
POLICIES:

- **RESERVATIONS:** Reservations are accepted online, over the phone, or in person. Reservations are generally accepted in the order in which requests arrive, although priority may be given to parties who request longer stays. Certain holiday and special event weekends may require a minimum stay of more than one night. For these popular weekends, we will attempt to contact you to confirm your reservation and request that you respond to this confirmation in the most timely manner possible. We may not be able to accommodate "walk-ins" and recommend that all guests contact us in advance to make a reservation.
- **CHECK IN/CHECK OUT:** General check in times are between 4 PM and 10 PM on the evening of your arrival. Guests should check out between 8 AM and 12 PM on the departure date. With advance notice, we may be able to accommodate check ins and check outs beyond these times.
- **ARRIVAL:** On arrival, all guests are expected to check in with staff, who will provide room keys and answer any questions you may have.
- **DEPARTURE:** Before you depart, we ask that you remove all of your personal belongings and leave linens and towels in the rooms. If your party has accumulated excessive trash or recyclables in your room, please remove them to the shed behind the house.
- **CANCELLATIONS:** In the event that you must cancel your reservation, we ask that you let us know as soon as possible. We reserve the right to charge a cancellation fee for any reservation cancelled less than 7 days prior to your scheduled arrival. The fee will not exceed the total bill for the reservation.
- **PAYMENTS AND DEPOSITS:** We accept cash, checks, and most major credit cards. Please make checks out to "LADV - Rota." For large private events, we may request a partial deposit in advance.
- **BEHAVIOR:** All guests are invited to enjoy the serenity and beauty of the Catskill Mountains during their stay at Rota. Guests are expected to treat nature, the property, staff, volunteers, other guests, and our neighbors with respect at all times. Violent, aggressive, or threatening behavior will result in being asked to leave the premises with no refund and local authorities may be called.



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Latvian American Disabled Veterans, Inc.
www.rotalodge.org
rotalodge@gmail.com

82 Rota Road
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- **QUIET HOURS:** To promote the enjoyment of all of our guests while maintaining a good relationship with our neighbors, we ask that all guests follow the Town of Hunter noise ordinance which prohibits disruptive loud noise between the hours of 10 PM and 8 AM. During these hours, please keep music and voices at a level that will not disturb others. For certain special events and fundraisers, this policy may be suspended.

- **DAMAGES:** Please report any broken or non-working items to staff as soon as possible. While we do understand that things break under normal wear and tear, we reserve the right to charge additional fees for damages caused by guests.

- **PERSONAL PROPERTY:** Although theft and damage to guests' personal property rarely occurs, we encourage guests to safeguard their belongings. We recommend that you lock up or take any valuables with you when you leave your room as we cannot take responsibility for any guest property that may be lost or stolen.

- **PETS:** Pets who are friendly, house-trained, clean of pests and disease, and up to date on vaccinations are welcome at Rota. By bringing pets with you to Rota, pet owners agree that they will: 1. Keep pets with them at all times, 2. Aim to ensure that the pet does not harm others or cause damage to any of the facilities, and 3. Take all responsibility for costs associated with their pet's actions (including property damages, physical harm, or oopsy messes).

- **IN CASE OF EMERGENCY:** If you are having a life-threatening emergency, please call 911. Please familiarize yourself with the emergency exit diagrams posted in each guest room. The building is equipped with a fire detection alarm that will sound if smoke is present or if an alarm is pulled by hand. In the event that the alarm sounds, please calmly and quickly exit the building through the closest safe exit. Once outside, staff will provide further instruction. In the case that no staff are present, please call 911.

- **FIREWORKS, FIREARMS, AND WEAPONS:** Legally obtained fireworks, firearms, and weapons are permitted for guests over 18 years old. For safety, we require that guests check in with staff before using these items. We urge guests to use the highest level of caution and care when using these items to avoid damage and injury to others. Please note that NYS law bans the use of firearms within 500 feet of a housing structure. Pay special attention for children, pets, and hikers in the woods while respecting the established quiet hours. Rota assumes absolutely no responsibility for guests' use of fireworks, firearms, or other weapons.



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OTHER HELPFUL INFORMATION:

- **MEAL REQUESTS:** When making your reservation or when checking in, please let us know if you would like breakfast prepared for you and your party. We can also prepare lunch and/or dinner services (special events, birthday parties, ceremonies, or family gatherings), but we do request at least two days advance notice, and require a minimum of 10 guests.

- **USE OF FACILITIES:** All guests are welcome to enjoy our buildings and grounds. Private use of the fireplace room in "Meža Māja", bar hall "Zelta Auns", and kitchen facilities, dining hall, and porch of the main house may be available upon advance request and may require an additional fee. Guests are expected to clean up after themselves when using common areas, leaving the space as it was when they arrived.

- **CHILDREN:** Rota welcomes children of all ages to enjoy our scenic property. Persons under the age of 18 should be accompanied by a parent or other responsible adult who is willing and able to care for the child in case of emergency. Particularly during special events and fundraisers, please do not drop off or otherwise leave youth under 18 unattended.

- **BEARS:** We are in black bear territory! Bears do roam the area regularly and are particularly fond of trash and human food.

Please help us keep one another safe by observing the following:

- 1. Keep all trash indoors or in the trash shed - never leave trash outside*
- 2. Clean up after your party after cooking outside*
- 3. Remove food items from your vehicle*
- 4. Close your window when you leave your room if you are on the first floor*

Rota is not responsible for any damages to personal property caused by bear activity. For more information about black bears and what to do if you see one, please see the NYS Department of Environmental Conservation website.



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- **CAMPFIRES:** Guests are welcome to make campfires, in the campfire pit behind the main house only, except during the annual state-wide burn ban. Please follow general safety precautions by keeping campfires small (NYS regulation dictates they remain less than 3 feet tall by 4 feet diameter), not leaving fires unattended, and extinguishing fires with water before leaving the campfire. Please only burn untreated wood. Do not burn plywood, pressure treated wood, or any non-biodegradable material (plastic, glass bottles, metal cans, etc.).

- **ACCESS TO NEIGHBORING LAKE:** Guests of Rota are generally welcome to enjoy the lake located on the property of our neighbor, the Latvian Lutheran Church Camp. There are certain times and days when access to the lake will be restricted, and this information will be posted on the bulletin board in the main house. The Latvian Lutheran Church Camp has posted rules at the entrance to their property, which all guests from Rota are expected to follow.

- **VOLUNTEERING:** Rota is a non-profit organization that welcomes volunteers of all backgrounds and with all types of skills. Please let staff know if you are interested in volunteering!



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