low of **-31°F**.
- Canaan Valley averages **150 inches** of snowfall per year – far more than other regional ski resorts:

• Snowshoe WV:	115"
• Seven Springs, PA	93"
• Wisp/Deep Creek MD:	74"
• Whitetail, MD	30"
• Wintergreen, VA	20"

11 Emergency Info



In case of Emergency, Dial 911

Medical Facilities



Business hours

Emergency

St George Medical Clinic
(681)435-0011
6368 Appalachian Hwy, Davis, WV 26260

Garrett Regional Medical Center
(301) 533-4000
251 N 4th St, Oakland, MD 21550

Mountaintop Health Center
(304) 463-3331
30 Cortland Acres Ln, Thomas, WV 26292

Davis Medical Center
(304) 636-3300
812 Gorman Ave, Elkins, WV 26241

St George Medical Clinic
(304) 478-3339
8591 Holly Meadows Rd, Parsons, WV 26287

259-STAT Walk-In Clinic & Pharmacy
371 William Avenue, Davis
304-259-782



There is a small first aid kit in the pantry – please use only in case of emergencies.



There are fire extinguishers located under the sink and in the pantry



The main water shut-off valve is in the utility closet at the bottom of the stairs to the basement.



The breaker box is in the pantry on the main floor

In case of a power outage, there are emergency lights which will automatically turn on and can be used as flashlights. Please make sure they are returned to a powered outlet and in the "on" position when you leave.

12 Heating and Air Conditioning

- The house has both central air and gas heat, controlled by two thermostats on the main floor.
 - EcoBee smart thermostat located near the master bedroom.
 - Carrier digital thermostat located near the kitchen.
- It is recommended that both thermostats be set to the same temperature.
- When you arrive, the cabin may be cool. Some rooms will warm up faster than others. Setting the thermostat at a higher temperature will not cause the house to heat up any quicker. In fact, setting the temperature above 70-72F will make some rooms uncomfortably warm at first.
- Please do not run the HVAC with the windows open.
- The house has large exhaust fan in the attic, which is not for guest use. The controls are labeled 'Do Not Touch' and improper use can cause damage to the system or the house which you will be liable for.



For safety reasons do not place anything on the floor in front of the utility closet doors in the basement. The space under the doors is needed for proper airflow to the furnace. Obstructing airflow can result in a safety hazard.

13 TV & Audio Instructions

Quick Start (Roku)

Only the Roku remote is needed to use any of the TVs.

You can use it to turn on the television, adjust volume and access all your favorite streaming services and Roku can be set to automatically log you out of your streaming accounts on your selected check-out date.

Roku also offers a variety of content including movies and TV shows.

Optional devices

AppleTV

Each TV in the main living areas is also equipped with an AppleTV. You will need to log in to the device as well as each of your streaming services. It is your responsibility to log out of the device and streaming services prior to departure.

You can stream music from your phone or tablet via AirPlay once you are connected to the WiFi Network (no additional log-in is required), just make sure the TV is set to the right HDMI input.

Surround Sound Audio (Basement)

The basement is equipped with surround sound, through the Denon receiver. Use the Denon remote can select the correct input and adjust volume.

Audio (Main Floor)

Use the small black square remote. Press "input" until the small device located on top of the cube speaker lights up with three green lights. Turn down the volume on the TV and use the small remote to adjust volume.

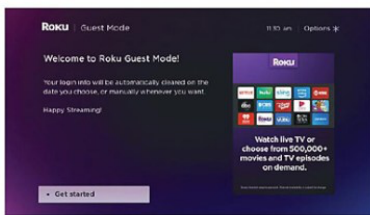
After you are done, please "input" again to disconnect the audio system from the TV.



Start streaming your favorite TV!

This home has a Roku device with Guest Mode for you to enjoy. Just follow the quick steps and you'll be streaming in no time.

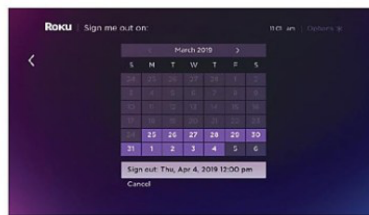
Get started



1

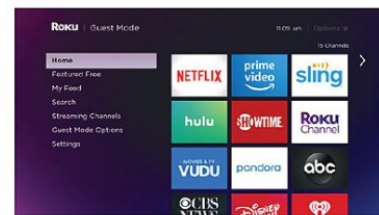
Turn on the Roku device

(Note: you may need to select the correct HDMI input)



2

Select your checkout date



3

Start streaming

All of your logins will erase automatically on the checkout date you choose.

What to watch

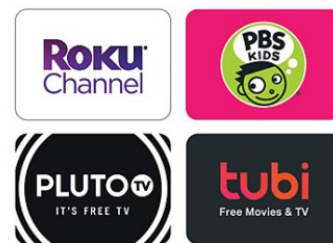
Your favorite subscriptions

Easily sign in and enjoy your favorite subscription services.



Free TV

Enjoy hundreds of free movies and TV shows, plus live news, sports, and more.



Find thousands of channels to watch by selecting Streaming Channels on the main menu.

Leaving early?

No problem. Scroll to **Guest Mode Options** on the Roku home screen and select **Sign out now** to erase your logins.