

2024

YEARLY LETTER



IMPORTANT CONTACT INFO

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- Text Line: 937-888-3525
- Email: info@longsretreat.com
- Address: 50 Bell Hollow Rd
Latham, Ohio 45646
- Website: longsretreat.com
- Facebook Pages
 - Long's Retreat
Family Resort
 - Long's Retreat
Permanent Camper
 - Long's Retreat Buy,
Sell, Trade
- Instagram: longsretreat
- TikTok: longsretreat

Please let us know if you have had any address, name, phone number, or email changes.

IMPORTANT UPDATES

HAPPY 2024! We are counting down to our 54th season of operation 😊

In this letter, you will find: Dates to Remember, Rules & Policies for Campsites, Rent info, Golf Cart Rules, and a Signature page. You won't find your 2023 electric bill; those were sent in November, and due upon receipt. We know life is busy, so we appreciate you taking the time to read and respond with any questions you might have. *Important to note for all Campsites:

- **Storage Units:** Available for rent! \$125 for a month or \$1,000 for a year.
- **\$500 Deposit:** We will now require a \$500 deposit of anyone who newly purchases a campsite at Long's Retreat in 2024. This deposit will be used for a final electric bill and/or any balances owed when the site is sold again.
- **Moving Fee:** There is a minimum charge of \$50 for switching campsites. THIS DOES NOT INCLUDE labor; that is a separate fee—minimum \$100; based on time & effort involved. \$50 covers the paperwork!
- **Your campsite is YOURS and yours alone.** You are not permitted to rent, sublet, post on Air BnB, etc. your campsite. Any guest visiting you at your site is always your responsibility.
- **Campsite Liability:** As a reminder, your signed campsite agreement states that we are not to be held responsible for any damage that occurs to your campsite or camper while in this park. By signing the agreement, you release Long's Retreat from any and all liability to any properties on your rented campsite.
- **Appearances:** PLEASE keep your campsite clean, neat, and respectful. This includes not displaying flags/banners with profanity **OR** inappropriate/offensive messages (political messages, drug/beer paraphernalia, rebel flags, etc.) We appreciate your cooperation!
- **Your "Want" list:** We can't possibly complete all the odd jobs for everyone. If you need help with your AC/furnace, fridge, leaky roof, etc. we have names of people who can help! Please request a list from us.
- **Construction/Building:** Our rule is please do not build anything without asking first!

DATES TO REMEMBER

- **April 1st (week of):** Camping re-opens for the season! *Weather permitting - stay tuned to our website & social media for updates!
- **April 15th (or before):** All tarps & winter items must be removed from campsites.
- **April 6th:** Easter fun at Long's Retreat
- **July 20th:** Christmas in July
- **Sept. 27th-29th:** Halloween Camp Out
- **November 1st:** Water will be turned OFF in the campground.
- **3rd Saturday of every month:** Poker Run *See the Long's Retreat Permanent Camper Facebook page for details each month. May-September

RENT and ELECTRIC BILLS are two separate items.

****RENT****

Name:

Campsite Address:

Rent Due Date:

Rent Amount:

****ELECTRIC BILL****

Electric Bills were sent in November/December 2023!

If you have still not received your 2023 electric bill, please contact us.

*The total Electric balance is due **now!** Please mark your campsite address on your payment.*

Late fee of 10% applied to electric bill amounts after February 1st.

****2024 Electric Rate: 20¢/KW****

Golf Cart Pass (you only need to purchase if you do not have one or if you need another): \$50.00

Please let us know if you purchase a registered cart within the campground.

****Please note:** If credit/debit cards are used to pay for rent, electric bills, construction projects, etc. there is a 4% surcharge that will be added to the total.*

*****Lot Rent Fees*****

	CAMPSITE: WATER	LAKEFRONT WITH WATER	WATER & SEWER
When paying yearly:	\$2,000/Year	\$2,070/Year	\$2,130/Year
If you are trying to "sell" your site:	\$325/Month	\$325/Month	\$325/Month

***These prices are based on a cash or check payment. ***

As promised, there will be no rate increase for rent in the 2024 season. However, in 2025 there will be a 10%-12% rate increase for rent.

