



The
CABIN
GUIDE



HI.

Welcome! We're Jeff and Sam,

and we're so glad you picked Camp Potomac Peak to be your home away from home for the next few days. In 2015, we fell in love with this area, renovated a little cabin just down the road from here, threw our wedding in the front yard, and then started adding other small spaces to the property for friends and family to stay. We saw how much people enjoyed having their own places to stay in, and then easily gather together with everyone—right outside their door.

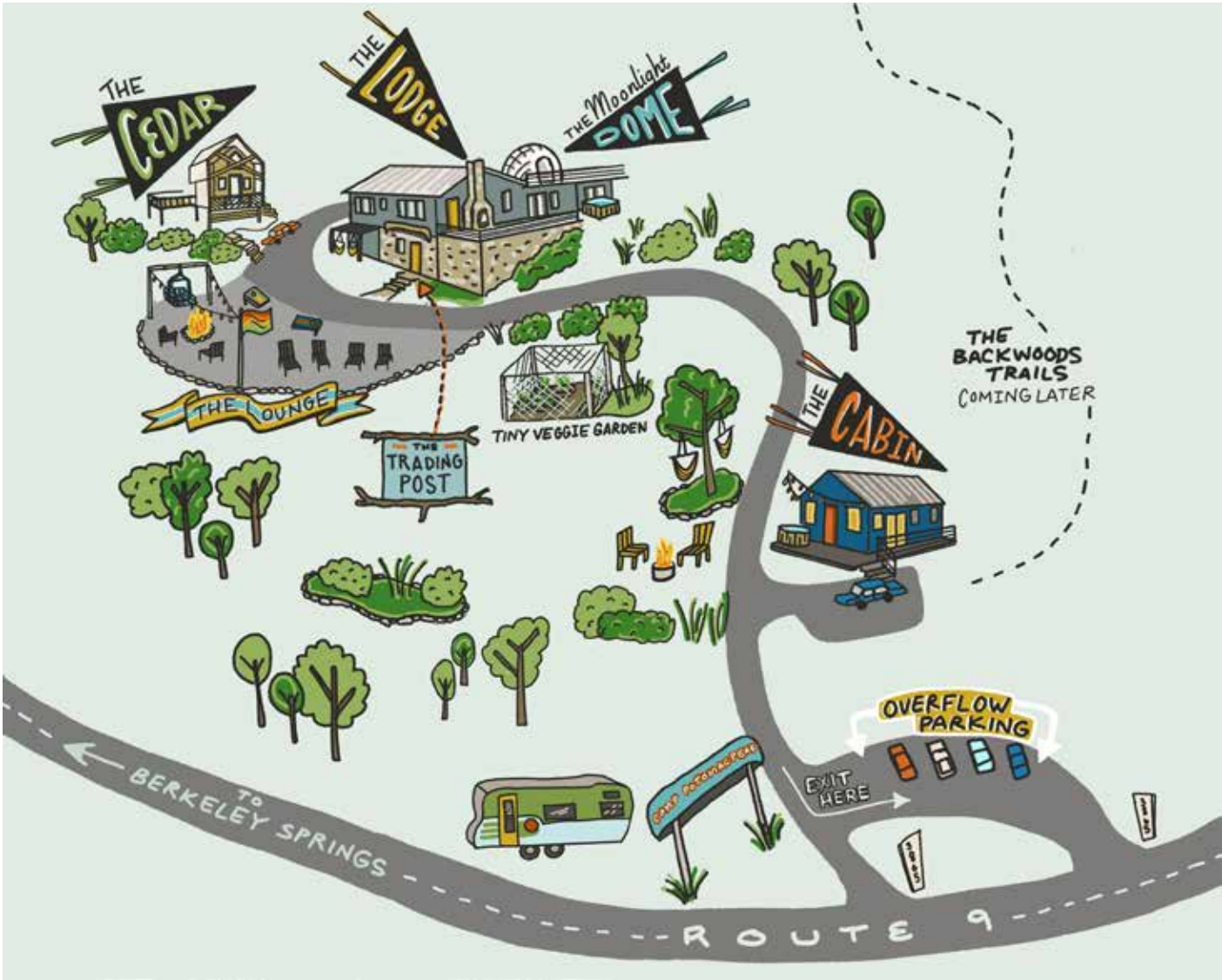
That concept began our hunt for the perfect place to create similar vibes—centered around coming together in shared spaces, clinking a beer with a neighbor, forgetting about the world while simultaneously soaking in all its good stuff. We found this property in March of 2020—about a week before the world shut down. As things got worse, we began renovating everything ourselves—which helped create a steady distraction from the state of uncertainty. So, finally—after two years, two major renovations, and one complete build, Camp Potomac Peak has become a reality. We'll always be updating—adding and improving things here and there, but have also begun tackling a new project—the renovation of a commercial building in downtown Berkeley Springs.

