

Welcome to Beaver Pond Retreat!

 @TaylorManagementmaine



2001 Long Falls Dam Rd, Highland Plantation, Maine

Highland Plantation, Maine

Welcome to Highland Plantation! As you may have realized, Highland is a remote town in Maine, in fact, the population in 2010 was only 73! We think you will love how quiet and peaceful our little slice of paradise can be. There is something to do no matter the time of year!

Quick note: If you look at a map, further north on Long Falls Dam Rd is a road that takes you west and spits you out close to Sugarloaf. This is the “carriage road” and is a logging road. Unfortunately, at this time the Carriage Rd is not accessible for public use since it is private land owned by the Penobscot Indian Nation. However, you can take the Long Falls Dam Rd all the way to Grand Falls and Eustis, Maine. A portion of it is paved then it turns dirt to dirt, be sure to use a car with decent ground clearance and all-wheel or 4-wheel drive. Logging trucks have the right of way on this road. Be aware.

Contact Information:

Stav (Host) 207-314-5051

Samantha (Co-Host) 207-441-6550

Justin (Maintenance) 207-441-1251

Please do not hesitate to get in touch with us by text or call for anything! We live nearby and will make ourselves available for you

Table of Contents

<i>Highland Plantation, Maine</i>	1
<i>Basic House Information</i>	3
<i>General Rules</i>	5
<i>Heating/Cooling Information</i>	6
<i>Safety Information</i>	7
<i>Check-Out Instructions</i>	7
<i>Food & Dining</i>	8
<i>Things To Do</i>	10
<i>More Things To Do</i>	11
<i>All The Things To Do</i>	12

Basic House Information

Coffee, spices, condiments, cleaning products, paper goods and other commonly used items are available for you to use as needed. Please replenish if excessive use.

Key Pad (Entrance by garage door)

- The key code will be provided with check-in instructions via Airbnb

Wi-Fi (Also on router in kitchen)

- Network: BeaverPond
- Password: supersecret2001

Entertainment

- Game, cards, movies, books, etc. are located on the bookshelf, help yourself!
- 60” Sony Smart TV with access to Netflix, Hulu, YouTube, Paramount Plus, etc.
- Select “Home” on remote to access apps above
- LG Blu Ray Player (Use input “BD Player”)

Pets

- Well-behaved and trained pets (2 max) are allowed as guests with permission
- Do not leave unattended for extended periods of time
- Ask Host about dog sitting or boarding locally

Washer/Dryer

- Located in downstairs bathroom, if needed.

Outdoor Space

- We keep the Adirondack chairs stacked on the deck and the patio table and chairs folded on the front screened in porch. Please put the furniture back when you are done using it.
- *Please bring your own Maine firewood.* Purchase on your way up, on Route 16 when you come through Anson on your right there’s some for sale
- We have limited firewood available on the property (you may use some if you forgot)
- There’s a propane BBQ grill on the deck, please do your best to clean after use. There’s an extra tank in the basement—let your Host know if you had to swap tanks

Hot Tub

- We typically keep the temperature at 99 degrees when not in use. Feel free to turn it up about 20-30 minutes before you're ready to go in.
- We recommend 103 degrees while you're using it.
- **IMPORTANT:** Hot tub use is limited to 4 people at a time and the hot tub cover must be clipped after every use. ****IF** these rules are not followed and we feel the hot tub has been mistreated or misused we will charge \$100 for any damages that occur during your stay (ex: excess amount of water loss, food/littering around the tub, etc.)
- Please rinse off every time before entering the hot tub. It helps keeps the water clear and chemicals balanced.

Bugs and stuff

- Hopefully you didn't come to a rural waterfront cabin without the expectation of bugs and critters. We do our best to treat the yard regularly to minimize pests but they are inevitable inside and outside the house. There is a bug light by the door to the front porch we recommend plugging in at dusk/night (it plugs in to the outdoor outlet to the right of the sliding door). There are oscillating fans you can plug in outside on the deck that helps keep some of the smaller bugs away as well as tiki torches and fluid in the basement.
- Please keep an eye on your pets and children at all times and do not let them outside unattended, there is lots of wildlife nearby including coyotes and moose in the woods. Do not leave any food outside as it may attract bears.

