

14912 105th Avenue  
Chippewa Falls, WI 54729  
715-723-6581  
campocc.com



### Happy Fall!

Crazy how fast the season goes. To us, it means we had a lot of fun! It has been an interesting season to say the least. Tornado, planning a new maintenance building, a new store, operations of the campground and daily planning of the weekends has kept us extremely busy. It is also back to school time for the kids. Claire, Jeret, Isabel and Jack are busy with sports, driving, hockey, tennis and figure skating. We couldn't have been more proud of these kids. Isabel and Jack stepped up and really made a contribution to our process of operations. If we only achieved one of our goals thus far, after five camping seasons, this is the goal we would have wanted to reach first! Watching them work, grow, learn, share, laugh, yell and have fun is WHAT it's all about! We are truly blessed having the honor of working so closely with our family. BUT...why would we do all this if it weren't for you? Not going to lie, we had lots of complaints about many different topics. It's normal. Confrontations, scolding, informing, begging, negotiating and pleading is probably part of the process when you all have to share space and we have such a large park. But, we don't like lingering on the things that didn't get changed or didn't happen, but rather on what did happen and what you did get to do. Did you have a great summer? Did you get to see lots of smiling faces, share time with your family and friends, make your own memories and have fun? We hope the answer to all these is a "YES"! If so, then we have achieved another goal. For most, it was their best summer ever here. We see it. We see the happiness in your smiles, your gratitude, through your kids and grandkids. What a pleasure it has been to be part of all that. Thank you for choosing to camp with OCC, thank you for helping us create lifelong memories and fun!

### Housekeeping:

It is at OCC's discretion to accept your 2017 seasonal agreement. It is a mutual agreement.

Please read the 2017 agreement. There are some changes. All changes and new policies come with a reason we believe needs to be enforced for reasons or incidents leading for changes. ALL these rules apply to EVERYONE. Period. Please do not get caught up on there being MORE rules, rather, focus on what you can do. It's just basic common sense, when everyone follows them, everyone will be happy.

Here are a few of the new changes:

- Prohibited: hover boards & Chinese lanterns.
- Not new, but important: No one may be allowed to be/stay at OCC unsupervised under the age of 21. ALL children should be supervised by someone 21 years or over. If you have adult children, please reread the visitor policy.
- Drivers of golf carts must have a valid driver's license or a learners permit and privileged to drive with an 18-year-old or older person.
- Do not allow kids sitting on laps to drive/steer golf carts.
- ALL visitors not arriving in your vehicle must stop at the office and register. Even the service people (trailer, lawn keeping, deliveries etc...) This is your responsibility to inform them.
- Dogs on leashes at ALL times. Barking kept to a minimum, and cleaned up after. NO aggressive breeds.
- Please do not run your dog's alongside your golf carts and bicycles. It is a nuisance to the rest of the campers. It takes up too much width on our narrow roads.
- \$100 transfer fee for new owners. They will receive \$50 back in a credit after they attend a new seasonal meeting.
- No parking on the hill by laundry/restrooms please park in lot when unloading and loading, not on grass. Do not block road.

Please bear with us as we progress very quickly with the building of the store and shed. Blacktop will be torn up, things shifted a bit, we could be a bit out of whack, but we promise you, come spring, it will be back too perfect. Storm will be cleaned up, new grass growing, and a lovely new store/office and shed will be constructed for your patronage.

This year, you will be able to camp with a departure of October 16, 2016. Last night October 15, 2016. PLEASE have all your winter belongings removed by this date. The office will not be open on the 16th. Gates will be closed at 6:00 pm October 16<sup>th</sup> so we can go gung ho on our projects.

After we close, please stay out of the park, just like we requested in the winter's past, so we can work efficiently without obstacles. When we start to allow campers back in for the winter to check on their belongings, please email the office notifying us that you will be walking through. We need to know when you come in for many reasons. DO NOT block the gated driveway. If there is one vehicle parked in front of the gate, you must leave the other side open for service crews. If the gate is open, it is open for the workers to get in and out through. Please park at the top of the hill to walk in. This may seem harsh, but it is not meant to offend you personally, because you all are important to us, but there are 260+ seasonal's and when so many want to stop by, see progress, chit chat etc...it makes it difficult to stay on task.