Follow us on Instagram to keep up with the progress!

 **campotomacpeak**

THE PROPERTY

A shared driveway connects **the Cabin** (first house up the driveway), **the Lodge/Dome** (top of the driveway), and **the Cedar** (top of the driveway, up the hill). Each unit has private elements, and all three share a few common spaces on the property to enjoy together!



THE PROPERTY

Directly across the driveway from the Lodge is **The Lounge**—a shared space for all to hang out, spark up a campfire, swing in the hammock chairs, play some cornhole or ring toss, meet other guests, and take in the best views in town.



The space directly underneath the Lodge is our camp store— **The Trading Post!** (Don't worry, there is no direct access from this area into the Lodge). **Come on in any time** and pick up some things to remember your trip with! We've also stocked the shelves with items you might have forgotten to pack (or reeeeeally don't feel like running to the store to grab). We work on an honor system using Venmo or cash for payment.

Inside, you'll also find a little **Library**, where you can grab something to fall asleep in a hammock to. Or, grab a **record** to throw on the stereo!



Then say hi to your mom, or let your friends know what they're missing, at our **Postcard Station** (fill out a card and we'll pay the postage and mail it!).

Now, most importantly...

WIFI

NETWORK

camppotomac

PASSWORD

3865CACAPON

Also, cell phone coverage is pretty good here.
(Verizon has good service; other carriers may be spotty)

...and now that you know you can still plug in...maybe try something crazy, and unplug for a while. It doesn't hurt, promise. Plus, the tv's all have Roku's, and you can log into whatever app your heart desires when the peacefulness of all that nature and solitude gets to be too much to bare (remember to log out of your accounts before you leave!)

Fun Fact

We've got your Netflix and Amazon Prime covered, so no need to log in to your account if you don't want!

Call either of us anytime!

703 + 869 +6968

JEFF

703 + 599 +1872

SAM

CHECK-IN 4pm

CHECK-OUT 11am

GETTING HERE

Our address is **3865 Cacapon Road, Berkeley Springs, WV**
We have 2 driveways—a paved one and a gravel one. Enter through either. **The Cabin** is the first house on the right as you come up the drive. Park in the gravel area next to the garage doors.



park here

When you LEAVE the property, USE THE GRAVEL DRIVEWAY TO THE LEFT (across from the Camp Potomac Peak canoe). The paved driveway is completely blind, people drive fast on the main road, and the gravel exit is much safer! Trust us.

LOCAL TIPS

*The property is located near the Potomac River and the Cacapon River.
You'll score some major points around town if you know it's pronounced "KA-KAY-PIN"*

THE BORING STUFF

WELCOME HOME / KEYS



The front door is equipped with a digital lock.

The code will be sent through airbnb the morning of your stay.

Each time you leave the property, please make sure to hit the lock button on the digital lock.

TRASH / RECYCLE

We have a trash can and recycle can inside (Please note, our local recycling program does not accept glass). If the trash gets full, there is a large can outside next to the garage. Please make sure all trash is in bags. Please also throw coffee grinds in the trash, not the sink.

DISHES

If you don't mind, please load all dirty dishes in the dishwasher and run it before leaving. Dishwashing detergent is under the sink.

WATER

We do have a filter system on the house, but a filtration pitcher is also provided in the fridge if you prefer.

SAFETY

There is a headlamp (in the box on the wall by the front door), a fire extinguisher under the kitchen sink, and a first aid kit in the bathroom on the shelves. There is a security Ring camera on the garage doors.

LAUNDRY

Feel free to use the small washer/dryer during your stay. All natural laundry detergent is provided next to the washer.

HEAT / AIR



There are minisplit units in the living room and bedroom for heat and air conditioning. They are controlled by the white remote controllers. The retro fireplace has an electric system that also gives off quite a bit of heat (if you want that feature on), or it can just simulate a lit fire (clicker is on the little coffee table).

THE SEPTIC SYSTEM

We provide earth-friendly, all-natural shampoo, conditioner, bodywash, hand soap, and—most importantly, septic-safe toilet paper. **Please don't flush any products down the toilet—it will clog!**

We do not have a garbage disposal. **Please put all food scraps in the trash,** and not down the sink.



Please, No...

