



MAGNOLIA OVERLOOK^{.COM}

WATERFRONT SHORT TERM RENTALS

Lakefront Resort, Sleeps 90+!

Welcome Guide



Essentials

Property contact

Magnolia Overlook

Hi! This is Dave and Ann Kubat. Thank you so much for choosing this property!

Address

Cedar Bluff, AL 35959

*Full address will be shared in the email you receive from VRBO 3 days before arrival

Parking instructions

Parking is the driveway and the parking lot across the street, 2 spots are behind the "Imperfect Perfection" home, 2 spots on the concrete pad at the "Studios", 2 spots on the concrete pad at "Blue with a View", and 1 on the concrete pad at the "Stilts" property. Additional parking is across the street in our parking lot. PLEASE do not park on the grass, asphalt (excluding at the Rose Cottage), or in the handicap parking spot by the pool (unless you are at the pool & have handicap parking certification displayed on tag or mirror). Violators are at risk of being towed and/or fined.

Access

Access type

Smart lock

Code

Last 4 digits of travelers cell number

Instructions

Check-in is 4:00 PM (5:00 PM if you are booked between the last Saturday in May to the second Saturday in August) Central Time. For the main house there is a combination lock on back door which is accessible through side breezeway from driveway. Code for every home will be the last 4 digits of the cell number associated with the booking.

Also, check out is 10:00 AM (12:00 PM if you are booked between the last Saturday in May to the second Saturday in August) Central Time and unfortunately we have to be strict on this because we usually have groups coming in

the same day. You are welcome to hang out at the dock and beach area until early afternoon if that is desirable.

Check-in

Check-in time

Check-in is 4:00 PM (5:00 PM if you are booked between the last Saturday in May to the second Saturday in August) Central Time.

There is a combination lock on back door which is accessible through side breezeway from driveway to enter the main house. The den is toward the back of the patio by the barn. The code will be the same for all units.

Checkout

Checkout time

10:00 AM (12:00 PM if you are booked between the last Saturday in May to the second Saturday in August) Central Time and unfortunately we have to be strict on this because we usually have groups coming in the same day. You are welcome to hang out at the dock and beach area until early afternoon if that is desirable.

1. Please empty all trash cans into trash can outside garage. Must be bagged.
2. Please load and run dishwasher. Detergent under sink.
3. Leave Beds as-is. Cleaners have a system where they bag it.
4. Towels can be just left on bathroom floors
5. Please do not launder any of our linens, unless during your stay you need to. The thought is appreciated but our standards are extremely high.
6. Please empty the fridges completely.
7. Put furniture back if you rearranged.
8. Please put games away. If you lost pieces please let us know so the next group can have complete games.
9. If you brought chalk for the kids, please wash off all of the beautiful artwork.
10. Give us a list if anything needs repairs. We would love to come during your visit if you see something that needs attention.
11. Turn thermostats to 68 in cooler weather and 74 in warm/hot days.
12. Lock all exterior doors upon departure.

Amenities

Wifi

Network name: Multiple WIFI's. All same PW

Password: 12345678

Instructions: There are multiple WIFI networks on the property. The password for all of them are 12345678.

Trash

Trash cans: located right outside of the Rose Cottage. Garbage is required to be bagged and tied and we do not have recycling. Tuesday is trash day so you may hear someone on side of house Monday late grabbing cans and then Tuesday putting garbage cans back. If you feel you may have excess trash, there is a dumpster on the way to the beach area where you can put trash into. If trash is left outside of the can you may have extra clean-up fees incurred as we are in the woods and animals **WILL** get any trash left outside a receptacle.

TV

Every TV is either a smart TV or ROKU so you will have access to Netflix, Hulu, etc.. Every TV except three also have Dish network with tons of channels!

PLEASE do not mess with any of the cords on the tv's/DVD players/Dish boxes. Failure to abide may result in reprogramming/recalibration charge if we have to diagnose and reset any of the tv's. We make sure every TV works prior to arrival so if any are inoperable please report immediately.

The back patio has a projector and the remote is by the light switches. It can be connected to via Bluetooth or HDMI. It also has a ROKU connected to it, so you can access streaming services.

Laundry

There is one washer and dryer in the garage area for the Main House & "The Den", One at "The Rose Cottage", one at the "Imperfect Perfection" home, one at the pool area, & one at "Blue with a View". We do provide detergent. Total: 5 W/D on property.

Pool

The pools are SO FUN but there are a few things you need to know:

- Before entering the pools you will need to shower off, especially if you have been in the lake.

- There is no glass allowed around the pool areas.

