

Vermont's 1828 Reunion House

*“where memories are made”*

## Renter's Manual

2009 / 2010 Edition

Vermont's 1828 Reunion House  
5227 Route 103 South  
Chester, Vermont

Owners:

Matthew and Peggy Fitzgerald  
Joe and Kathy Zulty  
Christian Fitzgerald

# Vermont's 1828 Reunion House Renters Manual

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## Vermont's 1828 Reunion House Chester, Vermont

### Introduction - Here's what to expect.

Vermont's 1828 Reunion House was built in 1828, and in classic Vermont style had an attached barn. Sometime in the late '60s the attached barn was converted into a skiing lodge. The first floor of the barn is called "The Teddy Roosevelt Lodge" and it is through this room that one enters the house from the parking area. The lodge is a current-day great room with a large fireplace (that is stoked continuously when we are in residence – please feel free do the same), a large living room area and an eating area with a small galley type kitchen.

Above the lodge are 5 small bedrooms, just enough room for the beds and bureaus – not much else. There are for example no closets in any of these five bedrooms. There are two full baths with stall showers - back to back, so these too have the feel of a dormitory. The double sinks are in the hallway, and although not perhaps the most elegant arrangement the utility of having the sinks in the hallway is apparent when all the bedrooms and beds are populated. These sleeping areas are the classic ski bunkroom, long on practicality and short on elegance.

The lodge is connected to the house at the house's kitchen (although the house is a legal duplex but we rent only as one unit – it just feels like one house). The kitchen is well equipped with a 6 burner gas Wolf stove and all the amenities for making great food (bring your favorite recipes – everyone loves to eat). The kitchen has a front door to a delightful covered porch, with a hanging swing. The porch and the door face east towards Route 103. In the back of the kitchen is a hall / pantry with a washer and dryer and door to a backyard patio, which is covered in the spring, summer and fall by a colorful canvas canopy. The patio is of white stone gravel and there is a large picnic bench and chairs in the warmer months.

Downstairs in the house there is a huge dining room (redecorated in 2003) that easily sits 14 for dinner. The "Lincoln bedroom" is on the first floor and has a queen 4 poster canopy bed and a single bed. There is a non-functioning fireplace in this bedroom (please don't attempt to use it). There is a full bath (remodeled in 2003) off the dining room and adjacent to the Lincoln bedroom. The living room is in the front of the house with an additional door facing east towards Route 103. There is a second semi-functional fireplace (please – small fires only) in the living room. Upstairs in the house are two bedrooms, more elegantly furnished (as compared to the five bedrooms in the lodge) with antiques and a 4th full bath.

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The house is old and rustic but very elegant in its antiquity and eclectic charm. There's an additional barn that formerly served as an antique shop in the summer. The former residents, who owned the house from 1963 though 2002, sold English and French country antiques which were imported each June and sold through the early fall. Every once and a while some one will stop looking for their beloved 1828 House Antique Shop. Some of the leftover antiques have found their way into the myriad furnishings of the House for an overall American hodge-podge feel. Wide planked pine floors, bold colors, big light filled windows and a dignity all its own make the 1828 House truly unique!

The house sits at the intersection of Route 103 South and Smokeshire Road, just south of Proctorsville Gulf (a Mountain pass). Route 103 is a busy truck route so beware of road noise particularly in the summer; in the winter the snow seems to absorb the sound and you don't seem to notice it. It is approximately 6 miles north to the town of Ludlow and Okemo Ski area and 5 miles south to the town of Chester, Vermont, both of which you should be sure to visit. Springfield Vermont is 7 miles to the southeast.

Smokeshire Road, a county maintained dirt road is the southern border of the property and it follows the Williams River to the west (affording a great opportunity for hiking through some of Vermont's finest scenery). There are a series of bridges that transverse the river each approximately a mile apart. The 10-acre property has a meadow surrounding the house with woods above leading to a second meadow with a small pond. We have cut a sledding path through the woods from the upper meadow to the lower meadow. This path is known as "Reunion Way" and can be great fun après ski. Toboggans are in the garage, so please feel free to indulge. Also, don't hesitate to hike around the property and enjoy the wonder of the Green Mountains. The Northern border of the property is the town line dividing Chester to the south and Proctorsville to the north.

The house is yellow and has an adjacent red barn. There is a large sign on the barn identifying the "1828 Reunion House".

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## Welcome

We are pleased to welcome you as guests to our home. We sincerely hope and expect that you will have a wonderful time. We have prepared the following “renters manual” to help you enjoy the house and utilize the amenities to their full advantage. We also hope and trust that you will enjoy the Green Mountains and the State of Vermont to its full advantage.

## Getting In and Locking Up – the Doors

For your convenience we recently installed a combination lock on the Lodge door (the main entrance to the house). Before your arrival we will send you a four digit code for entering the house. Operation of the lock could not be simpler. There is a master button at the top of the key pad and then 10 numbers - 0 through 9 on the key pad. There is also a large knob which you will twist to withdraw the deadbolt. The knob normally spins easy and only engages after you enter the combination or code. So to open the door follow these steps:

1. Hit the master button first the key pad will light up – which may be helpful for late night arrivals.
2. Enter your four digit code - the master button will blink green for 5 seconds.
3. Turn the knob (which will now be engaged for 5 seconds) clockwise withdrawing the deadbolt.
4. Turn the door knob – and welcome to the 1828 Reunion House.

All of the other doors maybe opened from the inside once you enter the house. Please be careful in opening these doors to insure that all the pins – at the top and bottom of the doors are withdrawn. These pins help keep the doors sealed in winter months to prevent drafts. All storm doors should be shut and locked – again to prevent drafts more so than for security. When leaving the house please close and lock all doors and insert all door pins assuring a good seal.

To lock the combination door – you simply need to hit the master button and then twist the knob – counter clockwise this time – insuring that the deadbolt is all the way engaged.

