

Boulder Lodge Housing Agreement

Boulder Lodge is pleased to offer housing for June Mountain Employees for the 2017/2018 season. Congratulations on choosing to live in beautiful June Lake. We hope your stay with us allows you to enjoy working and playing in the Eastern Sierra. Our guest service objectives can only be met if you allow us to assist you. Please remember that we are always here to help. We want to provide a safe, affordable and comfortable place for you. Please contact us at any time if we can be of assistance. Enjoy this winter season!

IMPORTANT CONTACT INFORMATION:

- Boulder Lodge Main Office.....760-648-7533**
- Boulder Lodge Office Fax.....760-648-7330**
- June Mountain.....760-648-7733**
- Mono County Sheriff (non emergency).....760-932-7549**
- Sierra Park Medical Clinic.....760-934-2551**
- EMERGENCY.....911**

This handbook is NOT designed to cover or state every rule, restriction or policy that applies to those living in employee housing. Common sense issues, like not making permanent changes to your room, are not listed in this document. If you base your decisions and actions on respect for others, Boulder Lodge property and the environment we all need to live in, we will be very appreciative.

This Agreement is between Boulder Lodge, herein referred to as “Company” and the individual employee of June Mountain, referred in this Agreement as “Employee”.

Resident Rights:

- 1. Employees have the right to reasonable peace and quiet. Each resident has the right to sleep without excessive disturbance.**
- 2. Employees have the right to expect roommates and others to respect each others' personal space and belongings.**
- 3. The right to a clean environment to live in.**
- 4. Right to free access to one's room and common room, without trouble from roommates or others.**
- 5. Right to courteousness from Company Staff and responsiveness to deal with problems and work towards solutions.**

Noise and Quiet Hours:

- Every Employee is entitled to reasonable peace and quiet.**
- Boulder Lodge is an operating motel and all Employees will respect other Guests' rights to peace and quiet. All Employees are expected to show consideration and courtesy to fellow Employees, Company Staff, and other Guests at all times.**
- Anyone may be asked to reduce the noise level at any time. If an Employee makes a request that is not respected, see the office staff immediately.**
- To achieve a peaceful environment, quiet hours have been established and will be enforced. "Quiet Hours" are the specified hours when noise is NOT to be heard outside of the unit from hallways, windows or common areas.**

Quiet Hours are 9pm-8am/ Seven days a week.

Guests and Visitors

- Guests or visitors of employees are NOT permitted in Employee Housing at Boulder Lodge. Guests are NOT allowed in any unit at any time. Any Employee in violation of this rule will be subject to additional charges and subject to termination of the Agreement leading to eviction.**

Parking:

Parking permits cost \$35.00 for the season. All Employee vehicles MUST have been registered with the front desk upon check in. This permit is valid only while employed at June Mountain and staying in Employee Housing at Boulder Lodge. There is NO GUEST PARKING at any time on Boulder Lodge premises. Non permitted vehicles on Boulder Lodge property will be towed at owner's' expense. Parking permits are NON REFUNDABLE. A \$10 replacement fee will be applied for any damaged or lost parking pass.

Snow Removal:

Snowfall of 4 inches or more will require vehicles to be moved to allow for the parking lot to be cleared. Fines may be incurred by anyone who does not move their vehicle. Plow operators have the authority to tow any vehicle, at the owner's expense, that inhibits the plow operator's ability to remove snow. Snow storage locations are NO PARKING ZONES and are strictly enforced. If you are not sure where to park please contact the front office for assistance.

Maintenance:

We cannot fix problems that we do not know about. Please report any maintenance issue as soon as possible. Contact the front office during office hours. Contact numbers are located on the front page of this handbook. Maintenance concerns will be prioritized and addressed within 2 days of being reported. Employees will be held responsible for maintenance issues that go unreported and cause further damage.

Behavior:

Boulder Lodge is NOT affiliated with June Mountain and does not receive any compensation from June Mountain for housing Employees. However, your housing at Boulder Lodge IS contingent upon your employment with June Mountain. Problems and Evictions will be reported to Mammoth Mountain Housing Department and to your direct supervisor.

Any Employee who violates the rights of another, damages any part of Housing property or violates a Housing rule will be subject to termination of this Housing Agreement.

Any damage caused to Company property will be charged to your account. Damage charges must be paid before the following rent cycle in order to continue Housing privileges. The Company does NOT deduct rent and/or damage fees from your paycheck, but all outstanding balances and damages will be immediately reported to Mammoth Mountain Housing Department.

Your behavior is directly linked to your Housing privilege at Boulder Lodge.

If there is a complaint where a specific individual is not identified, ALL Employees of the unit will receive correspondence. If you receive any notice from The Company, please read it carefully. You will be required to respond or risk jeopardizing your Housing privilege. Failure to respond to our notices is also grounds for termination of this Housing Agreement.

