

## **Frequently asked questions**

### **4255 Bridgeway “Spacious Hillside Cottage”**

#### **What kind of regular maintenance is provided?**

This is not a highly groomed property. We cut the hillside grasses and undergrowth 2-3 times a year, this year early spring and recently after the spring when the rains cease and in the late summer/fall to minimize any fire hazards. When needed, we have the trees trimmed. In the rental agreement we require that the cottage renter (the same as the wheelhouse renter) sweep the stairs they share at least twice a month or hire someone to do it. Once a year we have professional window cleaners come and power-wash the house and wash windows inside and out.

#### **Do you have other regularly scheduled services?**

Terminex, a pest control company sprays for ants four times a year and cleans the eaves of spiderwebs. In the past, we have also had them come to eliminate a yellow jacket ground nest, mice and rats.

#### **Do you have plans to sell the property?**

We do not have plans to sell the property. It has been in our family for many generations and we hope to be able to keep it that way. However, there are always circumstances that could arise in which we would need to sell it but you'd have a lot of notice! We have our properties rented as month-to-month rentals vs. year-long leases on the advice of our lawyer but we are really seeking renters that will stay here for a minimum of a year, preferably years. Our current hillside renters have collectively rented from us for 27 years!

#### **Am I permitted to garden?**

Yes, we have one renter with a vegetable garden. Another is big into succulents and is busy covering the hill with her plantings. There is some enhanced soil in the front of the cottage which would be receptive to a shade garden and another area that receives more sun where a raised bed could go. Container gardening would do well on the deck.

#### **Are pets allowed?**

Pets may be considered on a case-by-case basis for well-qualified applicants. A well-behaved cat or dog, identified in your rental agreement, is allowed and a \$50 a month per pet fee is required instead of a pet security deposit. Assistive animals are always permitted and are approved with legal documentation. If you work outside of the house please know that barking, howling, damage to the cottage while an animal is unsupervised is unacceptable and if it persists after warnings it could be grounds to surrender the property. There is a nice loop

up to Ebbtide, down to Bridgeway, back to the property for walking a dog. There is also a dog park a block away. Candidates without pets are also most welcome!

PAGE 1 Acknowledgement that I have read and understand these details

Renter (s) \_\_\_\_\_ date \_\_\_\_\_

### **Are there wild animals?**

There have been deer, raccoons, fox, coyote and possums spotted on the property at various times.

### **I see your area code is Vermont. Do you manage the property from there?**

My sister Carol and I own the property, which has been in my family since the late 1800s. I have managed the property long distance with occasional visits for the past decade. Texts and photos are our friends! I have a stable of trusted contractors who help us maintain the buildings and grounds and can respond to an emergency or scheduled repairs. If you are our finalist, we encourage you to speak with our two other property renters to get their opinion of our responsiveness. My daughter Tilden, who lives in Berkeley, is assisting me with the property during COVID when I'm unable to be there to show the place personally.

### **Is the garage available to rent?**

Please speak with me if you are interested in renting all or part of the garage. During the rainy season some moisture gets inside so it isn't for dry storage. It is ideal for things like kayaks or boats which are impervious to moisture. Sharing the rent with others is also a possibility. We have a garage renter who will be vacating in the coming months.

### **How much privacy is there?**

I would say your neighbors are further away than in most neighborhoods. That said, sound does carry and barking dogs or loud parties would certainly be heard by your neighbors. It is a quiet enclave and neighbors are friendly but mostly keep to themselves. You share the main stairway with primarily one neighbor; the others in the upper house carries their recycling down the stairs one evening a week. It is a community that helps one another!

### **Is it a safe area?**

Primarily there are bicyclists or students using the sidewalk in front of the property. Because there are no businesses on that side of the street in that section of Bridgeway, there is little reason for other people to be there, though suspicious looking individuals have been spotted now and then and the hill renters are vigilant. It is not recommended to leave valuables evident in the car. Several times kids cut through the property as a shortcut from Ebbtide to Bridgeway despite the No Trespassing signs. They were addressed and stopped cutting through. There was a time where several homeless individuals were camping out on Bridgeway in front of the wall to the right of our property, beyond the garage. We called the police who removed them. There is a motion detector on the garage and on the stairs. There are fake video cameras and surveillance signs to discourage trespassers. One hillside renter is

often in the parking lot hillside gardening and acts as an informal security person-challenging any would-be trespassers. The hill residents look out for one another.

PAGE 2 Acknowledgement that I have read and understand these details

Renter (s) \_\_\_\_\_ date \_\_\_\_\_

**What utilities are included?**

Water, garbage, recycling and compost pick up are included in your rental price. The garbage is picked up at the top of the stairs; the recycling and compost down at the street. You are responsible for your gas and electricity (we will have you take a reading of your meter on your smartphone and send it to us).

**Is there on-site laundry?**

Yes, there is a stacked washer and dryer in the cottage for your use. If you prefer air dried clothes you could string a laundry line on the deck or patio.

**Is there storage provided?**

There is a storage section of the basement of the cottage for your exclusive use, with shelves that you can padlock with a combination lock. It is big enough that you can fit a bike or a board in this area. There may be the possibility of renting a portion of the garage for storage.

**Is off-street parking provided? What options for a second car or visitors?**

One parking space in the Bridgeway parking lot is guaranteed for your exclusive use. If you or your partner owns a second car or when you have visitors, we ask that you park across the street in the Harbor public parking, or around the corner on the street by the dog park or high up on Ebbtide, beyond 330, on the street. There is a short cut to the cottage from Ebbtide at 330 stairs. Your designated parking place would be alongside garage, close to building.

PAGE 3 Acknowledgement that I have read and understand these details

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