## The Thermostats

The thermostat is on the wall of the dining room above the buffet. This thermostat controls the propane fired forced air furnace for the whole house. You will find heating vents throughout the first floor and none on the second floor. The heat does keep the bedrooms comfortable (perhaps a little cool) for sleeping. There is a plethora of blankets throughout the house (don't be shy look around in the bureaus and blanket boxes under the beds, and the coffee

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table in the living room - you'll find plenty of warm blankets). When it's bitterly cold and windy outside it is critical that you maintain a roaring fire in the fireplace as an auxiliary source of heat.

## Bedding and Linens

We have made arrangements with a professional linen service and all of the beds, excepting the bunk beds, will be made and ready to accommodate you upon your arrival. The bunk beds will need to be made but linens will be available at each bed. Towels are also supplied for each room, however, these hotel style towels are not the greatest and you may want to consider bringing some of your own.

In addition there are some limited linens in a cabinet next to the washer and dryer in the kitchen of the house. These can be used for the sleeper sofa or couches but must be cleaned and folded and replaced in the cabinet before your departure.

Upon completion of your visit please leave all beds in which someone slept unmade. Leave the blankets in the room with the bed.

The following "Presidential" bedrooms are equipped with the following beds:

The Lincoln – first floor in the house: 1 Queen & 1 Single

The Quincy-Adams – second floor in the house, south side: 1 Full\*

The Kennedy – second floor in the house, north side: 1 Queen

The Truman – in the Lodge, northeast corner, 1 Full

The Clinton – in the Lodge, northwest corner, 1 Full

The Tyler – in the Lodge, west center, 2 doubles, 2 singles, bunks / dormitory

The Franklin Roosevelt – in the Lodge, south west corner, 1 Full

The Bush-Bush – in the Lodge, south east corner, 4 singles (2 bunks) – children's dormitory, this room only - linens are provided but beds are not made.

\* The Quincy Adams has a closet, affectionately referred to as the "Anne Franke", which contains a child bunk bed. We don't count this room or beds in our sleeping capacity but if you have some adventurous 5 or 6 year olds it might be fun for them – the space is very tight, it is after all a closet. Bring sheets as linens are not included for these two juvenile beds.

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## Fireplaces

There's nothing that is quite so quintessential Vermont as a roaring fire in a big brick fireplace. The lodge has a large brick fireplace equipped with a Heat-o-lator system that can really kick out some heat. There's plenty of dry seasoned firewood in the barn – help yourself and enjoy!

There is a small fireplace in the living room (the “Blue Room”) and an even smaller one in the Lincoln bedroom. Please do not use these fireplaces. The fireplace in the Lincoln bedroom is inoperable and should not be used under any circumstances. The fireplace in the living room is functional but can only accommodate small fires.

We are hoping to install gas fireplaces in both of these chimneys, so that is something to look forward to during a future visit.

THE CHORD FIREWOOD IN THE BARN IS ONLY FOR USE IN THE LODGE FIREPLACE. THIS IS EXPENSIVE WOOD (\$200+ a chord) IS NOT TO BE USED TO FUEL OUTSIDE BONFIRES!

Upon completion of your visit – please do not remove the ashes from the fireplace. This is the single leading cause of houses burning down in Vermont. If there are any embers in the fireplace do not close the flue. If the embers are totally out, please close the flues and leave the fireplace screen in place where appropriate. In the Lodge there is a large metal cover for the fireplace which clips in place. Please be sure to cover the fireplace with this metal barrier and clip it in place.

## Dishes, Pots & Pans

The house is well equipped with dishes, pots and pans and various utensils for cooking. There is a plentitude of dishes, silverware, glasses and coffee cups. The iron frying pans on the walls are to be used, not just for decoration.

Upon completion of your visit please clean all dishes and put them away. It is acceptable (although not desirable) to leave the dishwasher running. The cleaning fee DOES NOT INCLUDE dish clean up and if dirty dishes are left there will be an additional cleaning fee subtracted from your security deposit. Please budget time for cleaning the kitchen before your departure. The 1828 Reunion House is big and accommodates a lot of people, which in turn means a lot of cooking, so please clean up after yourself and leave the kitchen clean. This is not the responsibility of the cleaning lady. Thank you.

## Help Us Equip the 1828 Reunion House

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In an effort to supply you with a well-equipped kitchen and more generally – a well-equipped house, we would like to invite you to help us equip the Reunion House. If you find some device or aid (obviously it must be a non-consumable) missing from the kitchen, or more generally the house and it is less than \$25.00 please buy it and leave it in the house. Send us the receipt and we will send you a reimbursement check for the item you bought when we return your security deposit check. Remember – returning the key via mail is the trigger for you to receive your security deposit.

## **Food & Supplies**

It is our intention that you receive the house with empty and clean refrigerators (there are two standard size refrigerators). However, there may be some left over condiments, jellies and jams. In addition in the kitchen cupboard there may be non-perishable items such as spices, sugar, flour, coffee and teas. Please feel free to use these items and to leave similar non-perishables behind.

Upon completion of your visit please be sure to empty both refrigerators of all perishable food (see the glossary of terms for further guidance on UFOs and UROs and please don't leave any behind).

## **The Stove**

There is a six-burner gas stove in the kitchen. Occasionally the pilot lights on this stove go out. They are simple to reignite. Simply lift up the metal deck of the stove, clean the pilot area of debris and relight. Sometimes when the house has been vacant and the pilot lights have been out there is an unusual odor associated with the minimal gas leakage from the pilots – don't worry – simply open the door to get some fresh air in the house and relight the pilots.

As we indicated above our cleaning lady is not expected to clean the kitchen after guests leave. Please be sure to leave the stove clean. We find that the house accommodates so many people that there is necessarily lots of cooking. That's OK, we love to cook too, but please take responsibility for cleaning up the stove and whatever cooking utensils you may have used before you leave.