Employee Responsibilities:

- **All the Employees in a unit are responsible for what goes on within their unit.**
- **Any damage or illegal activity that occurs in a unit for which a specific individual does not take responsibility will be considered the responsibility of ALL the Employees of that unit.**
- **Any damage or illegal activity that occurs in a unit or on the property may result in the eviction of all Employees of the unit.**
- **There will be a \$25 fine imposed on each apartment, per incident, when trash is left outside the unit, in the common area or kitchen. Please clean up after yourself.**

Alcohol and Substance Abuse:

There is no alcohol allowed on the property. The Company will not be responsible for underage drinking. Many Employees are not 21 or over, which is the legal drinking age in California and the United States. Underage drinking is a violation of State Law and will NOT be tolerated. The Company is providing you a place to sleep, not party. Violation will be cause for termination of this agreement and eviction.

The use or possession of illegal drugs, narcotics, drug paraphernalia, or controlled substances while on Boulder Lodge property constitutes grounds for termination of the Housing Agreement and eviction. This also applies to the illegal sale of such. Any illegal substance found will be turned over to the appropriate law enforcement agency and could result in criminal prosecution. If illegal substances are found in any unit, ALL EMPLOYEES OF THAT UNIT MAY BE SUBJECT TO THE TERMINATION OF THE HOUSING AGREEMENT.

Marijuana and illegal substances are strictly prohibited on Company property. The Company is not required by law to provide reasonable accommodation to permit use of Medical Marijuana in Boulder Lodge units. If you have been prescribed Medical Marijuana and wish to use it where you stay, you should NOT choose to stay at Boulder Lodge. There is NO SMOKING at Boulder Lodge including recreational/medicinal marijuana.

There is NO SMOKING inside any unit or building at Boulder Lodge at any time! Hookahs are not permitted on the property at all. No smoking includes Cigarettes, Cigars, E-Cigs, Vaping, Marijuana, Bongs (homemade or otherwise) and any type of pipe. Immediate evictions will be imposed on each person smoking inside any Boulder Lodge building. Fines will be imposed on units where cigarette butts are found. Failure to comply with our NO SMOKING policy will result in termination of the Housing Agreement. There is NO SMOKING within 50 feet from any building, doorway, window or public area, including decks, balconies and patio.

Pets:

There are no pets allowed in Employee Housing units at any time. If a pet is discovered in your unit, there will be a \$50 fine. Failure to remove the pet from the premises will result in the termination of the Housing Agreement.

Fire Protection:

- **All units are equipped with smoke detectors. These devices are provided for your protection and under NO circumstances should you tamper with them. If you remove or tamper with the smoke detector you will be subject to termination of your Housing Agreement.**

- All floors are equipped with fire extinguishers. If you disable or pull a fire alarm when there is no evidence of a fire, you will be subject to a fine from the Fire Marshall and will face immediate eviction.
- No indoor or outdoor barbequing of any kind is allowed.
- Burning of candles and incense is strictly prohibited in all Housing units.

Unit Entry/Housekeeping

- Company staff may enter each unit on a daily basis for housekeeping and maintenance inspections. Employees are responsible for keeping items off the floor, bed and counters. If you have more things than can be stored in the drawers and shelves, you will need to arrange to store them elsewhere. If personal items are left in the way of performing housekeeping duties, you will receive a notice of violation which may lead to additional fines.
- Company Housekeepers will NOT do your dishes!
- Company Staff may initiate entry of a room and/or room search when there is reason to believe that a serious violation of policy has been committed and/or evidence of such may be found in the unit. Searches of this nature will not occur without prior authorization from The Company. Occupants of the unit will be notified if such a search has been conducted.

Deposit Information:

Each Employee is required to pay a \$50 reservation deposit during the application process. Upon check in, an additional \$280 is due before receiving keys. The amount of \$300 will be held as your security deposit. \$30 is applied as your non-refundable processing fee. Once you have checked out, your unit will be inspected for cleanliness, damage or missing items. If you do not owe additional fees for damages or cleaning, your deposit will be returned to you within 30 days.

It is your responsibility that The Company has your forwarding address to ensure you receive your deposit in a timely manner.

Employees who are EVICTED will NOT receive any refund of their deposit.

Rent:

The Company has no ability to deduct rent from your paycheck. It is your responsibility to make certain you pay your rent each week. Rent is calculated on a daily basis, but will be charged on a monthly basis in order to eliminate charging you a nightly rental tax. You are not required to pay the entire month at one time, but will be allowed to, if you choose. We MUST receive a payment from you each week. Payment is due by 6pm Saturday. We MUST receive a payment from you each week or you will be in violation of the Housing Agreement and subject to immediate eviction. If you do not stay longer than 30 days, you will be responsible for paying the nightly room rental tax of 12%. with a check, cash, or credit card in the front office by 6pm Saturday or additional fees will be incurred. A returned check fee of \$50 will be charged for bad checks. If a check is returned, you will lose the privilege of paying by check and additional fees for recovering funds may apply.

