



Updated on: 8/9/2018

Things you should know about Casa 1...

PLEASE READ The following important information (in alphabetical order). It is provided to assist you in having a safe and relaxing vacation. If you have ANY questions, or need any assistance please contact Ben 638-386-1932.

The following are related just to Casa 1:

A/C - To cool the home we have a total of 5 separate A/C units for Casa 1. The thermostat for the great room and the first oceanfront bedroom is in the hall just off the kitchen. The master bedroom, library and the two bedrooms off the library all have their own A/C units and each have their own separate remote controls. Please only turn on each A/C separately, as needed, or at night. The temperature settings for these A/C units are in Celsius. FYI - 78 degrees Fahrenheit equals about 26 Celsius. All the ceilings in casa 1 are domed and VERY high, so there is an extremely large volume of air that needs to be cooled. This means that the cooling process takes a LONG TIME when you first come in, so please be patient. We have found that it may take up to **24 hours** to cool down to your set temperature. During extreme heat the AC may never get to colder settings. Before you call and say the "A/C is not working", please check the air coming out of the vents. If that air is cool, the A/C is working. Please note that larger vents are "return" vents and *suck in* air not *blow out* air. Please turn on the ceiling fans; doing this you will find that the A/C is not needed, or needed as much. Electricity is very expensive so to avoid surcharges and to save money, run it ONLY when it is needed. Please remember, per the rental agreement, we surcharge for A/C depending on your temperature settings. PLEASE make sure everyone is aware of the thermostat settings! Casa 1 A/C fee - \$45 day for 78 Fahrenheit (26 Celsius) degrees or higher and \$60 per day for 77 Fahrenheit (25 Celsius) degrees or lower. The charges are based off the lowest settings on any A/C unit. Part of your deposit will be charged and not returned. If you have any concerns or questions, please contact the manager.

BBQ - We provide a LP gas BBQ to use. Please help keep it clean. Please cover the BBQ when not in use to help slow down the grill from salt air. It should be wheeled back inside through the side hallway door at the end of your stay. We added a ramp in this area to make it easier to put inside. There is a grill brush (check under the grill). Please scrape down the grill after each use.

Blankets/Heaters - During the fall and winter months it can become quite chilly in Rocky Point. We provide nice warm blankets and electric portable heaters for our guests to use. Blankets are located in each bedroom. Additional blankets can be found in the great room in the wicker basket and in the master bedroom at the bottom of the armoire. Portable heaters are also stored in the master bedroom armoire for your use.

Cameras - We do have security cameras at various locations outside the homes. We also have 1 camera inside the home pointing towards the front door. When you open the door look straight ahead it is just above the window. It is set to record when it detects motion and it helps us monitor who is coming inside the home and when. We do respect your privacy and do not have any other cameras inside the home.

Fireplaces - Casa 1 has many fireplaces. The ones in the master bathroom and the second bedroom are decorative and cannot be used. The large main fireplace in the great room *can be used*, but requires a bit of "prep". The chimney is sealed off to prevent warm/cold air from entering the home. This seal will have to be removed prior to use. There is a \$50 fee for us to unseal and then reseal. This fee also includes the additional cleaning that is required when this main fireplace is used. The fireplace in the master bedroom uses LP gas. The connection is outside the home just on the other side of the fireplace. You can use the existing BBQ tank or ask Ben for another extra tank (small fee for extra tank) Caution: Make sure the damper inside the bedroom chimney flue is open. This allows the gas fumes to go up the chimney and not inside the bedroom. We also have an outside fireplace which we encourage you to use if desired. We do not furnish firewood. Firewood can be purchased by many local vendors. Ask Ben if you have any questions about operating any fireplace.

Heat - Casa 1 has VERY high ceilings and there is an extremely large volume of air that needs to be heated. This means that the heating process does takes a LONG TIME and in the great room it NEVER gets super warm, since heat raises and that room is so big. Please check the air coming out of the vents. If that air is warm, the heater is working. Please note that larger vents are "return" vents and *suck in* air not *blow out* air. The master bedroom has a Mirage brand and to heat select mode until the bottom left icon (of the sun) is shown. Electricity is very expensive so to avoid surcharges and to save money, run it ONLY when it is needed and PLEASE be aware of the thermostat settings! Part of your deposit will be charged and not returned. We have provided additional blankets and portable heaters for your comfort. Also see "Blankets" and "Heat" under the general "Things You Should Know" section in this guidebook.

Hot Water Heaters - Casa 1 has two electric hot water heaters on switches. The one for the master bedroom side is just inside the master bedroom doors on the left side. The main heater is in the main bathroom in the hallway off the kitchen. Please turn "on" when you arrive and turn "off" when you leave.

Outside Lights - On the rear patio, we have a light switch at the very top of the stairs that will turn off the lights in the "domes" just in case you want to sit in the dark and watch stars. Normally it is on a photocell. If the top dome lights are off at night, turn them on with the same switch and they will turn off automatically during the day with the photocell. All outside lights in both of our homes are on a photocell. We encourage you to leave the outside light switches in the "on" position so that the lights will automatically come on as it starts getting dark. To control the patio lights outside of the library (one on each side of the outside fireplace) you will find the switch for behind the right door as you enter the library through the French doors.

Refrigerator - We have a very expensive commercial quality refrigerator and freezer. Please use with care. When you close the doors it "vacuum seals" the air out and you will NOT be able to again quickly open the door. You MUST wait about 12 -15 seconds before opening the door again. Please DO NOT force the door open while it is trying to "seal" the door. You will break the handles. When you first put food in, it takes a while to cool all the items. Please try not to open the refrigerator a lot, it causes the refrigerator to take longer to cool. If you do NOT close the doors Completely, an alarm will sound! It sounds like a smoke/fire/security alarm, but it is the refrigerator or freezer door. Do not "slam" the door shut, but gentle "push" the door close. Wait a bit, and the alarm will quit.

Space Heaters - During the fall and winter months we provide space heaters for our guests. They can be found in the closet of each bedroom. Use these in addition to or in place of a modest heat setting to help heat the room quickly and efficiently.

Water Pressure - Water supply in Mexico is not like in the states. It is somewhat "unreliable". We have installed several water reserve tanks and most times you will not be aware the city water supply is off or has low pressure. Since Casa 1 is such a large house and has many faucets, you WILL notice low pressure when there are multiple users using the water at the same time. Our water pump will not keep up to the demand and you will see a drop in water pressure. It is best to stagger showers and water usage the best you can. It seems the shower in the master bathroom and the RO in the kitchen is MOST affected by others using the water. We are looking into improvements to increase the pressure, but be aware of the water pressure and try to plan accordingly.