

Non-Hosted Rentals Reference Info

Please review the info on www.dogpony.com/club-non-hosted.html before your visit to minimize risk of issues we have had (no barn animal interactions, no firepit wood fires, no additional guests).

Most of the standard operational info (TVs, internet, circuit breaker location, etc.) is in the main guest info guide. We work hard to ensure our property operates smoothly through **more-than-average maintenance and automation**. But the ranch utilities aren't like a city home so here is some additional info based on occasional questions we've received:

Power and Generator

- **In case of PG&E outage**, the whole-house generator should quickly switch over to power the house/well/etc. We usually have at least 2 days of propane to power the big generator but please conserve electricity during this time including unplugging the hot tub (which uses a LOT of power) and waterfall.
- The generator runs a ~20 min **test/maintenance cycle** once a week on Wednesday late mornings – you should be able to hear the generator, but it isn't obnoxiously loud.

Well and Septic

- Our well and water conditioning setup is very stable, maintained annually, and has very rarely had issues in its >20 years. You may notice the “**backwash**” cycle when the water conditioning tanks are automatically flushed – water runs out the black pipe down the fence line near the utility shed (it would be an issue if drains for hours though).
- The **septic tank** is near the game room and marked with the 2 big green access covers. It's maintained regularly so we don't often have issues – there was one septic issue when a guest let the toilet water run all night (we didn't know about the issue). There was stinky water bubbling up near the tank / game room. It quickly dissipated and guests were careful to jiggle toilet flush handle for the rest of their visit, then we replaced the flapper immediately after they left. If you notice stinky water near the septic, make sure water isn't running somewhere in the house.

Fire

- Please familiarize yourself with location of fire extinguishers and water hoses to address any small issues quickly. Of course, safety for people and animals is most important so don't hesitate to call 9-1-1 (though will probably take 15 mins for them to arrive). The **fire department always has access to our property** via red fire override control on our gate so no need to let them in.
- We have been **evacuated due to wildfire** twice since 1998 (2015 & 2022) and there are usually hours/days of advance warning before fire officials come door-to-door to evacuate. Be prepared to get people and dogs out first (top priority). Our barn animals are registered with AmadorEvacs.com. If you have time, please call/text them at 209-419-2000 with our current gate code & request to evacuate our animals (petsitter will call if knows about evac).

Barn Animals (not your responsibility but know all our guests are animal lovers)

- Our primary **petsitter** is Denise (209) 304-0580 who lives nearby and has been caring for our animals for years, plus other petsitter Chelsea (209) 423-9336. Jason is our horse-shoer (850) 910-1153. If one of our horses or donkeys is in distress and suffering (equines DO lay down – not a cause for concern unless rolling / thrashing) and you can't reach us or the others listed but still concerned, feel free to call our **vet Loomis Equine** at (916) 652-7645.

Other Urgent Issues

- For plumbing or any other urgent issues, please try to get hold of us first (Cyndi 408-471-8757 or Troy 408-202-8520) since we may be able to address questions/problems but call one of contacts below or a **local service person** if we are not reachable. We will of course pay for or reimburse any necessary service calls.
- Brad at (209) 753-7146 OR Jared at (209) 268-8460. Brad is a **local jack-of-all-trades** who has been helping us for years with our property; Jared is just a few miles away and has done some **handyman** work for us.