- Pool hours are from 10 AM to 10 PM. Please let your guests know that it is very dangerous to swim outside of those parameters as the pool is sanitized with commercial shock at 10 PM. We do not want anyone to get chemically burned.

- The Pool Season starts Memorial Day and ends Labor day but we can be lenient off-season. If you are booking outside of that time frame, and would like to swim, please let us know prior to arrival. With notice, you can choose to heat the pool to 85 degrees. It would be an additional payment of \$160 per day.

- PLEASE do not park in the handicap parking spot by the pool (unless you are at the pool & have handicap parking certification displayed on tag or mirror). Violators are at risk of being towed and/or fined

LAKE:

- The water around dock is not extremely deep. It is 4-5 feet deep around the dock so NO DIVING please. We definitely jump in but larger people will touch their feet to the bottom of lake.

- We have provided kayaks, a canoe, and all sorts of floats. Check out the closet on the dock for floats, paddles, life vests and noodles.

- Dock lights are in the closet to the left when you open. There are string lights and also a big light on the lake side of dock that may aid in night fishing.

- We also have two volleyball nets at the beach, picnic tables, and chaise lounges. Volley ball, Frisbee's and sand toys are in the colored chest near the big tree at the beach. Pump is located in garage if you need to pump anything up with air.

- There are coolers in the outdoor kitchen and even a 5 gallon beverage dispenser if you want to bring ice water down and keep it all day to stay hydrated. There is a ice machine located at the outdoor kitchen (not during winter months) & the coffee station. If you need more ice there is a commercial ice machine at the resort pool if you need to grab some from there. There is an ice caddy and a big white cooler for you to transport it.

- PLEASE DO NOT BRING ANY GLASS DOWN TO THE WATER. If a glass breaks and lands on the beach or in the water, someone could get cut.

- There are NO LIFEGUARDS on duty at the pool or the lake, swim at your own risk.

Hot Tub

!!!VERY IMPORTANT!!!

The hot tub is SO NICE, especially in cooler weather. There are a couple of things that will TRASH the hot tub for your stay so here are the remedies:

- Make sure you **do not get any lake water in it**. Please use the outdoor showers (not available during the winter) to wash off before entering the hot tub.
- Essential oils/Suntan lotions and oils. It seems to be popular for guests to want to put essential oils in the water. We appreciate the properties of those oils but it will trash your water. Please refrain from adding and definitely wash off if anyone has the oils of any kind on their bodies or swimsuits.

The hot tub at the main house & "Blue with a View":

-The only buttons you need to press are the "Jets" button which has four clicks and settings and the other is "+" or "-" buttons for the temperature. Our experience is that either kids are playing with the control panel or adults think they need to program but it can SO mess up the hot tub for your stay. We suggest using just the buttons listed above.

-If you DO use it and you have more than a few people get in, please pour 1 baggie of granular chlorine (provided for you, located in the island drawer in the kitchen at the main house & in the master bedroom closet at the "Blue with a View home") into hot tub EVERY night when you are done for the day and do not enter until the following morning.

-If the water gets below the jets, put water in it **immediately**. If the water is below the jets, **it could burn the hot tub motor up**. At the main house, there is a water hose in between the hot tub & the pool pump house. The hose is hooked up in the valve box. At the "Blue with a View" home, it is to the right of the hot tub.

-Finally, enjoy it! So relaxing.

****On Friday's during peak season (last Saturday in May to the second Saturday in August) we will come to evaluate the condition of the hot tub at the main house & the "Blue with a View" home. If they need to be drained, we will drain them and they will be unavailable the remainder of your stay.

Grill

The main house, "The Rose Cottage", & "Blue with a View" all have a propane grill. Propane is provided, there are extra tanks in the garage if you run out. The "Imperfect Perfection", "Studios", & "Stilts" homes have a charcoal grill and charcoal is provided.

****On Friday's during peak season (last Saturday in May to the second Saturday in August) we will come to clean the main house grill. We will coordinate a time with you that is best to clean it. It will take us around an hour to clean and put back together.

Thermostat

The main house has 4 different wall thermostats, "The Rose Cottage" has one wall thermostat upstairs, and two mini splits downstairs that is controlled by two different remotes. "Imperfect Perfection" has one wall thermostat. "Studios" each have their own wall thermostat. "Blue with a View" has a thermostat upstairs and downstairs. "Stilts" home has two mini splits that are controlled by two different remotes. During summer months, be sure to close the curtains on the front of the main house to help control the temperature inside the home.

