

# Welcome to our home!

We have made every effort to make your stay as comfortable and enjoyable as possible, so kick back, relax and have fun!

## **Important Contact Information**

If you need assistance or have any concerns please try to reach the individuals below **in the following order:**

Homeowner - Esther 516 313-2124

Property Manager- Robin 631-605-3525

Backup Coverage- David 631-926-2414

## **For emergencies:**

Emergency/Police - 911 631 288-3444

Emergency Fire Department- 911 631 288-1255 92 Sunset Ave WHB

Nearest Hospital – Peconic Bay Medical Center 631 548-6000

1300 Roanoke Avenue Riverhead NY 11901

Nearest Supermarket – Lidl 631 988-2000 70 Sunset Avenue WHB.

Next closest large supermarket is Stop and Shop in Hamptons Bays and there are several other good options in Riverhead.

Nearest Pharmacy – CVS 131 Sunset Avenue 631 288-1897

Walgreens 161 Main Street 631 288-5845

## **House Guidelines**

### **Property Access**

There are security bars at the base of each of the sliding doors in the living room and the master bedroom. Please remove them before trying to open the doors and return them whenever you go to sleep or leave the property.

### **Parking Instructions**

Please park your cars on the circular driveway or park on the street if you prefer.

### **Wireless Internet - Network Name will appear as 21Rogers**

**Password: welcomeguest (one word, all lower case)**

If during your stay you experience difficulty connecting to the internet, try again then check the equipment in the living room closet. DO NOT PRESS RESET. Rather, unplug modem first, (black device with black wire labeled modem). Then unplug router (white cylinder with white wire labeled router). Plug modem in, then wait 30 seconds and plug router in and all should cycle back on and you should be able to connect. For area specific connectivity issues please check that all 3 wifi extenders are lit blue. If not, unplug, wait 1 minute and plug back in.

**TV** - The house has Optimum cable service. The right side of the closet door needs to be open for the receiver to transmit so the TV will function properly. The TV remotes are above the fireplace. Setting should remain on HDMI 3 in living room/1 in the primary bedroom. Do not change any of the other settings as they are difficult to retrieve. If the remote does not work, please check that the box in the closet did not turn off with a recent power outage. If it is off, press reset. If you still experience problems, contact Optimum at 877-936-4778.

### **Gameroom**

Our gameroom is located in the basement. The door is just off the kitchen. The gameroom has a ping pong, air hockey, and lounge area with smart tv, card/game table, board games and reading material for youth. A large selection of reading material, and a small selection of workout gear for adults are available in the den.

Please leave the air hockey table turned off when not in use. Please secure the goal blockers and pucks in the game table. The ping pong paddles and balls are in a basket on the adjacent shelf and should be left in the basket provided.

**Electric Panel** – is located in the basement on the wall at the bottom of the steps. If you experience an outage, check the panel. The switches are clearly labeled. Even if the switch does not appear to be tripped, push it back to the correct side to be sure. Likely that is the source of the problem. If you still experience any difficulties, please let us know.

**Thermostats** – There are 2 thermostats that control the heat and air conditioning on the main floor. One is located in the hallway outside the laundry room near the primary bedroom. It controls the living room, powder room, primary bedroom, laundry room, kitchen and dining room. The second thermostat is by the closet in the den bedroom with the porch to Rogers Avenue. It controls all 4 of the other bedrooms and bathrooms.

The thermostats are generally most comfortable at 72 for A/C and 68 for heat. The vents in all of the rooms have been calibrated to provide maximum comfort at that temperature. On very hot days kindly run the ceiling fans and the additional fan provided especially in the den with the vaulted ceiling in order to keep a good flow of air.

We have new Honeywell thermostats on the main floor. To adjust the current setting, press the arrows up or down till the desired temperature shows on the display. Then press **done** to maintain that temperature during your stay. **A/C OR Heat ON, and Permanent Hold (press for options)** should always be showing on the display.

