CORVALLIS HOUSE INFORMATION

Welcome to our home in Corvallis. Currently, we spend April-May and Sept-Nov living here, enjoying Corvallis, and visiting friends and family throughout the PNW. We only rent the house in the winter and summer, mostly to retirees, academics, and medical professionals needing housing for 3-4 months. We adore Corvallis, our neighbors, and the neighborhood. We hope you have a comfortable and enjoyable stay.

KEYS/LOCKS

Typically, we meet you at the house when you arrive to move in. At that time, we will sign the rental agreement, and you will pay us the security deposit balance and the first month's rent, and we will give you the keys and garage door remote. The house key opens all the locked exterior doors and the garage door into the house.

HEAT AND AIR CONDITIONING

- The thermostat is in the hall, and the manual and schedule are in the left side of the top drawer of the antique dresser by the front door.
- The HEAT schedule keeps the house at 68 degrees during the day and 63 at night. The COOL schedule keeps the house at 75 during the day and 78 at night.
- Never turn off the heat in the winter. However, if you leave the house for longer than a few days, please turn the temp down to 55 degrees by using the down arrow button and then pressing the "HOLD" button. When you return home, simply press the button with the black dot to restart the heat.

WOOD FLOORS

We love our wood floors. Please help us take care of them by not wearing or bringing wet or dirty shoes, jackets, or umbrellas into the house. There are hooks for wet coats and umbrellas in the garage, and shoe racks by the front door and in the garage.

LIGHTS AND FANS

- The light outside the front door is turned on and off manually, but the garage door and post lights are on a timer located in the garage.
- There are step lights on the deck, and they are controlled manually by the far right button on the black transformer box by the primary bedroom sliding door.
- There is a light and fan control switch in each bedroom, the living room, and the family room. The lights are dimmed, and fan speeds are adjusted using these wall switches. ***Please do not use the fan and light chains.*** Unfortunately, we can't remove the chains.

DOGS - We love our pups and welcome your well-behaved dogs; however, **note the following…**

- ***We NEVER allow dogs on our furniture or in our beds (even with blankets or covers),*** so please don't allow your dogs to get up on our couches, chairs, or beds. They are welcome to

use the dog bed on the plastic shelf in the garage, just please wash the cover and put it back together before leaving.

- If your dog(s) have separation anxiety or get on furniture and beds when you are away, ***please crate them if you need to leave them alone.*** Scratched doors, soiled linens or upholstery, ripped slider screens, holes dug in the yard, and shredded pillows, etc. are not normal wear and tear.
- ***Please pick up dog poop regularly and put it in the trash.*** The yard maintenance crew comes weekly and appreciates not stepping in dog poop.
- Corvallis has a lot of information about dogs in the city parks on their website.
- To store dog food, there is a small plastic garbage can in the garage next to the fridge.

TV AND MUSIC

- We have a new Sony smart TV, but do not have cable or satellite TV programming. You can login to your own streaming accounts or watch our services - Netflix, Cascade PBS, and OPB.
- There is a round Amazon Echo on the bookshelf in the living room. It responds to the name "Echo." Feel free to unplug it if it bothers you. We just play music on it. Address it by saying "Echo, play classical music," or ask for your favorite radio station, for example: "Echo, play KRVM FM 91.9 Eugene, Oregon." If you want to adjust the volume, say "Echo, volume 7" (louder) or "Echo, volume 3" (softer). To turn it off, say "Echo, off."

WIFI AND PRINTER

- The WiFi network login information will be inside the house binder and on the bulletin board when you arrive. Our new internet provider is Ziply Fiber.
- There are two modems: the main one is behind the TV, and the "booster" is on the antique dresser by the front door. If there is any issue with the WiFi, please call or text me, and I'll take care of it.
- If you use the printer regularly (more than just the occasional page or two) and the printer runs out of paper or ink or they get very low, please buy new paper or HP ink cartridges at Office Max. You can see the printer levels on the touchpad by tapping the ink drop icon.