***Upon departure, turn thermostats to 68 in cooler weather and 74 in warm/hot days.

Fireplace

All of the fire pits OUTSIDE on the patios are propane. We strive to make sure they are full but if you run out, extra propane tanks are in the garage laundry room. PLEASE do not leave it on when not in use. Do not roast marshmallows over this fire, can be dangerous! We also have a wood burning fire area down by the lake, great for roasting marshmallows!

There are two wood fire pits down by the lake both on opposite ends of the volleyball court & one at the "Stilts" home. Wood is provided. In garage, & at each house there are kits for real wood-burning fires at the lake. Fire starter and skewers for s'mores.

The Stilts home has an electric fireplace and it is controlled by a remote. The "Imperfect Perfection" & "Blue with a View" home have a gas fireplace and it is controlled by an "ON/OFF" switch that is located directly in front of the logs.

What's provided

Replenish supplies: The house is well stocked for you. We have enough paper towels, napkins, bathroom tissue, trash bags and facial tissues for the duration of your stay. We also stock shampoo, body wash, conditioner and bar soap for our guests. Additionally we have dish soap and dishwasher detergent as well as laundry soaps and bleach. Even basic kitchen things like trash bags, foil and saran wrap. If you run out, call us to replenish. We'll be happy to.

Convenience Items Included - supply for duration, not just to get started

- Bath tissue (extra is over the washer/dryer in the game room & in each home)
- Paper towels (extra is over the washer/dryer in the game room & in each home)
- Trash Bags (extra is under every kitchen sink)

- Q-Tips
- Cotton Balls
- Facial Tissues
- Napkins
- Dish washing soap (under the kitchen sinks)
- Salt and Pepper Shakers
- Assorted spices
- Coffee Filters
- Coffee Creamer powder and white sugar
- Individual sweeteners
- Stevia
- Sugar in the Raw
- Splenda
- Equal
- Sweet N Low
- Aluminum Foil
- Dishwasher Detergent
- Zip Lock Baggies (Assortment of sizes)
- Laundry Soap
- Filled Hand Soap dispensers
- Body wash
- Bar Soap
- Shampoo
- Hair Conditioner
- Small first aid kit
- Fire Starters (in the garage & in the brown bins beside each charcoal grill)
- Some flashlights (in the garage)
- Marshmallow Skewers (in the garage & in the brown bins beside each charcoal grill)
- *ONLY to be used on wood burning fire pits, NOT propane.

Miscellaneous - Complimentary

- 6 Pack N Play (2 are in the garage, 1 is in the Rose Cottage Master Closet, 1 in the "Blue with a View" downstairs hall closet under the stairs, & 2 must be requested prior to arrival)
- 2 baby gates (in the garage & in the "Blue with a View" home)
- 6 highchairs (2 are in the garage, 1 is in the Rose Cottage Master Closet, 1 in the "Blue with a View" downstairs hall closet under the stairs, & 2 must be requested prior to arrival)
- 4 Medical shower seats (1 in the garage, 1 built into the "Studio A" shower, 1 in the "Blue with a View" downstairs hall closet under the stairs, and 1 must be requested prior to arrival)
- Dish Towels
- Cozy Throws
- Board Games
- DVD Library - appx 50
- Iron and Ironing Board (in the closet with the double queen beds in

the main house upstairs & in each home)

- Hair Dryers in all bathrooms
- Candles in and out
- DVD player
- Lighters (in the garage)
- Mop (in the kitchen by the wire shelf & in each home)
- Broom (in the kitchen by the wire shelf & in each home)

Appliances

The Main House:

Appliances:

- Home has a commercial 5-burner electric stove with oven and convection. 2-burner stove top upstairs in the kitchenette. We also have (2) 2 - burner table top stoves.
- Main level has a commercial fridge. We also have a side by side refrigerator at the outdoor kitchen, deep freezer & a Fridge with a freezer in the garage, a fridge with a freezer in the upstairs kitchenette, & a fridge with a freezer in the Den kitchenette.
- Two dishwashers.
- 300# community ice maker is by the resort pool area. There is a mobile commercial caddy to help transport ice. In addition, there is an ice maker at the coffee station in the main house & one at the outdoor kitchen during warmer months.
- Three microwave ovens. 1 main, 1 in the upstairs kitchenette, and 1 in the Den.
- Washer and Dryer in the game room.