Rates:

\$20/night 2 bedroom/2 bath apartment – (4 people in a unit) all share the kitchen and living room. 2 people share a bedroom and bathroom.

\$23/night Single room (no kitchen) has a mini fridge and microwave. This option is best for short term or holiday employees, or those who do not care to cook or do not want roommates. There is a double or queen bed so a couple would be accepted for this room if desired.

\$22/night Shared unit with 2 beds, kitchen and most with separate bedroom and living rooms (2 people only per unit)

\$25/night (Unit for 2 people) each have private bedroom, living room, kitchen, shared bathroom.

Couples will be accepted into private units for 1-2 people. Couples are not accepted into \$20/ night units with 4 people. Rate is per person and contracts are individual.

At the discretion of management, you may be moved or reassigned to another unit. The Company will make the best effort to keep Employees in the same rate category, but reserves the right to put Employees in any room needed. Consolidation will occur as needed, please be prepared to relocate as necessary.

Additional Rules and Regulations:

- **Fines will be imposed on individuals and units for trash found where it does not belong.**
- **Do not leave food or trash in your vehicles. The Company is NOT responsible for damage to vehicles. Black bears are often light sleepers in the winter. Eliminate the risk of a problem with a bear by keeping your car free of food and trash.**
- **Roommate requests are not guaranteed and The Company reserves the right to change roommates at any time.**
- **If your employment with MMSA is terminated, your Housing Agreement will be terminated and you will have 24 hours or less to complete the necessary check out procedures and vacate the unit. If you do not vacate the property within 24 hours, you are subject to continued use fees, re-key charges and all legal ramifications.**
- **If you are evicted from Boulder Lodge you are not allowed on the property at any time. A Trespassing Notice will be filed with the Mono County Sheriff's Office if you are found in violation.**
- **Check out procedures are available at the front desk during business hours. You are responsible for making an appointment to check out during business hours. You will not be considered checked out, and rent will continue to be charged, until Company Staff inspects your room and check out log has been signed by both parties. Keys must be returned. \$50 lost key or re-key fee applies when necessary. Your apartment must be cleaned to receive any deposit refund, regardless if others are still living in the apartment.**
- **The Company has the right to terminate the Housing Agreement at any time and for any reason.**
- **Violation of Housing Agreement, any rules, restrictions and policies may result in immediate eviction and eliminate future potential for Housing at Boulder Lodge.**

Amenities:

- ❖ **The Company provides linen rental upon check in for \$35 for the 2017/2018 season. Rental includes: 2 sheets, 1 blanket, 1 pillow and pillow case. Linens can be exchanged weekly by the company.**
- ❖ **The Company does NOT provide towels, bathmat or kitchen towels.**
- ❖ **The Company does NOT provide any toilet paper, soap or personal hygiene products. No wipes, tampons or anything other than small amounts of toilet paper are allowed to be flushed in the toilet. Units with recurring backups caused by violation will be charged fines accordingly.**
- ❖ **The Company DOES provide shower curtains, trash can liners, dish soap and sponges for dish washing. We encourage cleanliness. Please be courteous and pick up after yourself.**
- ❖ **Use of the hot tub is permitted. Towels are available in the pool rooms for Boulder Lodge Guests, NOT JUNE MOUNTAIN EMPLOYEES. Please use your own towel. Violation of this is not acceptable and is cause for termination of the Housing Agreement.**

I have read and understand entirely, the June Mountain Employee Housing at Boulder Lodge Housing Agreement and agree to the terms. I understand and agree that not all rules, restrictions and policies are included in this Agreement and that at any time Boulder Lodge management can amend, delete, add or make changes to the Housing Agreement as needed.

Signature

Date

**BOULDER LODGE HOUSING FOR JUNE MOUNTAIN EMPLOYEES
HOUSING APPLICATION**

**In order to process your application, an application a fee of \$50
is due at time of submission.**

Applicant Name

Birthdate

Address Street/ PO Box City, State, Zip

Current Home Phone

Cell Phone

June Mountain Position / Supervisor Name and Phone Number

Emergency Contact Name / Phone Number / Relation

Are you 18 or older? _____

Have you ever lived in the Eastern Sierra before? _____

Have you ever lived on your own before? _____

Will you bring a vehicle? (Make/Model/License) _____

Do you plan to stay at Boulder Lodge for the entire season? _____

Roommate preference _____

Please pick one:

Private Bedroom/Shared Unit 2 people \$25 _____

Shared Bedroom/Shared Unit 2 people \$22 _____

Private Unit (No Kitchen) \$23 _____

Shared Bedroom/Shared Unit 4 people \$20 _____