LATE RENT fee: \$200. Please pay promptly!

Rent Info

- Your campsite rent is a one-time fee for the *full year*—on season and off season—and everyone has a different rent due date, so please pay attention to yours. We don't send rent bills, so mark it in your calendar – it's the same date every year unless you pay by the month to change the date.
- Your rent amount must be paid in FULL before/on your due date.
- **PLEASE NOTE**—if you choose not to pay the full year; for example, if you are trying to "sell" your site, the fee is \$325/month until the next renter occupies the site.
- Paying the monthly fee does not add up to the full year total. Paying by the month simply moves your due to the next month.

RULES & POLICIES FOR CAMPSITES

All permanent campers must display a vehicle pass & registered golf cart sticker obtained from the office.

- Visitors—anyone visiting your campsite MUST obtain a visitor pass from the Office.
- Alcoholic beverages are not permitted in our Attractions areas (Beach, Slides, Kiddie Area, Oasis, etc).
- PLEASE keep any alcoholic beverages very inconspicuous if you have them in any other areas of the campground.
- Dogs/animals must always be kept on a leash or tied up. Please clean up pet messes. Pets cannot be at the Beach!
- No one is permitted to leave utility trailers, extra campers, vehicles, etc. at your campsite.
- No one is permitted to “live” in the campground before April 1st or after November 1st.
- Scooters/motorized skateboards/Segways/hover boards/paddle boards, etc., are not allowed in the campground.
- QUIET HOURS BEGIN at 11:00PM & are in effect until 8:00AM. Please be respectful of all others in the park and remember that the noise at any time of the day must not be a bother to your neighbors. This includes animals!
- No filling of swimming pools, slip & slides, etc. is allowed; our water supply cannot handle wasting water.
- Campers may only be washed on non-busy weekdays; never wash vehicles.
- Please check for water hose leaks. Please turn off your electricity/water when not using it!

Bills & Invoices: If we have done work for you (decks/roofs/steps—any kind of work!) please make immediate payment.

*We will not always send an invoice or bill. Please also note there is a 4% charge for credit card payment.

Construction

***DO NOT construct ANYTHING on your campsite without first asking permission. NO MORE FENCES!**

*Again, if we complete construction work for you, we expect prompt payment. We do not always send bills.

*Deck plans must be approved prior to construction. Roofs are only built by us.

*We used to require storage buildings to be factory “Rubber Maid style”. We realize there are now other variations. **PLEASE EMAIL or show us a picture of what you want on your site before purchasing.**

Trash: THANK YOU for helping us to keep the campground clean! We appreciate your effort.

*We will continue to offer dumpsters in the same locations: One location in Area R, one location by the Dump Station, and the original location where our dumpsters have always been (across State Route 124).

*PLEASE make sure all bags go IN the dumpsters (NOT on the ground). Too heavy for you is too heavy for us!

*Please ask us before disposing of leaves, debris, old campsite materials such as landscape timbers, etc.—we have a separate site where you can dump those materials.

*Please do not bring garbage from home and place it in our dumpsters.

Supervision

*Parents/Legal Guardians are responsible for the whereabouts, actions, and safety of their child(ren) at all times.

*Any child under the age of 12 must always be accompanied by an adult while in ALL Attractions areas (Beach, etc.)

*Children should return to campsites by the time quiet hours begin.

*Children should not ride bicycles after dark. Please be very careful riding bikes at any time of day!

*Permanent Campers are always responsible for any guests at their campsites.

Swim memberships are available - \$40.00 per person. This is for the Beach only and does not include Waterslides or other activity discounts. No picture - No admittance.

Pump Outs: \$17 (paid in advance). We do pump outs early in the week; don't forget to sign up by Sunday.

We cannot do any pump outs on the weekends!

Winterizing: November 1st will be the last day that we will winterize or pump.