**Basement heat/ ac-** there is a Daikin wall thermostat that controls the heat/ac for this level. Much of the year, the basement game room is a comfortable temperature. On very cold or hot days, should you require additional heating or cooling, please use the auxiliary heat/ a/c. The unit is quite costly to operate, especially with Hampton's electrical prices, so we would very much appreciate your shutting the unit when you are out for the day and before bed.

**Kitchen- Only use the marble cleaner provided to clean the countertops and the stainless cleaner provided on the stainless appliances and fixtures.**

Always try to use the hood vent fan when cooking or self-cleaning the oven. To set Sabbath mode on the fridge, press 2 buttons on the fridge door: lock and light, at the same time for 5 seconds. To reset after the Sabbath, please remember to do the same and the fridge/freezer temperatures should show again. For Sabbath mode instructions for the oven, please see the back of the hard copied guide in the green binder at the house. If the dishwasher does not start, please flip the breaker even if it does not look tripped, then try again.

**Laundry** – Please enjoy the use of our new state of the art Whirlpool washer and dryer. They are great machines, but the cycles are very long. The best setting for the wash is **quick wash** and the best dryer setting is **timed dry**. Make sure to **use very little detergent and softener**, as it clogs the machine and clothes do not clean as well. Please leave the washing machine door open when not in use to prevent mold. Please clean the dryer lint tray with each use to prevent lint buildup which can decrease the dryer’s effectiveness and also lead to house fires.

**BBQ Grill-** Our Weber Grill is connected to the house so no need to worry about running out of propane, but do **remember to shut it off when you are done!** **Please make sure that grill is always a safe distance from the house. After you grill, please clean the grates by running the grill at 500 for 15 minutes. Always keep the grill closed when in use and covered when not in use.**

**DO NOT USE CHARCOAL OR LIGHTER FLUID!!!** It has been recently maintained and ignites and grills well on its own. Please leave the grill clean for future guests and wipe patio spills to keep the outdoor critters to a minimum. If you are grilling several times during an extended stay replace with clean aluminum foil and clean grease tray at the bottom to prevent grease fires.

**Hot Tub- IMPORTANT INSTRUCTIONS**

**The hot tub cover must be left on at all times when the tub is not in use! Do not use bubbles and take care that no items spill into hot tub or water will turn.**

**To open tub, unclip the clip, then slide the cover using the black lever from the middle back of the tub. This opens the tub halfway. Then lift it again to open fully. Temperature: Use + OR – keys only to adjust temperatures. Optimal 100; max 104, Leave tub on 95 when closing.**

**The jets have 5 settings:**

1.Waterfall/low jets 2. Medium jets 3.High jets 4.Light jets/no waterfall 5.OFF

**NOTE: The tub must be fully OFF before closing. Once jets are off and before closing, wipe headrests with clean towel with each use, to prevent residue buildup. Close clip and leave tub on 100 degrees when leaving.**

**Pool** – Please maintain pool safety at all times. Exercise care upon entering and exiting. Do not dive or swim alone or leave children unattended. When the pool is closed and covered, the pool cover is not built to be walked on. Please ensure that children and all guests are aware of this. When the pool is open, the pool filter is set to run daily from approximately 8 am – 8 pm.

**Pool gates-** Please keep pool gates closed for the safety of all guests. To open, lift up & push the gate open and it should swing closed and secure the area.

**Waterfall Feature-** The waterfall feature and pool heater can be set to run at the same time, but it is advisable not to run the waterfall feature continuously: only use it for an hour or two at a time to prevent filtered water from draining from the pool. The lever that controls the waterfall is on the white pvc pipe closest to the ground. You will see the waterfall turn on or off within a few seconds.

**Pool Heater-** The pool heater can only operate when the pool filter is on, which is generally from 8am -8 pm. If it is swimming weather, it will be preset for your stay to 80-85 degrees, depending on the weather. The current temperature of the pool will appear on the screen.