Heated Mats (for Hot Tub Walkway)

- To help prevent slips and falls, 15 feet of heated mats have been laid out between the sliding door and the hot tub entrance. The mats will melt snow and prevent hot tub spills from freezing on the deck and causing a hazard. For general safety, the power unit comes with a built-in Ground Fault Circuit Interrupter (GFCI) located on the power supply cord. This device turns off the power in the event of a short circuit.
- Please plug the power supply into the 110v outlet under the window a few hours before you plan to use the hot tub. Make sure to press the "Reset" button on the built in GFCI to turn on the mats. The green LED will light to let the user know the mats are turned on.

Generator

- The house is equipped with an on-demand propane-powered 20-kilowatt generator. The generator can supply enough power to power the entire house in the event of a power outage. The generator requires no start up and will automatically start if it senses a power outage and should automatically shut down when the power comes back. The generator runs a 15-minute "exercise" routine once a week to maintain lubrication. Please let us know if the generator runs for more than an hour as this might indicate a power outage or issue with the generator.

Fireplace

- **We ask that only experienced persons operate the fireplace.** If you have one at home or are confident in using it than feel free. Wood is available in the basement.
- *Please use tin bucket if it needs to be emptied, the ashes that are taken out need to be placed away from the house/in the snow—don't leave the bucket on the deck, even if you "think" they are dead.*
- Please burn only wood and uncoated paper, such as newspaper, in the fireplace
- Please do not leave the home while a fire is going and do not have a fire on the day you are checking out.
- Always keep the grate closed, unless tending to the fire.
- Ask your host about the video instruction on how to operate the flue.

General Rules

- During your stay, you have full access of the house (minus a couple locked closets) and yard/pond. *Please do not access the detached barn/garage or any locked closets inside the house as these areas are for owner use only.*
- Beaver Pond can be primarily enjoyed by the kayaks provided or other water vessels you choose to bring. We don't recommend swimming.
- *Fireplace is not in use at this time!* Please do not touch.
- *No smoking* or vaping inside the house (cigarettes or otherwise).
- *No fireworks* are to be used on the property. Maine law requires the consent of property owners to display fireworks on private property. The use of fireworks is NOT consented.
- *No parties or events without owner's written permission.*
- *No additional guests other than those accounted for in booking.*
- Please pick up and dispose of all pet waste. There will be a \$100 fee assessed if we find excessive pet waste left behind.
- Please don't use the garage door in the basement, one of the wheels is not properly aligned and tends to slide off the track.
- There is a 200lb weight limit on the bunk beds.
- We DO encourage you to explore the yard, previous owners spent time planting all kinds of things like raspberries, rhubarb, apple trees, etc. and we have found some wild blueberry bushes around the property as well! Help yourself to anything growing in the yard and feel free to share any new discoveries 😊

Heating/Cooling Information

- The downstairs heat is oil baseboard heating. The Ecobee thermostat for the oil heat is located in the hallway off the kitchen and is labeled. Disregard the other thermostats downstairs, most of them are not functional.
- The upstairs rooms have individual electric baseboard heaters with thermostats. Please leave the bedroom doors open during the day to maximize heating efficiency using the oil heat downstairs.
- There is an AC unit in the dining room/living space as well as the master bedroom on the second floor. *Please TURN OFF units* when spending extended periods of time outside or leaving the home for several hours. We appreciate you being cautious of energy use.
- *All bedrooms have ceiling fans* and feel free to open windows on cool evenings. Most windows should have screens, if not we have screen inserts in the downstairs hallway/closet off the kitchen and screen porch area.
- There is a generator that should turn on automatically in the event of a power outage. Please notify the host/owners immediately if the power goes out and the generator does not turn on. There are also some tea light candles in the kitchen drawers if necessary. Please call us if the generator does not turn on and there is a power outage.
- Wood Burning Furnace [**EXPERT or EMERGENCY USE ONLY**] There is a wood burning furnace in the basement that also provides heat to the house. Please do not use this unless you are familiar with how to operate this type of heating system. If there is an emergency and the oil or electric heat stops functioning, contact host and we can instruct you on how to use this heating system if necessary. Below is a general overview of how to use this heating system to be used for emergencies only:
 - The thermostat to the right of the Ecobee controls the wood furnace. Set it to your desired temperature.
 - The furnace is located in the basement just to the left of the basement stairs as you walk down. There should be plenty of wood inside for your use.
 - Empty any ash into the ash bucket prior to use.
 - Open the burn chamber by lifting the handle up, pulling the door out slightly, and then rotating the handle down to open the door all the way.
 - Add some kindling/small sticks and 1-2 logs to the burn chamber and start a fire as you would in a fire pit/fire place. You can use some lighter fluid if necessary. Once the fire is started, leave the door open for 15 minutes or so until you are sure the fire is caught.Once the fire is caught, close the door. After an hour or so, you should hear the blower turn on and the furnace will begin heat the house. From this point, you want to add anywhere from 1-3 logs every few hours to maintain your desired temperature. How many logs and how frequently you stoke it varies, in general when its 30-40 degrees out we probably add 1-2 logs every 2-3 hours and for colder temperatures 2-3 logs every 3-4 hours. Be sure to stoke it right before bed. This keeps the house around 68-70 without any use of the oil or electric heat as long as you keep the upstairs doors open during the day.