Smoking inside the Cabin

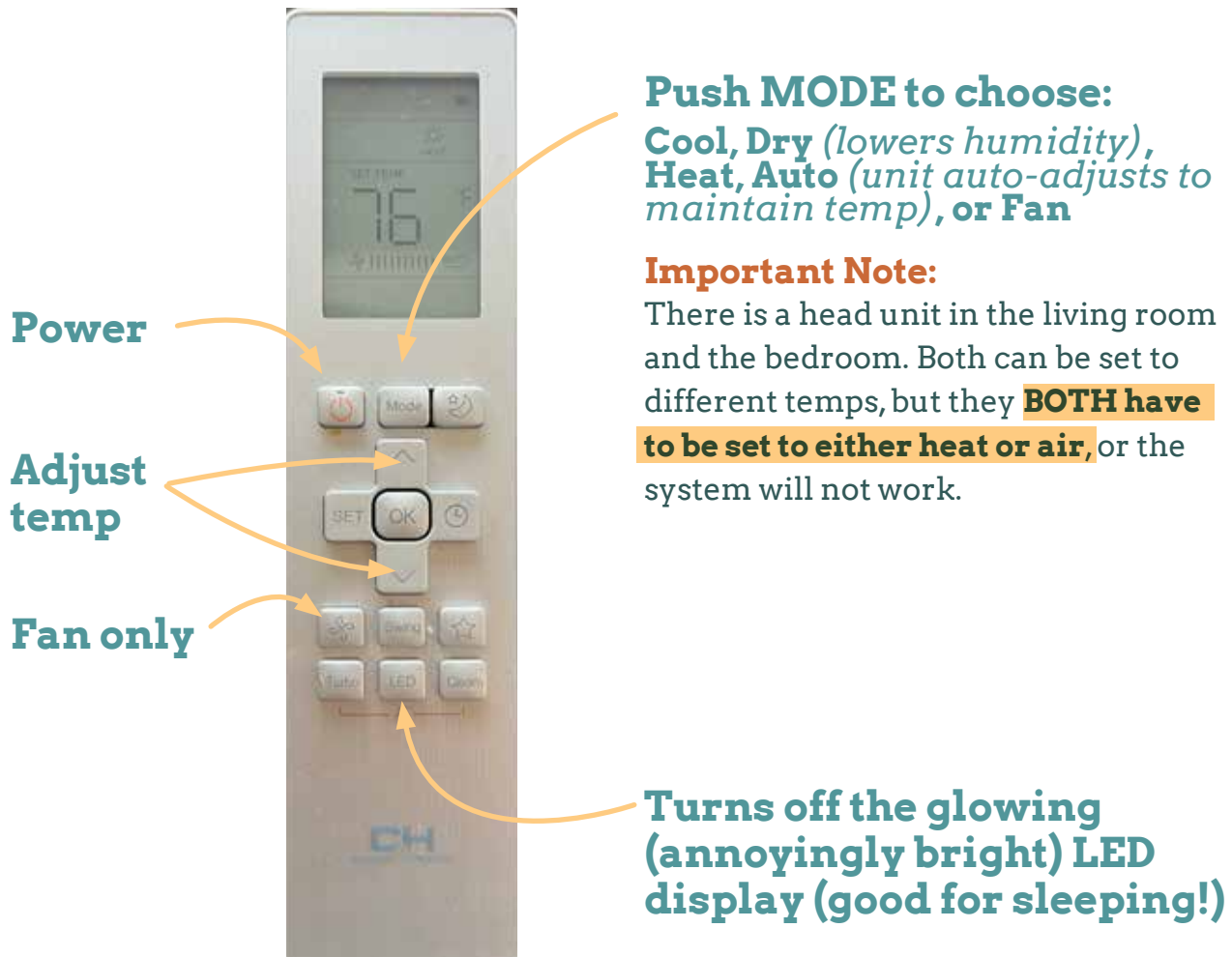
Fireworks

Firearms

Parties

Brief tutorial on the

HEAT/AIR MINISPLIT SYSTEM



(NOT) WANTED



STINKBUG

Alias:

"Little Stinker"

You may find these ugly, tiny dinosaurs inside the house (keeping doors shut helps)—but rest assured, these little monsters won't bark, bite, or sting. Plus, they're dumb as bricks, which makes catching them a breeze.

However, whatever you do, **DON'T squeeze them**. If their name wasn't already a dead giveaway, these bad boys STINK when stressed or pressed.

Here's our foolproof tactic to keeping your space smelling like roses (unless stinkbugs got to those roses, because then it will smell like putrid, spoiled cilantro roses, and you'll never look at cilantro the same way again—trust):

Foolproof tactic:

1. **Get a tissue**
2. **Gently grab the suspect**
3. **Escort suspect to the nearest toilet**
4. **Flush that thing off to the big ole' waterpark in the sky.**

Your nose, us, and everyone else in your party, will thank you.