## **Mice and Flies**

In the past we have had mice invade the Reunion House. Because it sits empty for long periods of time and is warm, often with a supply of food (this is another reason not to leave food behind) this has been a problem. However, we have installed ultrasound devices throughout the house that have worked exceptionally well in eliminating this problem. Typically now – there are absolutely no mice anywhere in the house. However, it is critically important that these devices remain plugged in. If you need the circuit go ahead and use it but

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please be sure to plug the ultrasound devices back in before leaving. By the way these devices bother dogs and cats in the same manner they bother mice – which is another reason we are unable to accommodate your pets at the 1828 Reunion House.

Vermont is famous for the black fly that somehow survives in the middle of winter and congregates in warm houses. The house has recently been extensively insulated and sealed and this has curtailed the black fly problem enormously. Be forewarned they may be a few flying around that have somehow found their way into the house. They are annoying but essentially harmless.

## **The Foosball Table**

There is a foosball table in the barn which is unheated.

## **Televisions**

The two televisions, one in the lodge and one in the living room are connected to direct TV and hence have a zillion channels. For the system to work correctly you should turn the TV on and adjust the volume manually on the TV. To change the direct TV channels you must use the remote, i.e. don't change the channels on the TV because you'll lose your connection to direct TV.

The TV in the living room has a DVD player hooked up to it. The TV in the lodge has a VCR hooked up to it. To have the TV play either the DVD or the VHR you need to turn the TV to channel 3 or 4.

If the system becomes disconnected from the satellite turn everything off. Turn the satellite system on first – then the TV.

- With the TV remote – the RCA remote - hit the input button
- Go to composite side – apparently it will work after you select this

If you still cannot get it to work you can call our TV expert – Matthew Perez on his cell phone 908-642-4046, or enlist some one under the age of 25 to attempt to fix it.

## **Telephones**

There are two lines for telephones into the house. The numbers are 802-875-9452 and 9453. The 9452 line is the more generally used house line. Phones associated with this line are found in the Lodge (by the TV and on the desk) and in the living room. The 9453 line has one phone associated with it, which is found in the Lincoln bedroom on the night table.

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Please do not make long distance calls on either of these two lines. The lines are open so you can make local or semi-local calls. Thank you in advance for respecting this courtesy.

## **Trash**

There is a green dumpster on the property for all trash. Vermont is a recycling state and there is actually a 5 cents deposit paid on all glass and aluminum containers. We have recycling trash cans in the garage / barn across from the wood, so please leave all glass bottles, aluminum and plastic containers there to be removed to the recycling center.

If the trash dumpster is full, please call Patrick, the groundskeeper at 802-875-4427.

## **Equipment and Clothes**

The 1828 Reunion House is owned by several families who have been skiing and snowboarding for many years. Consequently, there are several generations of equipment for various size kids in the second floor of the barn. Please feel free to borrow this equipment if you are willing to take responsibility for assuring that all safety devices are operating appropriately. For the ski equipment we recommend taking it to a local ski shop and getting gear tuned and safety checked (this is still probably cheaper than renting). This is really an imperative for the ski equipment as we are all snow boarders and have no idea the last time the skis were used.

In addition we have accumulated extra ski clothes – hats, gloves, scarves, sweaters and ski pants. These extra clothes are in the left hand knee wall storage area of the Kennedy bedroom (the Kennedy bedroom is to the right at the top of the stairs in the house). Please feel free to borrow any of these extra clothes.

For both the extra equipment and clothes please feel free to borrow these items, but please do not leave with them. Our guests, families and ski club member use this gear. You may feel free to add your extra gear to the inventory and most likely it will be there when you return next season.

## **Reunion Way**

Several years ago we cleared a path through the trees between our lower and upper meadows. The path we created we affectionately refer to as “Reunion Way”. It is a great place for sleigh riding, tubing or even strapping on a snow board. There is a path to the left of Reunion Way for walking back up the hill, so as to avoid the down hill riders. Please feel free to borrow the toboggans,

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sleighs and tubes that are upstairs in the barn and have fun enjoying Reunion Way.

## House Rules

The only true house rule is *have fun!* However when we bought the house there was a sign hanging on the refrigerator door and it noted some house rules. We thought these were good rules to live by in any situation so we present them again here, and hopefully they're still adorning the refrigerator.

### House Rules

- If you open it, close it
- If you turn it on, turn it off
- If you unlock it, lock it
- If you break it, fix it
- If you cannot fix it, report it
- If you borrow it, return it
- If you make a mess, clean it up
- If you move it, put it back
- If it doesn't concern you, don't mess with it
- If you don't know ask

## Leaving the House

Please make sure to use the following checklist when leaving the house.

1. Turn the thermostat in the Ford Dining room down to 50 degrees.
2. Close and lock all windows, storm doors and doors, securing the deadbolts where possible.
3. Remove all perishable food items from the refrigerator and cupboard.
4. Empty all trash into the dumpster.
5. Clean and put away all dishes, pots, pans and utensils.
6. Please make extra sure the stove area is clean.
7. Strip all slept in beds and place linens by the washing machine.
8. Place all used towels by washing machine – if they are wet or damp please hang them from the wooden drying rack immediately across from the washing machine.
9. Turn off all electrical devices such as the TV and Stereo.
10. Close dampers on fireplaces if there are no embers.
11. DO NOT EMPTY ASHES FROM THE FIREPLACES.
12. Turn out all the lights.

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13. If there were jugs of water in the refrigerator please refill (tap water is fine) and replace them. It turns out empty refrigerators run almost continuously so having water jugs inside will save electricity – thank you.
14. Shut all of the doors to the barn.
15. Turn the thermostats on the hot water heaters down as low as possible
16. Turn the knife valve above the water tank in basement.
17. Shut and lock the door to the lodge, and insure that the storm door is closed. To lock this door simply press the master button at the top of the key pad and twist the deadbolt shut.

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## Important Contacts

Patrick LaDuc, Handyman & Vermont Liaison Extraordinaire  
Chester, Vermont (Just a couple of miles down Route 103)  
802-875-4427.