BEDS AND LINENS

- All the bedrooms have similar beds, but they are different sizes – a king in the primary bedroom, and queen and full beds in the hall bedrooms. The beds have new medium-firm Novafoam mattresses with mattress covers and heated mattress pads.
- There are two sets of sheets for each bed, and the extra set is in the hall bathroom linen closet.

KITCHEN AND GRILL

- Help yourself to the pantry staples in the cabinets and condiments in the kitchen fridge, but ***please replace what you use up.***
- Please do not eat or drink anything from the garage fridge and freezer or drink our liquor.
- The manuals for all the large and small appliances are in the drawer to the left of the dishwasher.

- The range has an induction cooktop with touch controls. Please be very careful with the heavy cast-iron skillet and Dutch oven on the glass cooking surface.
- Don't use anything abrasive to clean the glass cooktop. Hot, soapy water is best, but there is also a special cleaner for the glass cooktop under the kitchen sink.
- To preserve the cast-iron skillet's seasoning, don't use soap or abrasives to clean it. Clean it while the pan is still warm by wiping out grease and food residue with paper towels and use hot water to gently scrub with the brush. Dry the pan immediately with a paper towel and wipe the entire inside with a teaspoon of olive oil on a dry paper towel.
- There is "Barkeeper's Friend" to clean the stainless steel pots/pans, the Dutch oven, and Bon Ami to clean the sink.
- If you use up one of the grill propane tanks, please replace it so there is always a full spare tank. **We swap out propane tanks for the grill at the nearby Wilco store.** If you smell gas on the back patio, it could be a leak in one of the canisters. Get rid of it right away! Wilco will replace it for you.
- If you used the grill and it's dirty, ***please clean it inside and out before you leave.*** If the grill is filthy and a propane tank is empty, we will deduct the cost of a new tank and our time to clean the grill from the security deposit.

TRASH AND RECYCLING

- **Trash and recycling pickup starts shortly after 7:00 AM on Tuesday mornings, so it's best to put the bins out on Monday night.** Position the bins four feet apart, either on the curb or street, with the wheels and handles facing the house. Check the neighbors' bins if you are unsure of how to place and position them.
- A recycling guide is posted on the garage fridge.
- Paper, plastic, and metal can be combined in the large tan recycling bin.
- Glass goes in the small red bin and is picked up once a month on Tuesday of the last full week of the month.
- The yard maintenance crew uses the yard waste bin. Leave it next to the side gate so they can use it every other Friday. If it has yard waste in it, put it out at the curb on Monday night for pickup Tuesday mornings.
- When vacating the house, please leave the garbage and recycling bins inside the garage.

MAIL

Please collect USPS-delivered mail from the mailbox at least weekly. Normally, we do not get important surface mail delivered to the Corvallis house; for example, all the utility bills are delivered to Carrie via email. But, occasionally, something that needs our attention does get delivered to the house, so please send Carrie an email with a photo of the front of the envelope if any personal mail is delivered for Marc Hoshovsky or Carrie Shaw. You may use or recycle any bulk mail delivered to the house, e.g., coupons, city activity guides, etc.

Unfortunately, when we have a substitute mail carrier, mail pickup at our mailbox has been spotty. If you have important outgoing mail, I recommend taking it to the blue USPS drive-up mail drop boxes located in the parking lot in front of PetSmart on Circle Blvd.