Camp Potomac Peak is committed to minimizing our environmental footprint.

Waste management and proper recycling is one of the biggest ways *you can help.*

Our water is supplied by a well and is cleaned through a four-phase filtration system to ensure it is safe to drink. We regularly test and change the filters, and in all the units with a fridge, an additional drinking water filter pitcher is provided. As such, we request that our guests not use single-use plastic water bottles as much as possible.

Items to recycle:

Cardboard + Mixed Paper

Metal Cans

Aluminum foil

Aluminum Cans

Plastic: #1 + #2 only

- *materials should be rinsed and drained*
- *remove and throw caps away with trash*
- *empty and flatten cardboard*
- *do not recycle plastic cups or food containers*

THE FUN STUFF

FIREPIT



There is a Solo Stove in the yard just outside the Cabin. If you haven't used these before, they're really easy to get going! Firestarters and dry wood of all shapes and sizes can be found inside the firewood box next to the firepit.

Do not throw water on fire to extinguish—just let it burn out naturally.

Please make sure all fires are fully extinguished before leaving the area unattended.

Fun Fact

We hook you up with some s'mores ingredients when you arrive!

MUSIC

There are **Sonos speakers** in the living room and on the deck outside. Download the Sonos app on your phone, and you can control all the speakers. The record player in the living room is hooked up to the Sonos (the record player is accessed in the Sonos app by clicking the music note icon and selecting "line in"). **Call/text us if you have any questions at all!**





GRILL

There's a propane grill out on the deck. It's filled and ready to go! If you could give it a clean/scrape down, and turn the propane off when you're done, we'd appreciate it! An extra tank can be found on the ground just below the grill.

HOT TUB

The hot tub is a cinch! It's a one-button operation—on or off. The white button is located on the bench on side of the tub. Please make sure to cover and turn it off when you're done. Enjoy!

OUTDOOR TV

Just take the cover off the outdoor tv (remote is in the pocket in the cover) and enjoy! It is set up with a Roku. Feel free to log in to any apps, and if you forget to log out before you leave, we'll try to remember! Please put the cover back on when you're done.

BALL LIGHTS

There is a small black remote inside the house (by the front door light switches) to turn on the outside ball lights.

Stuff you don't have to pack...

KITCHEN

- + **coffee/tea situation: Keurig brewer, k-cup pods, French press, electric bean grinder, teapot, tea bags**
We provide a bag of fresh coffee beans when you arrive.
- + **Misen brand chef's knives**
- + **Misen brand frying pans, pots**
- + **griddle (great for pancakes!)**
- + **olive oil / salt / pepper / sugar / spices (cinnamon, Italian seasoning, paprika, crushed red pepper, garlic)**
- + **aluminum foil / plastic wrap**
- + **paper towels / dish soap / dishwashing detergent / sponge**
- + **blender, toaster oven, microwave**

Fun Fact Use the growler on the shelf to go get yourself filled up at our favorite—**Cacapon Mountain Brewing Co.**—and then fill the glass jug with Berkeley Springs' famous mineral water from the public fountain at the park downtown. Pop in to one of our fav's— **Mineral Springs Trading Co.**—across the street, while you're there.

BATHROOM

- + **toilet paper (septic-safe)**
- + **bath towels / washcloths / hand towel / hot tub towels**
- + **hair dryer**
- + **shampoo / conditioner / bodywash (all natural)**
- + **hand soap**

AIR MATTRESS

There is a queen air mattress and pillows in the bedroom closet...

Sheets and blanket are in the bottom two drawers...



DOGS

Dogs are welcome at the Cabin! If they like to sit on furniture please use a blanket/sheet (provided), and please keep them off the bed (*we are dog people—so we know the drill—but other guests may not be, and we aim to please everyone*). Obviously we're in the woods, so there are lots of deer and other animals around...and the bottom of the property is on a main road...so if you're unsure, it's always best to keep them on a leash. If you need to wash off your dog, feel free to use the hose under the deck.

**There is an additional \$75 dog fee—
of which, 10% will be donated to the local SPCA.**

We provide a dog bin with:

- + poop bags** (please pick up after your pup, and throw away in the small outside trashcan by the garage doors)
- + a dog towel** (for those rainy days)
- + a dog blanket / sheet**
- + food/water bowls** (there's also an outdoor water bowl by the front door)



Our dog, Berkeley

CHECK-OUT PROCEDURE

Sorry to see you go,

and hope you had a great stay here! No need to do much before leaving, but if you could...

+ run the dishwasher

+ leave all towels/sheets

...we'll do all the dirty work!

Hope to see you again
at



— A LITTLE RETREAT —
to

*Get Away (&) Together
Come*