Buying, selling, & moving campsites:

- When “selling” your site – we require potential new campers to complete an application. This (online) application will include a background check, and once a new renter is approved then your site can be “sold.” It is your responsibility to inform any potential buyer that their rent is due at the time of transaction, i.e., *your rent date has nothing to do with theirs.*
- Please inform us when someone is interested in purchasing your site – we can be sure they have submitted the application & have been approved prior to finalizing sale with them.
- Relocating/Adjusting trailers or campsites: \$50 flat moving fee. \$100 minimum for the physical labor.
- Rent, electric & all construction bills must be paid in full before any persons/trailer leaves the park.

GOLF CART RULES

A \$50 stickered pass must be purchased and displayed on each golf cart **before** operating your golf cart(s).

ALCOHOL OF ANY KIND IN OPEN CONTAINERS IS NOT PERMITTED ON GOLF CARTS.

*As of 1/1/06, no ATVs can be added to campsites. Those that have been “grandfathered” may upgrade their ATV but not add any additional ones.

ONLY GOLF CARTS are permitted, and no variations; a golf cart has a foot-controlled engine start and stop system. A golf cart is not a razor, side-by-side, 4-wheeler, or UTV, etc. from a farm supply store.

REGISTRATION

All Golf Carts must be registered at the Office to receive a pass.

When registering, you will be provided with a stickered pass that gives an identification number; please place this sticker prominently on the front of your golf cart.

RULES

1. Only permanent campers with valid driver’s licenses and a valid identification sticker will be permitted to drive their golf carts.
2. A non-licensed driver is not permitted to operate a golf cart in the campground at any time (even with a parent).
3. All golf carts must be equipped with headlights and taillights when used after dusk.
4. The number of passengers on the golf carts should not exceed the number for which it was designed; in addition, all riders must be seated.
5. Licensed drivers must always keep their golf carts on the MAIN roads. Please do not drive on Bell Hollow Road!
6. Licensed drivers are not permitted to ride in the fields by Area R/around the sewer ponds.
7. Licensed drivers must park all golf carts by 1:00 a.m.
8. Licensed drivers are not allowed to exhibit excessive “joyriding.”
9. Drunken/obnoxious behavior on golf carts will not be tolerated.

CONSEQUENCES FOR GOLF CART VIOLATIONS:

These consequences apply to all licensed drivers AND all golf carts registered to the campsite.

Registered campers are always responsible for their guests and visitors.

1st offense:** Loss of privileges for 2 weeks

2nd offense:** Loss of privileges for 1 year (from date of violation)

These penalties are the minimal consequences and can be increased depending on individual situations and circumstances.

I. Terms of Lot Use and Membership Agreement

If the Permanent Camper wishes to remain on the same campsite with the same Agreement, said camper must remit their seasonal fee and electric bill payments ON TIME, as well as any other outstanding costs (construction work, etc). Failure to do so will result in abandonment of the campsite (see section II). Further, it is understood that no work is permitted to be completed on the site without prior management approval. In addition, the Camp Operator reserves the right to refuse any RV unit that we feel is not within the overall aesthetic of the park. Further, all rules and policies set forth in this yearly letter, which is mailed or emailed to your residence at the beginning of each calendar year, are to be followed at all times of the year. Failure to obey these rules is a means for dismissal from the park. Finally, you agree that we are not to be held responsible for any damage that occurs to your campsite or camper while in this park. This includes damage by theft, weather, fire, etc. By signing this agreement, you release Long's Retreat from any and all liability to any properties on your rented campsite.

II. Abandonment

A site shall be considered abandoned if the site fee has not been paid up to date. The campsite and all of its physical entities will be considered abandoned; therefore, it is at the discretion of the Camp Operator to remove the RV and all of its physical entities from the site.

We have read the Long's Retreat Family Resort Rules and Regulations for Permanent Campers. By signing below, we understand that we may be forced to end our membership with no reimbursement if any of the rules and regulations are not followed or if I am delinquent on my seasonal fee, electric bill and/or other outstanding balances.

Permanent Camper Name **Date**

Permanent Camper Signature

Permanent Camper Name **Date**

Permanent Camper Signature

50 Bell Hollow Road
Latham, Ohio 45646

FAMILY RESORT
UNION
RESORT