Deb Singleton, Property Manager  
for, Tammy, Housekeeper  
Chester, Vermont  
802-226-7330

## Owners

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Email – [jabbajoes@home.com](mailto:jabbajoes@home.com)

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## Things to do – places to visit: nearby Towns

**Chester Depot / Chester** – Just five miles to the south on Route 103, Chester is the quintessential Vermont Village with antique and novelty shops and a wonderful bookstore with a special Vermont section. Don't miss it and while you're there check out the Fullerton in right in the center of town – on the Green as they call it.

**Grafton** – Grafton is another 10 miles south of Chester on Route 35. Smaller than Chester, Grafton is a quintessential Vermont Village. It has an interesting history in that a not-for-profit Foundation – the Windham Foundation was established to restore and preserve the unique architecture and homes of the town.

Many of its beautiful old buildings have been lovingly restored by its residents and the Windham Foundation, so what you see today looks much like it did years ago. Grafton's uniqueness, however, comes from being a real town - not a museum-like town - with its citizens being its most valuable resource. It is a vibrant community, still holding the traditional Town Meeting for government, with participation from a wonderfully diverse population of 600 people. Go walk the village streets and picnic in the park next to the covered bridge. Visit the wonderful shops, galleries and museums. Definitely check out the cheese factory – great cheese and an interesting factory. There is a tubing and cross-country ski center which is great fun. Linger a few days and you will see the beauty that surrounds us in these hills and feel the peace and quiet charm of the Green Mountains.

**Weston** – Weston is a quaint Vermont village famous for its Play House and of course the Vermont Country Store – which is NOT to be missed. Weston is easy to get to – head into Ludlow and take a left on Route 103 South which tees out at Route 155 – take another left and head into Weston. It is less than 20 miles from the house and is well worth the visit. When you leave Weston you may want to continue south on 155 into Londonderry where you will come to Route 11, turn left heading East and you will loop around to Chester – where you will find Route 103 N for your return to the 1828 Reunion House.

## Things to do – places to visit: Attractions

**Hamilton Falls** – Hard to get to but a fabulous summertime activity, these falls are very dramatic and offer an excellent swimming hole. Be forewarned there are often nude bathers at these beautiful falls (not really sure why?).

Precise directions follow – leaving the 1828 House turn right on Route 103 South and follow it 6.5 miles into the town of Chester. Turn right on to Route 11 West and then make an immediate left on to Route 35 South towards Grafton

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(don't miss this beautifully restored Vermont Village – see above) – follow Route 35 through Grafton for a total of 21.1 miles to Route 30 – turn towards Jamaica (north) 4.6 miles to the town of West Townsend – follow 4.2 miles and turn left on Barbeepond Rd for 0.8 miles turn left on to West Windham Rd and follow this 2.6 miles – there is a small sign on the left designating a trail into the woods which takes you to the falls.

### Things to do – places to visit: Local Restaurants

**Sam's Steakhouse** – Sam's is the quintessential steak house and is our favorite local restaurant. Don't order an appetizer – the salad bar is the best, a throw back to restaurants our parents frequented. The steaks are dry aged to perfection and you can surf and turf whatever cut your prefer by adding a lobster tail, scallops or king crab legs. Ask for Donna, our favorite waitress – and make sure you leave a big tip. Sam's is approximately 4 miles north on Route 103 on the right hand side just as you begin to enter Ludlow.

**Taco-Taco** – If you're hungry for some fresh tacos or burritos – Taco-Taco is your place. The place is a high volume taco shop so consequently everything is way fresh. Portions are generous and the ordering – eat in – or take out is easy, just step up to the counter order what you want and they'll give you a holler when it's ready. Taco Taco is just across from Shaw's in Ludlow.

### Things to do – places to visit: Ski Areas

**Okemo Mountain** is just six miles north on Route 103 and simply cannot be beat. It's a family centric mountain with four major areas – South Face (which coincidentally faces South), the area served by the North Star lift, Solitude and the recently opened Jackson Gore on the north side of the Mountain. Okemo has over 100 trails and is our favorite mountain.

**Killington** is Vermont's largest ski resort and is just 26 miles to the North.

**Stratton** is approximately 25 miles to the South West.

**Magic Mountain** is 21 miles to the South West.

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## Directions to the Vermont's 1828 Reunion House

From Maryland, Delaware & New Jersey  
House Number: 802-875-9452 / 9453

Take the Delaware Memorial Bridge (The Reunion House is approximately 350 miles from the top of the DMB) to the New Jersey Turnpike to Exit 11 to the Garden State Parkway to the New York State Thruway (the NJ Parkway ends in the NY Thruway).

Follow New York Thruway to Exit #23 Albany to 787 North.

Follow 787 north approximately 6 miles to NY Rte 7 East (Exit 9E).

Follow Rte. 7 East approximately 25 miles east. Shortly after a Ford dealer on the right hand side NY Route 7 bears left onto a bypass Rte. 279 around Bennington, VT which connects to VT Route 7 North.

Follow VT Rte. 7 for approximately 21 miles and take exit #4 to Rte 11 East. At some point, you may want to take Rte. 11 West into Manchester for some great outlet shopping in a quintessential Vermont village.

Follow Rte 11 East for 13.5 miles to Londonderry and make a left onto Rte 100 (there will be a sign for Ludlow at a blinking yellow light, it is here you turn left).

You may choose to continue on Rte 11 East another 10 or so miles to the town of Chester, where you will turn left onto Route 103 North which you follow for approximately 5 miles to the 1828 House. The house is on the left just after a small bridge. This route is actually 1 mile shorter.

If you chose to turn left onto Route 100 in Londonderry follow Route 100 8.2 miles where it makes a right hand turn towards Ludlow. Follow Rte 100 to its end in downtown Ludlow. If you look to your left at the intersection you will see Okemo Mountain Ski Resort (hopefully part of the reason you've come!).

At the "T" intersection in Ludlow (the end of 100) turn right onto Rte 103 south and follow 6.3 miles, the house is the first house on the right following "Proctorsville Gulf" which is a winding mountain pass. As you emerge from the Gulf (or pass) there's a field to the right and the house with a large sign reading "1828 House".

Park to the side of the barn, the entrance to the house is on the side of the house behind the barn (NOT on the front of the house facing Rte 103).