Safety Information

****Call 911 in the event of an emergency!****

Closest hospital

- Redington-Fairview General Hospital in Skowhegan.

Fire extinguisher

- Located in the kitchen cabinet under the island.

Pond Usage

- Beaver Pond is a lovely feature on the property but is primarily home to fish, birds and other wildlife. You are welcome to use our water crafts (at your own risk) and use our personal floatation devices or bring your own. Ice Skate at your own risk.
- *However, since this is stagnant water, we do not recommend swimming.*

Use of Fireplace

- **We ask that only experienced persons operate the fireplace**
- Please do not use the fireplace if you are inexperienced
- See instructions on previous page

Check-Out Instructions

****Check-out is promptly at 11am, please follow instructions below and leave the home as you found it****

- *Remove all used bed linens and towels* and leave by washing machine in downstairs bathroom or in laundry baskets around house
- *Please empty the fridge* and take all food you brought home with you
- Dispose of all pet waste, please double-bag and leave it in the provided trash bins in the basement
- Empty all trash and dispose in the dumpster outside, bottles and cans can go in the basement
- Close and lock all doors and windows
- *Turn all thermostats down to 50 F, AC's off* and close curtains in all rooms
- Close all bedroom doors in house. Please leave bathroom doors open
- Ensure any fire in the firepit is completely extinguished
- Sign the guestbook! (Located on the mantle in the living room)
- Take a look around for personal items (Check bathroom, closets/drawers, under beds, etc.)
- Lock the door on your way out, simply press the Lock logo and you will hear the deadbolt lock
- *Send your Host a message that you've departed*
- Have a safe drive home! We hope you will come back again 😊

Suggestions? This home is still new to us and we are working on making it perfect, please let us know if you have any suggestions for how to improve your future stay!

Review! Tell us about your stay and help prospective guests get a feel for the atmosphere and what you enjoyed most about the home and the area.



Check out our website www.taylormanagementme.com for more info on rentals!

Instagram @TaylorManagementmaine

Tag us or send us photos through Airbnb or Instagram and we'd love to share your experience!

Food & Dining

Grocery Stores

- Mainely Provisions in Kingfield (17 miles)
 - Small but well-stocked with lots of local products, their bakery items in particular are delicious. Strongly recommend you try the garlic provolone rounds warmed up in the oven until the cheese is melted!
- The Maine Beer Shed in Kingfield (17 miles)
 - Craft beer store that also sells local produce
- Pinkham's Elm St Market in North Anson (17 miles)
 - Small gas station/general store that also does some prepared foods like subs and sandwiches
- High Tide, Low Tide Seafood in Madison (~20 miles)
 - Seafood market with live lobsters, fresh oysters, fish, etc.
- Hannaford's in Madison (23 miles)

Restaurants

- Close-ish (Kingfield area, <30 minutes)
 - Rolling Fatties
 - Burritos and burrito bowls
 - Kingfield Woodsman
 - Breakfast shop with all the staples
 - Longfellow's
 - American, slightly upscale
 - Orange Cat Café
 - Coffee shop and café
 - Anni's market
 - Gas station outside, pizza/sub shop/take out staples
 - Pinkham's Elm

- Less close (30-45 minutes)
 - Kennebec Ice Creamery—Madison
 - Madison House of Pizza
 - Tufulio's Italian Restaurant—Carrabassett Valley
 - Sugarbowl—Carrabassett Valley
 - Bowling, arcade, sports bar, pub food

- About an Hour
 - Tea Pond Restaurant—Eustis
 - Off grid, remote, fun experience
 - Backstrap Bar & Grill—Stratton
 - Kennebec River Brewery
 - Northern Outdoors—The Forks
 - Inn By the River
 - Brunch, lunch, dinner—The Forks

Things To Do

Flagstaff Lake

- Large, beautiful lake close to the house. Bring your furry friends for boating, fishing, swimming, kayaking, picnics, etc. The lake is largely untouched so don't expect to find restaurants, restroom facilities, etc.
- Take Long Falls Dam Rd all the way to Stratton/Eustis, ride parallel to the lake and stop for scenic views and a dip in the water!