Small Appliances:

- 2 waffle irons
- 2 electric griddles
- Electric Skillet
- 3 large crock pots
- Iced Tea Maker
- 2 12-cup coffee makers-we stock filters and sweeteners
- 3 Keurigs (one is in the den & one is in the upstairs kitchenette)
- French Press
- Electric Kettle
- 3 Toasters: 4 - Slice & (2) 2-slice (in the upstairs kitchenette) & in the Den)
- Electric Beater
- Blender
- Ninja Food processor/Drink
- Rival Stand Mixer
- Digital AirFryer 10-in-1 Toaster Oven, Grills, Broils, Bakes, Roasts,

Reheats, preset for Cookie & Pizza
-Coffee grinder

"The Rose Cottage":

Appliances:

- One 4-burner electric stoves with oven.
- Side by side refrigerator, 1 freezer.
- One microwave oven.
- Washer and Dryer.
- One Dishwasher.
- Propane Grill (Propane provided).
- 1 Toaster: 4-slice
- Blender
- Waffle Maker
- Hot Water Kettle
- Electric Hand Mixer
- Crock Pot

"Imperfect Perfection"

Appliances:

- One 4-burner electric stove with oven.
- Refrigerator with freezer.
- One microwave oven.
- One Dishwasher.
- 1 Toaster: 2-slice
- Blender
- 1 Keurig K-Cup
- Waffle Maker
- Electric Hand Mixer
- Crockpot
- Hot Water Kettle
- Coffee Grinder

"Silts"

Appliances:

- One 4-burner electric stove with oven.
- Refrigerator with freezer.
- One microwave oven.
- One Dishwasher.
- 1 Toaster: 2-slice
- Blender
- 1 Keurig K-Cup
- Hot Water Kettle
- Coffee Grinder

"Studios"

Appliances:

- Two 2-burner electric stoves.
- Two Refrigerators with freezer.
- Two convection/conventional/air fryer/microwave oven.
- Two Dishwashers.
- Two Toasters: 2-slice
- Two Blender
- Two Keurig K-Cup

"Blue with a View"

Appliances:

- One 4-burner gas stove with ovens
- Side by side refrigerator, 1 freezer
- One microwave oven
- Washer and Dryer
- One Dishwasher
- Propane Grill (Propane provided)
- 1 Toaster: 4-slice
- Blender
- 1 Keurig K-Cup
- 1 Drip Coffee Maker
- Electric Beater
- 1 waffle iron
- 1 large crock pot
- Hot Water Kettle
- 1 Electric Griddle
- Ninja Food Processor

Kitchenware

The Main House:

Cookware:

- A few commercial pots and pans for large groups
- Regular size cookware (pots and pans)
- Sheet pans
- Cookie sheets
- Pyrex Round and rectangle
- Commercial Knives
- Utensils galore
- LOTS of bowls
- Hot Pads, kitchen towels
- Food Storage containers
- Cutting Boards
- Muffin Tin
- Pizza Stone
- Meat thermometer
- Bastet

Table Top:

- Service for 40+
- Dinner plates
- Salad/Dessert
- Soup Bowls
- Cereal Bowls
- Plasticware for children
- Forks
- Teaspoons
- Knives
- Bullion Spoons
- Table spoons
- Placemats for inside and/or outside dining
- Salt and pepper shakers for every table
- Napkins Dispensers for every table
- Beverage
- Tall Beverage Glasses
- Short juice/rock Glasses
- Coffee Mugs
- Stemless Wine Glasses
- Plastic Tumblers

Catering:

- Miscellaneous Trays and Bowls
- 1 3-tier white china servers
- Multiple rustic metal 3-tier service pieces (In the garage under the counter)
- 2 Large Air Pots for large group coffee service
- Spoons, forks, tongs etc
- Ice Bucket
- Insulated Carafe for Cream

Additional:

- Outdoor gas grill large enough for 40 hamburgers
- Two-tier cart for groceries/luggage to and from parking area and also could use for transport from house to dock/beach area (lunches, beverage, dinner etc) (in garage)
- Three large coolers (at the outdoor kitchen)
- 5 gallon beverage dispenser (at the outdoor kitchen)
- Telescoping skewers for fire pit (In garage)
- Beverage pitchers (at the Coffee Station)
- Wine Carafe (at the Coffee Station)

"The Rose Cottage"

Cookware:

Regular size pots and pans
 Sheet pans
 Cookie sheets
 Pyrex Round and rectangle
 Commercial Knives
 Utensils
 Mixing bowls
 Hot Pads, kitchen towels
 Food Storage containers
 Muffin Tin

Table Top:

Dinner plates
 Salad/Dessert
 Soup Bowls
 Cereal Bowls
 Forks
 Teaspoons
 Knives
 Bullion Spoons
 Table spoons
 Tall Beverage Glasses
 Coffee Mugs
 Wine
 Plastic tumblers large and small