The key you have is for the side entrance just behind the barn and to the left of the red plank fence. Enjoy!

**Vermont's 1828 Reunion House**  
**Glossary**  
**Terms for skiing and vacationing together**  
*“when the world skis there will be peace on earth”*

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**Accidental**

**Air:** Originally coined by Joeee Zulty this phenomenon occurs when you least expect it and when you're hauling ass - and whoa you are in the air. Don't look for it you can't find it, but it's there – *accidental air!*

**The Big Man:**

The dubious distinction bestowed upon the guy that spends the most money in any one visit to the Reunion. Invariably the big man is Matthew with the 5 kids and all their friends that accompany them – and go boarding every day! If your lift ticket, equipment, or kitty budget is the biggest – congratulations you're the big man. Being the big man is painfully expensive but at least you get to be the big man!

**Buttenwaken:**

(boo-ten-wok-en) Unique to the art of snowboarding where you whack your ass so hard you have to lay there in the snow for a moment to compose yourself and deal with the pain. Frequent among neveau boarders this is when you fall hard on your ass – resulting in a buttenwauken (see noggenwauken). Switzerland – 2005.

**Chairlift Minute:**

When you are sixty chairs from the top – you have a chairlift minute remaining.

**Couch Gank:**

A person who lays down on a couch and goes to sleep too early during social time thereby “ganking” the couch. Lying on a couch is OK but you need to get up and accommodate those who want to sit down. Being a couch gank is particularly gankish if you have an assigned bed. Those with assigned beds need to sleep there so those assigned to couches for sleeping can sleep on the couch.

**Dr. Fakie:** A style of learning to snowboard in which the student of snowboarding does not favor either end of the board, characterized by random 180 and 360 degree turns. Named for the originator of the style – Chris Fitzgerald.

**Vermont's 1828 Reunion House**  
**Glossary**  
**Terms for skiing and vacationing together**  
*“when the world skis there will be peace on earth”*

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**The Experiment:**

A term to describe the partnership that rents Thraillkill each year (and now owns it). The first year was an experiment and the experiment continues.

**Fatal Attraction:**

That weird phenomena when you're skiing or riding close to someone where somehow you are pulled together by some weird force and crash in to each other. See related term “wipe out karma”.

**First Car:**

a small zealous group of snowboarders that get up early and are the first car to head to the mountain. The goal of “first car” is to be on the first chair up the mountain in the morning. Universally despised by non-first car participants, who would rather wake up slowly, first car participants are the few, the proud, the committed. **Get ready or get out of the way – first car!** (Due to considerable angst among non-first cars, first car participants will be responsible for their breakfast dishes before they leave in the morning). **The first car is the first car out the driveway, or to the mountain, or with an occupant first on the lift, or with an occupant first to the top of the mountain – whichever favors, ties going to the first car creator – Matthew.**

**The First Hour Maneuver:**

Okemo graciously allows skiers to sample the conditions for the first hour of the day before buying a lift ticket. Taking advantage of this indulgence and skiing for as long as possible without any intention of buying a lift ticket is referred to as the first hour maneuver. Nobody said skiing was cheap but c'mon buy a lift ticket and enjoy! See related term “Vaching, Vaching”.

**First Line Gear:**

Sacrosanct gear – the gear that someone is currently riding – usually purchased new and greatly cherished. Under no circumstances should first line gear be lent out or should one request to borrow first line gear (e.g. “you're not riding today – do you mind if I borrow your Vapor” – no way asshole! See related term “A Wemmer”). First line gear rates being stored under lock and key. See related term “second line gear”. Experiment V.

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*Crank up that Wolf 6 burner!*

**Vermont's 1828 Reunion House**  
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*“when the world skis there will be peace on earth”*

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- A Giraffe:** (from gaff and Geoff – the Toys Are Us mascot) – Any obnoxious, inconsiderate or selfish act or socially inappropriate behavior. Examples include public advice on parenting, spending kitty on personal indulgences or cooking alternative meals to Kitty's fair. See related terms – “a wemmer” and “a graf.”
- Gear Gank:** (noun; verb “to gank”) The ultimate sin of communal ski living – this is when someone borrows other people's gear without letting them know or asking (e.g. “I don't know where my gloves are but these on the table here seem to fit – I'll just borrow these, no one will mind”). What are you thinking? Gear is sacrosanct – if it aint yours don't borrow, move or even touch it! Leave other people's gear where they left it!! Don't be a Gear Gank it disturbs the harmony of the Universe! See the related terms – “first and second line gear.” Experiment VI.
- Girlfriend Rule:**  
If you decline an invitation to Boys' Weekend with any excuse relating to a girlfriend you are permanently barred from the Boys' Weekend invite list. Boys' Weekend, Experiment VI.
- Horny for the Board (HFTB):**  
That desire, often experienced in late summer and early fall, to get out on your snowboard and go for that first of the season ride. If you find yourself daydreaming about riding – you're *horny for the board!* This has become the Trail Thrill Club's mantra.
- Kitty:** The communal fund that finances the food and incidentals associated with a visit to the Reunion. Kitty usually funds beer and wine but not spirits. Typically a 3:1 ratio for contributions of adults to children (children don't drink < 18) seems to work with a \$15/\$5 initial contribution for a weekend sometimes sufficing. When asked to contribute to kitty step up and do your part. Asking is uncomfortable so don't make them ask twice. Supplies bought from home are generally not reimbursed by Kitty and generally seen as your contribution to the weekend – so cook some chili before you come! Experiment I.
- Melt Down:** a somewhat common occurrence for those living in a communal situation and found to be correlated with the number of people at the house. This is when somebody just loses it or gets angry. Melt

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downs are acceptable as long as they are rare! One's OK, two's too many. Experiment II.

**Mom's Run:**

A run in which someone is watching over you from above and everything just clicks, a perfect run.

**Noggenwauken:**

Frequent among nuveau borders where you fall forward and smash your face into the snow. Also known as a “face plant”. See the related term “Buttenwauken”. Switzerland 2005.