Sugarloaf Mountain

- Sugarloaf is about 40-45 minutes away, follow Long Falls Dam Road south until you hit the end of the road. Then turn right onto Route 16 which will take you through Kingfield. Follow signs for Sugarloaf from there
- Skiing, golfing, disc golf, mountain biking, zip lining, kayak and SUP rentals, etc.

Hiking

- Near Sugarloaf you can find the trailhead for many trails of the Bigelow Mountain Preserve, the range is part of the Appalachian Trail. Check online on sites like All Trails for mountain maps and more parking info.
- Other hikes nearby:
 - Burnt Mountain—Carrabassett Valley, ME
 - Mt Abraham—Kingfield, ME
 - Bald Mountain—Rangeley, ME
 - Saddleback Mountain—Rangeley
 - Pleasant Pond Mountain—Caratunk, ME
 - Mosquito Mountain—The Forks, ME
 - Moxie Bald—The Forks, ME
 - Mount Blue State Park
 - Tumbledown Mountain—Weld, ME
 - Blueberry Mountain—Phillips, ME
 - Flagstaff Mountain—New Portland

Other Attractions

- The Wire Bridge—New Portland, ME
 - Historical site
- Quill Hill—Rangeley, ME
 - Scenic Lookout
- Ira Mountain—Kingfield, ME
 - Scenic Lookout
- Daggett Rock—Phillips, ME
- Embden Pond—Embden, ME

- Public boat launch and swimming beach
- Freeman Ridge Bike Park—Kingfield, ME

More Things To Do

Waterfalls

- The Ledges—Half mile from the property
 - Off road vehicle required or hike a couple miles down dirt trail
 - Mini cascading falls/swimming holes along Sandy Stream
 - Ask your Host for more details on this local spot!
- Reed Brook Falls—Kingfield, ME
 - Family friendly, one mile +/- round trip
- Poplar Falls—Carrabassett Valley, ME
- West Mountain Falls—Sugarloaf Golf Course
- Grand Falls—Eustis, ME
- Moxie Falls—The Forks, ME
 - Maine's tallest waterfall with well-maintained/accessible trail
- Houston Brook Falls—Bingham, ME
 - Short walk, easy/family trail
- Smalls Falls—Rangeley, ME
 - Publicized, rest stop, well maintained pathways
- Cascade Stream Gorge—Rangeley, ME
 - Narrow wild, ledgey trail along gorge with cascading falls
- Mosher Hill Falls—Farmington, ME

Festivals

- Blueberry Festival—Wilton, ME
 - Typically the first weekend in August
- Norridgewock Antique Tractor Festival—Norridgewock, ME
 - Usually in late June
- Sugarloaf Reggae Festival—Carrabassett Valley, ME
 - Music, parties, and entertainment at the base of Sugarloaf Mountain in April
- Lobster Festival—Rockland, ME
 - Ok, this is a bit of a hike (2 hrs). But may be worth considering if you are here around this festival because it is HUGE, lasts 5 days starting in early August
- Kingfield Days—Kingfield, ME (July 16th-18th)
 - Parade, family friendly events
- Summer Days—Carrabassett Valley, ME
 - Family friendly
 - August 7th
- Polar Blast—Eustis, ME
 - Snowmobile event/races

- State Fairs (agriculture, truck pulls, demolition derby, vendors, etc.)
 - Skowhegan—Late August
 - New Portland—Mid September
 - Farmington—Late September
- Common Ground Fair—Unity, ME
 - MOFGA (Maine Organic Farmers and Gardeners Association)
 - Late September

All The Things To Do

The Forks

- About an hour from the house
- Whitewater rafting community, kayak and tubing rentals, also a huge snowmobile trail system
- Restaurants, bars, live music

Snowmobiling

- If you brought your snowmobile, there are tons of trails in the area. Check out websites like mesnow.com for maps
- Ask your Host for more info!

Cross Country Skiing

- There is a cross country skiing trail near Flagstaff and also in Carrabassett Valley, check out Mainehuts.org for more information

Museums

- There are several museums in Kingfield including the Maine Ski and Snowboard Museum and the Stanley Museum

Shopping

- Maine has tons of antique stores in almost every town.
- “Nearby” towns like Farmington and Skowhegan have quaint Main streets with small local shops worth exploring
- Check out Reny’s “A Maine Adventure” in Madison or Farmington
- Antiques
 - The Red Barn—Anson, ME
 -