**Umbrellas-** Always lower the outdoor umbrellas when not in use so that they do not break in windy/ rainy conditions.

**Fireplace** - The fireplace is a natural gas fireplace which is controlled by a wall switch to the left and is labeled accordingly. Please enjoy the fireplace but do not leave it on for extended periods or overnight or when you go out.

**Owners Closets-** There are 3 locked closets in the house. One is located in the kitchen, one is in the primary bedroom and one is in the family room adjacent to the powder room. They should remain locked at all times.

### **Linens/Towels/Paper Products-**

All beds are freshly made with clean linens and all bedrooms/bathrooms have fresh towels. Towels for hot tub/pool are located in the laundry room. There are additional hooks in the laundry room to hang towels to dry between use.

All bathrooms have bath products with spare toilet paper in vanities. The kitchen has spare garbage bags and cleaning products. We provide more than ample products for a weekend stay. Please provide any additional products you require.

**Garbage-** Please place your garbage **only in the 2 large Winter Brothers** bins provided by the bushes on the Rogers Avenue side of the house. There is **no need to separate recycling items or move the garbage cans to the curb**. That is all part of the service that is provided by sanitation. Extra garbage bags are in the kitchen cabinet under the sink. Garbage pickup is **Tuesdays and Fridays**. It is best to leave your garbage out the night before.

**Checkout Procedures** – Please load and set dishwasher on normal cycle. Please take out all trash to the Winter Brothers bins via Rogers Ave exit and leave cans where they are for pickup (no need to move them to the curb). Please make sure that the grill is off, that all doors and windows are locked, wooden bars are in place on sliding doors, and all blinds are closed and that the property is secured before your departure.

Please turn off the pool heater and shut the basement a/c /heat unless otherwise instructed. Always lower the outdoor umbrellas so they do not break in windy conditions. **Have a safe trip home!**

## **Nearby Attractions**

### **Beaches**

The best option for short term guests is Cupsogue Beach.

It is a lovely beach at the end of Dune Road, with restrooms, showers and concession stand.

It is available on a first come, first served basis for \$18 per vehicle per day.

As they limit entry once they reach maximum capacity, it is advisable to arrive as early as possible, especially on weekends or holidays.

Rogers Beach – Rogers Beach passes are only available for purchase for \$650. Let us know if you want to apply for beach passes as we need to send in owner information first. With permit, if you obtain a parking sticker, you can park in the Rogers Beach parking lot.

Beach passes are required from May 23- September 7, 2026. 8am – 6 pm

Before and after hours there may be open access to the public.

### **Entertainment and Eateries**

Westhampton Beach Performing Arts Center has concerts and entertainment in season and several performances year-round, primarily on weekends.

The Sunset Movie Theatre has been beautifully restored and features lovely indoor and outdoor seating areas with lite bites and great drinks to enjoy even if you are not taking in a film.

There are lots of good eateries within walking distance and in town. Most popular with our guests is Flora, and Salt and Loft on Main St. WHB. Also recommended are the breads and pastries and light eats at the Beach Bakery Café. In short walking distance of our home there are coffee shops, farm stand, wine store, Citarella's Market, Joe's and Baby Moon restaurants. Their menus and times vary so please check current listings and reviews.

Riverhead is just 8 miles and 15 minutes away. There you will find all of the chain stores, as well as Tanger Outlets, Splish Splash Water Park, Long Island Aquarium, Long Island Science Center at Tanger, Suffolk Performing Arts Theater, movie theaters, and lots of other great things to do.

## **Transportation**

Guests can reach WHB via the Long Island Railroad to the Westhampton Beach station, which is just a half mile from our home, at the intersection of Station Road, just off Montauk Highway. The express train takes just 90 minutes from Penn Station. It is the best train to take. Get there early to ensure a seat.

The Hampton Jitney is another great mode of transportation in season. Consult them directly about current schedule and stops.

Reservations are highly recommended: 631 283-4600

Thank you for choosing our home as your home away from home. We appreciate any and all feedback on how to make our guests' stay more enjoyable.

**Enjoy your stay and we hope to see you again!**