**Nuveau Skier or Boarder:**

A person learning to ski or board for the first time. The Glossary says there should be no expectation on the part of a “Nuveau” that a seasoned boarder or skier will teach the basics – you're on your own or buy some lessons. That said, seasoned skiers and boarders should spread the passion and teach others as much as possible – it is after all a contribution to world peace (see the Glossary's slogan!)

**An Odyssey:**

A winter phenomena in Vermont in which we venture to our favorite board shop in Ludlow – The Odyssey, where we spend too much money on equipment we don't need. Trailthrill Club members receive a standing 20% discount on equipment.

**Omer-tà:**

(o-'mer-tä). Usage: foreign term. Etymology: Italian: submission: code chiefly among members of the criminal underworld that enjoins private vengeance and the refusal to give information to outsiders (as the police). Also the code of conduct for all attendees of Boy's weekend (upon penalty of death). What happens on Boys' Weekend stays on Boys' Weekend”. Experiment III.

**Pipitis:**

If you're like most snowboarders the pipe doesn't hold much intrigue. After all the pipe is for teenagers with baggy clothes with their underwear showing that listen to loud incomprehensible rock music. But then you give it a try – still nothing. Then one day you try it again and you find yourself going back, and before you know it you've spent the entire afternoon on the pipe. Well guess what? You've got *pipitis!* Wisp – 2001 Boy Scout Trip.

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**Planet Fleetwood:**

That mysterious place somewhere in the known universe to which all missing gear migrates. Named for Joe Zulty's first board – the Fleetwood which has been missing in action since Experiment VI. Addendum – interestingly the board magically reappeared during Experiment X in the upstairs of the barn.

**Powdered:** Often experienced in Utah this is when you wipe out and the fine powder pervades every nook and cranny of your clothing – even the skin side of your thermal underwear – it's insidious - ouch! The lighter the powder the more insidious it is. If you've been powdered praise the snow God - it means you're out there on the edge in the powder!! From Kennedy, Switzerland, 2005.

**Second Line Gear:**

Formerly first line gear, this gear is the stuff you used to ride. The challenge here is to let it go and let others ride it (the Glossary realizes this can be way hard to break the emotional bonds). Second line gear does not rate precious lock and key storage space at the Reunion and is banished to the second floor of the barn. If you want to ride second line gear – help yourself but be sure to return it (see “Planet Fleetwood”) – and a tune up would be a nice contribution for the ride!

**A Transi:** Similar to a neveau boarder, this is an experienced skier making the transition to boarding. There is no equivalent term for a boarder transitioning to skiing because the Glossary know this never happens – *“there's lots of boarders that used to be skiers, but not a skier out there that used to be a boarder.”* It's a lot cooler and a lot more fun to ride!

**UFO:** Unidentifiable Frozen Object (UFO), the Glossary knows when you cooked it, it was delicious, but when it's unidentifiable it's gross. Please, when leaving the Reunion, empty the refrigerators of all but fresh condiments and left over beer. See the related term “URO.”

**URO:** (pronounced euro), Unidentified Refrigerated Object, known to frequently grow mold, the Glossary knows it was great when you cooked it but three weeks later the next time the Reunion is visited it's gross when it's unidentifiable and moldy. Please, when leaving the Reunion, empty the refrigerators of all but fresh condiments and left over beer. See the related term “UFO.”

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**Vaching – Vaching:**

The sound of money leaving your wallet as you outfit your family with gear (board, bindings, boots, goggles, coat, pants, gloves, hats, goggles, etc.) lift tickets, accommodations, etc. etc.. See the related term “An Odyssey”.

**V-alt:** (pronounced vault), from v- alter, this term refers to those folks who annoyingly (and constantly) change plans without telling you. When skiing, time is a precious commodity and everything is a trade off. We meet at the clock tower at 3:30 pm, sacrificing our last run to beat the traffic and get to our après ski cocktail that much earlier. But if you're v-alted by a v-alt, i.e. the v-alt decides to take that last run and shows up at 4:00 pm - you miss your last run and you're cocktail. Moral of the story - don't change plans unless you can communicate the change to all parties.

**V-cluse:** (from recluse), describes an individual at the house that engages in unsocial behavior (video games, computer work, reading, TV, etc.) to the exclusion of interacting with others in the house. For Christ sake - be social, it's the "Reunion House"!

**V-bag:** We've all invited guests that don't show. With a house as big as the Reunion, there's plenty of room for guests and plenty of opportunity to get *Vbagged*. You know the routine – you invite some friends up – on Monday night they are 100% sure they are coming, they're enthusiastic, by Wednesday night, they're equivocating and Thursday that bag out. You know the routine, “Grandma died”, “something came up at work”, “somebody's sick”, - blah, blah, blah. You know, we've all been there. You've been *Vbagged* by a *Vbag*! It's a verb and a noun.

**V-drag:** A member of a family or group that drags the others down and prevents them from going to Vermont. V-drags are often v-bags and vice versa (see "v-bag"). A good example of a vdrag is John. Elaine, his wife is always very interested in heading up to Vermont but John never wants to go (“I don't ski”, “it's too cold”, “it's so far”) – John is a "vdrag".

**V-dud:** A person that visits Thrailkill and does not ski, board or cook. Hello!?, what did you come for anyway? Get your ass up on that mountain, or crank up that 6 burner! Live a little.