CLEANING

- The rent does not include house cleaning. If you would like a bi-weekly or monthly house cleaning service during your stay, please contact Ange (card on bulletin board).
- ***When you vacate the house, please leave it as tidy and clean as it was when you moved in.*** If you prefer not to clean the house yourself, let us know, and we can arrange for Ange to do a move-out cleaning after you vacate, and the cost (average $300) will be deducted from the security deposit.
- The cleaners normally don't do laundry or make beds, so you will still have to wash the bedding, bath towels, floor mats, kitchen linens, cleaning cloths, etc., and make up the beds. If you want Ange and her crew to do all the laundry for you as well as make the beds after you leave, prepare to pay quite a bit extra for that.
- ***Help yourself to the cleaning supplies in the house and garage, but please replace anything you use up.*** There are cleaning supplies under the kitchen and bathroom sinks. Mops (dry and wet), brooms, vacuums, additional cleaning supplies, rags, paper towels, etc., are in the cabinets and on the plastic shelves in the garage. ***Please replace what you use up.***
- The bagless Shark vacuum in the garage is great for dog hair. For the wood and vinyl floors, use the "I" setting; for carpets, use the "II" setting.
- The vac manuals and extra filters are on the shelf in the garage next to the Shark vacuum.

EMERGENCY INFORMATION AND PHONE NUMBERS

MEDICAL

- **Emergency Room:** Good Samaritan Regional Medical Center
- **After Hours Urgent Care:** Corvallis Clinic Immediate Care Center, SamCare Express Corvallis, Samaritan Urgent Care Walk-In Clinic Corvallis

EMERGENCY SUPPLIES

A fire extinguisher is located in the garage next to the door into the house. There are two fire blankets, one in the kitchen between the sink and range, and another in the bucket next to the grill. There is a spare on the garage workbench. Flashlights, lanterns, and headlamps are in the middle drawer of the antique dresser near the front door. If the gas furnace goes out, there are two new space heaters (in boxes) under the garage workbench near the paint.

OUR CELL PHONE NUMBERS

- **Carrie Shaw** 530-204-7538 - primary contact
- **Marc Hoshovsky** 530-341-4085
- **Galen Hoshovsky (our adult son in Milwaukie, OR)** 530-902-9440

NEIGHBORS

- **Julie -** Nextdoor (west) at 1149 NW Oak Ave. 541-231-8685
- **Buzz and Asia -** Across the street at 1146 NW Oak Ave. Asia: 541-951-3351
- **Melanie** - Nextdoor (east) at 1141 NW Oak Ave. (541) 513-0704
- **Eve and Michael** - Across the street at 1140 NW Oak Ave.
  Eve: (541) 740-7906 Michael: (541) 224-2425

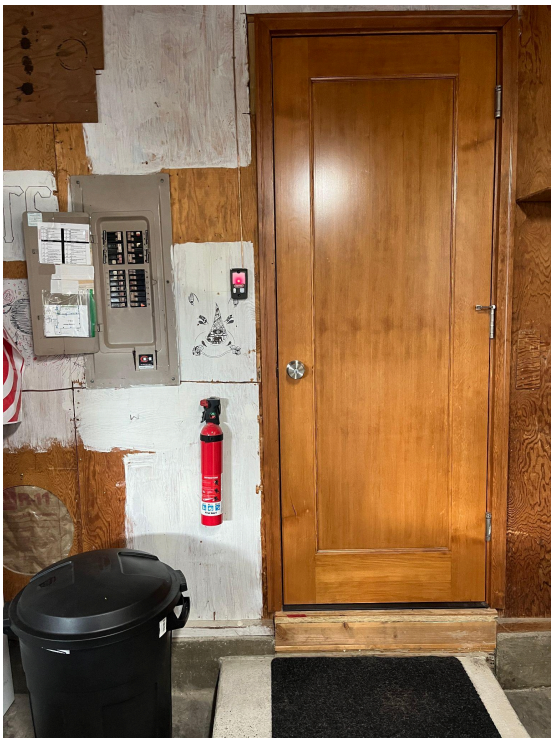
GAS, ELECTRICITY, AND WATER SHUTOFF LOCATIONS



Gas shutoff valve (blue) on the furnace.



Gas shutoff valve on the gas meter. The gas meter is in the backyard on the NE corner of the house.



The electric panel in the garage



The water shutoff valve is inside the water meter box on the street.