Salt and pepper shakers
Napkins Dispensers
Beverage pitchers
Measuring ware

"Imperfect Perfection"

Cookware:

- Regular size pots and pans
- Sheet pans
- Cutting Boards
- Cookie sheets
- Pyrex rectangle baking dish
- Utensils
- Mixing bowls
- Hot Pads, kitchen towels
- Food Storage containers

Table Top:

- Dinner plates
- Salad/Dessert plates
- Soup/Cereal Bowls
- Children's plastic bowls
- Forks
- Butter Knives
- Steak Knives
- Table spoons
- Tall Beverage Glasses
- Coffee Mugs
- Wine Glasses
- Rock Glasses
- Plastic tumblers
- Children's plastic cups
- Salt and pepper shakers
- Beverage pitchers
- Measuring ware

"Silts"

Cookware:

- Regular size pots and pans
- Sheet pans
- Cutting Board
- Cookie sheets
- Pyrex rectangle Baking Dishes
- Utensils
- Mixing bowls
- Hot Pads, kitchen towels

- Food Storage containers
- Brita Water Pitcher

Table Top:

- Dinner plates
- Salad/Dessert Plates
- Soup Bowls
- Cereal Bowls
- Children's plastic bowls
- Forks
- Teaspoons
- Knives
- Table spoons
- Tall Beverage Glasses
- Coffee Mugs
- Wine Glasses
- Rock Glasses
- Plastic tumblers
- Children's plastic cups
- Salt and pepper shakers
- Beverage pitchers
- Measuring ware

"Studios"

Cookware:

- Regular size pots and pans
- Cutting Board
- Utensils
- Mixing bowls
- Hot Pads, kitchen towels
- Food Storage containers
- Brita Water Pitcher

Table Top:

- Dinner plates
- Salad/Dessert Plates
- Soup Bowls
- Cereal Bowls
- Children's plastic bowls
- Forks
- Teaspoons
- Knives
- Table spoons
- Tall Beverage Glasses
- Coffee Mugs
- Wine Glasses

- Rock Glasses
- Plastic tumblers
- Childrens plastic cups
- Salt and pepper shakers
- Beverage pitcher
- Measuring ware

"Blue with a View"

Cookware:

- Regular size pots and pans
- Sheet pans
- Cookie sheets
- Pyrex Round and rectangle
- Commercial Knives
- Utensils
- Mixing bowls
- Hot Pads, kitchen towels
- Food Storage containers
- Muffin Tin

Table Top:

- Dinner plates
- Salad/Dessert plates
- Soup Bowls
- Bullion Cups
- Forks
- Teaspoons
- Knives
- Bullion Spoons
- Table spoons
- Tall Beverage Glasses
- Coffee Mugs
- Stemless Wine Glasses
- Plastic Tumblers
- Salt and pepper shakers
- Napkins Dispensers
- Beverage pitchers
- Measuring ware

Other

-String Lights: The switch for the string lights on back patio of the main house are in a weird place. Sorry! It is on the side of the old barn you can see from the back door of the house and right beside the entrance to the den. Please turn them off when not in use.

-Lights on the back patio: are on a timer to turn on at 8:30AM & off at 2AM. If you need them ON before or after those times:

1. Open the timer box (located on the wall where the projector projects to)
2. You will see "ON" on the right side. Just press the lever down that is above "ON" & they will turn on.

****PLEASE DO NOT TOUCH THE TIMER WHEEL.**

If you just want to dim them or turn them OFF, you will see the switches below the box & you can dim them there, all the way "OFF". They are labeled. If you dim them all the way off, you will need to be sure to increase the dimmer for the lights to work the next morning.

-Outdoor fun: In addition to volleyball, we have two sets of corn hole, Beersbee, horseshoes, Ladder ball, Connect4, life size chess, and a giant Jenga for you to play. Some of these are located in the garage & others at the pool area. For the ones in the garage, play on grassy front lawn or down at the beach area. Please pack back up when done and retain all the pieces for the next guests to enjoy.

-Outdoor Showers: are unavailable during winter months. BEFORE ARRIVAL we will be glad to dewinterize, if weather permits.

- Weight limits: The full size bunk beds have a weight limit of 250lbs up, 300 middle, 175 trundle. The twin metal bunk beds have a weight limit of 220lbs upper and lower.

In case you haven't noticed, it is our desire to hopefully allow you to just bring clothes and food! We feel like we "have thought of everything" for the house and we are experienced in these short term rentals. If there is something you need for daily living and it is not in the house, will you please let us know so we can consider bringing it to you?

Please let us know if you need ANYTHING!