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*Crank up that Wolf 6 burner!*

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- V-lay:** from delay, for the guy that is always late, delaying the departure plans to head to Vermont, to the mountain, wherever. Come 'mon we are anxious to go - stick with plan and **BE ON TIME!**
- V-spand:** Invariably in group situations there are planners and joiners. Planners announce what they intend to do and joiners sign onto the plan and join the planners. Variably a blessing (the more the merrier) and a curse (a crowd changes the dynamic, kills the spontaneity) this can happen to a weekend at the Reunion or a simple trip to the Vermont Country Store. The key to harmony in a V-spand is – if you're along for the ride – go with the flow (translation – if you like to call the shots - take your own damn car!).
- A**
- Vermont:** A special type of Manhattan cocktail made with green mountain ice, it can only be made and consumed in Vermont to be considered a true “Vermont”. Be careful they are potent as hell. A true Vermont would include a smidgen of Vermont local maple syrup in lieu of the cherry. Famous Vermont mixers include Old Man, Chris & Garrett Fitzgerald.
- A Wemmer:** An unreasonable request made by a guest or subordinate (e.g. 15 minutes after leaving a rest stop “can you pull over I have to pee” or “do you mind if I borrow your first line gear (see first line gear).” For Matthew Wemmer, Boys Weekend, Experiment VII.
- Wipe Out Karma:** A phenomena in which you are more likely to wipe out when another skier or boarder wipes out. Avoid *Wipe out Karma* like the plague.

Rental Reservation Short Term Lease Agreement for:  
***Vermont's 1828 Reunion House***  
 Winter 2009 – 2010 Season

**For reservations you must send:**

- This signed lease;
- A copy of your driver's license;
- A deposit of at least 30% of the total fees due.

**Please make checks payable to Trailthrill LLC.** The remaining balance is due no later than 30 days prior to your visit. When payment is received in full you will be mailed a key and a Renter's Manual, which provides instructions on using the house.

**Send signed lease and payment to: Trailthrill LLC**  
**c/o Christian Fitzgerald**  
**400 Springfield Ave**  
**Cranford, NJ 07016**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Arrival Date: \_\_\_\_\_ Departure Date: \_\_\_\_\_ Today's Date \_\_\_\_\_

**Rental Fees** – Friday, Saturday and Holiday Nights are \$800 per night, Sunday through Thursday nights are \$400 per night. Call Matthew Fitzgerald with questions 410-310-6337.

Time Period	Rent	Linens, Towels & Cleaning	Required VT State Occupancy Tax	VT (9%)	Security Deposit*	Total**
<b>Weekend</b> – 2 nights (Friday 4 pm to Sunday 10 am)	1600	250	166.50	250	250	<b>2250.00</b>
<b>Week</b> – 7 nights (Friday 4 pm to Friday 10 am)	3000	250	292.50	250	250	<b>3750.00</b>
<b>Midweek</b> – 4 nights (Sunday 4 pm to Thurs 10 am)	1000	250	112.50	250	250	<b>1500.00</b>
<b>MLK Weekend</b> – 3 nights (Friday 1/16/10 – Monday 1/18/10)	2400	250	238.50	250	250	<b>3000.00</b>
<b>President's Weekend</b> – 3 nights (Friday 2/12/10 – Monday 2/15/10)	2400	250	238.50	250	250	<b>3000.00</b>
<b>Add a Night</b> (Sunday through Thursday)	400	-	36.00	-	-	<b>400.00</b>
<b>A. Total due</b>						
<b>B. Deposit enclosed with this lease / reservation (30% of line A – approx. is OK)</b>						
<b>C. Balance due 30 days prior to arrival (Line A minus B)</b>						

\* Your security deposit will be returned 30 days after your stay and key return.

*Let's go to Vermont!*

## Vermont's 1828 Reunion House *"Where memories are made"*

\*\* Please note all amounts have been rounded down for your convenience..

TERMS OF PAYMENT: The 30% deposit holds your reservation until the remaining balance is due. All fees are due in full at least 30 days prior to the reserved date of arrival. If the entire amount due is not received 30 days prior to arrival, the reserved time defaults to "available status" and the house may be rented to others (if the house is rented the reservation deposit will be returned in full). If the house is not rented the 30% deposit will be retained.

The \$250.00 security deposit will be returned to you 30 days after your stay if during your rental time no damage or loss has occurred to the 1828 Reunion House and no long distance calls have been charged to the phone. Also excessive cleaning charges (i.e. over \$250.00) will be deducted from the security deposit. In no case is the security deposit applied to rent due.

All balances are to be paid in full 30 days prior to your arrival date.

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE MAKING YOUR RESERVATION. PLEASE SIGN AND RETURN ONE COPY OF THIS RENTAL RESERVATION AND SHORT TERM LEASE TOGETHER WITH YOUR CHECK FOR THE RENTAL DEPOSIT OR TOTAL FEES DUE (if within 30 days of arrival) MADE PAYABLE TO Trailthrill LLC.

RENTAL RESERVATION: Your rental is conditionally reserved until your reservation deposit is received and funds clear the bank.

Bounced checks received shall be subject to a \$25.00 processing fee for redeposit.

CANCELLATION: If you cancel in writing up to 60 days before arrival you will receive a full refund. If you cancel less than 60 days before arrival, your deposit and any prepaid rent will be refunded ONLY if we are able to procure another rental for that same period. If no rental is procured, you will lose your deposit and any prepaid rent, not to exceed the amount of your rental.

REFUNDS: There are no refunds for late check in or early check out, bad weather or illness.

SECURITY DEPOSIT: Your security deposit may be deposited into a non-interest bearing account and will be held in trust for both parties. If there is no damage, no charges or additional cleaning over normal wear and tear, you will be issued a check that will be mailed to you not sooner than 30 days after your departure. You must return the key before your security deposit is returned. If damage is found, or additional cleaning is required, or charges are made to the house (e.g. long distance calls, movie rentals – please do neither) charges will be taken out of your security deposit and the balance returned to you with a list of charges, if any. Please refer to the "CARE OF THE HOUSE" section for specific information regarding your responsibilities.

VEHICLES AND TRAILERS: All cars, trucks, and trailers will be parked in designated parking area, not on the lawn and adjacent properties. No 4-wheeling driving is permitted on the property.

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**CARE OF THE HOUSE:** You are responsible for maintaining the premises in a neat and sanitary condition. Maid service is not provided, although the house will be professionally cleaned before your arrival and after your departure. Upon departure you are expected to leave the property as you found it; tidy, all food removed from refrigerator(s), garbage placed in outside dumpster, all lights off, all windows closed, and thermostats set at 50 degrees. All dishes and cooking utensils must be cleaned and put away in the cabinets. Please do not rearrange the furniture.

Bed linens and towels will be washed and beds remade after your departure. If a bed was not used please leave the bed made as you found it.

You will be responsible for any damage or losses to the property or for additional cleaning fees over normal wear and tear. You will also be responsible for lost keys (\$5 per key), and failure to return the key may result in a delay in receiving your security deposit refund (return of the key is our administrative trigger to send out the refunded security deposit).

**FIREPLACE USAGE:** The lodge fireplace is the only fireplace that can be used currently. The fireplace in the living room and Lincoln bedroom **MUST NOT BE USED**. Usage is limited to the cold weather seasons. Fires in the lodge fireplace must be kept to a modest size (no more than 4 average sized logs) at all times. No fire shall be left burning when no responsible adult is in the house. **NO FIRES ARE ALLOWED IN THE LIVING ROOM OR LINCOLN BEDROOM FIREPLACES.** Please do not remove ashes from the fireplace – this is the number one cause of house fires in Vermont.

**FIREWOOD:** A supply of cut, split and seasoned firewood is available in the barn. This wood is expensive and is to be used only in the Lodge fireplace. The firewood supplied is **NOT** to be used for outside fires / bonfires.

**INVENTORY:** Our rental is equipped with linens, towels, cooking utensils, pots and pans, dishes, appliances, washer, dryer, gas stove, coffee maker, 2 televisions, VCR, stereo, etc. A complete review of the household inventory is performed before your arrival and as the house is cleaned after your departure. You will be charged for any broken or missing items.

**CONDUCT:** You and your party agree **NOT TO DISTURB** neighbors with loud noise, music, or unlawful or unsafe behavior. If you allow or participate in such behavior, you will be asked to leave and forfeit the remainder of your rental fee and deposits. Participation in unlawful activities including environmental destruction, natural resource violations or public nuisance violations may be cause for eviction.

**LONG DISTANCE CALLS:** All long distance calls must be charged to your own calling card. No long distance calls may be charged to our phone.

**PETS: NO PETS ALLOWED.**

## Vermont's 1828 Reunion House *"Where memories are made"*

**RIGHT OF ENTRY:** The owner(s) or its agent shall have the right to enter the property at reasonable hours for the purpose of making repairs or inspections.

**INDEMNIFICATION:** Owners (i.e. Trailthrill LLC) shall not be liable for any loss, injury, death or damage to persons or property which at any time may be suffered or sustained by lessee or by any person who may at any time be using or occupying or visiting the leased premises or by in, on, or about the premises, whether the loss, injury, death or damage shall be caused by or in any way result from or arise out of any act omission, or negligence of lessee or of any occupant, subtenant, visitor or user of any portion of the premises, or shall result from of be caused by any other matter or thing. Lessee shall indemnify owner against all claims, liability, loss or damage whatsoever on account of any such loss, injury, death or damage. Lessee waives all claims against owners for damages to the property of lessee in, on or about the premises, and for injuries to persons or property in or about the premises, from any cause arising anytime.

**PERFORMANCE:** This Agreement imposes an obligation of good faith in its performance and enforcement. If you default in performing any of the obligations herein, the owners shall be entitled to recover costs and expenses, including court costs and reasonable attorney's fees.

**SMOKING: SMOKING IS NOT ALLOWED IN THE HOUSE.**

**OCCUPANCY:** Occupancy is limited to the number of beds existing in the rental and is limited by local ordinance and by the owners. Exceeding the allowed occupancy will result in a breach and default under this Agreement and forfeiture of rents and security deposit.

**CHECK IN/ CHECK OUT: Check in time is 4:00PM** unless arrangements have been made prior to arrival. **Check out time is no later than 10:00AM.** Late check out may subject you to additional rent being due which may be deducted from your security deposit. Please work with us on this requirement, our challenge here is to get an 8 bedroom, 4 bath, 2 kitchen house clean for your enjoyment. This entails changing out 13 beds! Please do not show up early or leave late unless otherwise cleared with the owners – if no one is coming in after you we will allow a leisurely departure – please call to discuss. We want to do everything we can to accommodate you, but we also respect the difficult and time sensitive job the cleaning staff have.

**IDENTIFICATION OF LEASEE:** You must enclose a copy of a current driver's license with your current address.

**THE GREENING OF THE 1828 REUNION HOUSE:** Propane costs are extremely high and we ask that you not set the thermostat above 65 degree (located in the dining room). The fireplace in the Lodge has a heat-o-lator built in and is very effective at adding heat to the house. Also when the house is not in use we turn down the two hot water heaters in the basement – please feel free to turn them up, and if you do please turn them down as you leave. Lastly, in the basement above the water tank is a knife valve which turns off water to the house – obviously this should be open while you're in the house but if you can close it as you leave that would be greatly appreciated.

Vermont's 1828 Reunion House  
*"Where memories are made"*

ENTIRE AGREEMENT: This is a 5 page Rental Reservation Confirmation and Short Term Lease Agreement which outlines the conditions and financial terms of your rental. This Agreement represents our complete understanding and no other agreements exist unless they are written into this Agreement. No verbal agreements shall be binding.

**THE UNDERSIGNED ACKNOWLEDGES HAVING READ THIS AGREEMENT AND HEREBY AGREES TO ITS TERMS.**

\_\_\_\_\_  
Tenant signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
# in party

**YOU MUST HAVE A COPY OF THIS AGREEMENT WITH YOU AND AVAILABLE FOR REFERENCE DURING YOUR STAY IN OUR HOUSE.**

**Please make checks payable to Trailthrill LLC and send payment and signed lease to:**

**Christian Fitzgerald  
400 Springfield Avenue  
Cranford, New Jersey 07016**

The House you are renting is at the following address:

Vermont's 1828 Reunion House  
5227 Route 103 South (at Smokeshire Road)  
Chester, Vermont, 05143  
802-875-9452/3

Thanks for renting the Reunion House; we hope you enjoy your stay!

The Owners