Please turn in your agreement with your \$500 non-refundable deposit by October 1, 2016. Please make any changes on the identity form.

We will open April 14, 2017. YES, you read that correctly! We will open April 14th, 2017 for you to get a 1st full weekend in. That doesn't mean to come in on the 12th or 13th to get stuff ready. The 14th, that's when you can start. We will be putting our new office/store together and we can't wait to share it with you. We will be so excited to see all of you and hear about your winter. Won't be long and a new summer will be here.

Please like us on Facebook and follow us on Instagram #campocc to get updates and information throughout the winter.

Thanks for choosing OCC!

Your hosts,  
Geri and Joe

# 2017 SEASONAL CAMPER IDENTITY INFORMATION

(each site is allowed only one single family unit,

ONLY THE PERSONS NAMED HERE ARE THE "CAMPER" OF THIS CAMPSITE) Site # \_\_\_\_\_

## NAMES AND ADDRESSES OF THE CAMPERS:

Adults: \_\_\_\_\_

\_\_\_\_\_

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

Minors: (Specify relationship to adult(s) listed above, along with ages of each. Dependent/minor child means one who is 20 years old or younger, lives with you (may live at college during school year) or that you are personally responsible for per handicap/disability. If they are not dependent/minor, DO NOT list them. They will be considered a guest, may register in office and use your seasonal vehicle pass.

\_\_\_\_\_

\_\_\_\_\_

**Pet Info:** How many? \_\_\_\_\_ What type? \_\_\_\_\_ Up to date on vaccines? \_\_\_\_\_

## CONTACT INFO:

Home Phone #: \_\_\_\_\_ Cell Phone #: \_\_\_\_\_

Work Phone #: \_\_\_\_\_ Email(s): \_\_\_\_\_

Person to Contact In Emergency:

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

## INFORMATION ABOUT CAMPING UNIT:

Name of Liability and Property Insurance Carrier: \_\_\_\_\_

Policy# \_\_\_\_\_ Valid Thru \_\_\_\_/\_\_\_\_/\_\_\_\_

*(Check if below info is same as last season \_\_\_\_\_)*

Manufacturer: \_\_\_\_\_ Year: \_\_\_\_\_

Model: \_\_\_\_\_ VIN/CHASSIS # \_\_\_\_\_

Lien holder (if any) \_\_\_\_\_ Address: \_\_\_\_\_

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

## Vehicle(s) License Plate Number(s)/Make/Model of all vehicles driven on OCC property:

(Please place an OCC seasonal pass on ALL vehicles and recreation vehicles.)

\_\_\_\_\_

\_\_\_\_\_

**Golf Cart Insurance Carrier:** \_\_\_\_\_

Policy # \_\_\_\_\_ Valid Thru \_\_\_\_/\_\_\_\_/\_\_\_\_

## Other recreation vehicles: (Boats, Mopeds, etc.) Description and license plates:

\_\_\_\_\_

\_\_\_\_\_

## 2017 SEASONAL CAMPER AGREEMENT/RELEASE/WAIVER

Please print ALL individuals (first and last name) that are part of your single family unit including dependent/minor children from your campsite. Only the persons named here are the "CAMPERS" of this campsite. Place an A for adult or C for child (dependent/minor) next to their name. Dependent/minor child means one who is 20 years old or younger, lives with you (may live at college during school year) or that you are personally responsible for per handi-cap/disability. If they are not dependent/minor, do not list them. They are considered a guest, may register in the office and use your seasonal vehicle pass. **Minor children are not allowed to be on OCC property without their parents.** If found to be underage and unattended with alcohol, the authorities will be contacted.

**Limitations On Campground Liability.** The Campground desires to provide Campers with an enjoyable camping experience. However, camping takes place in an outdoor recreational setting. There are aspects of any recreational experience that cannot entirely be controlled or made free of risk. The Campground is not liable for weather conditions, natural events, damages caused by wrongful conduct or carelessness of others. The Campground Owners and Employees are not responsible for accidents or injuries to campers or guests. By signing this Agreement, the Camper acknowledges that by participating in recreational activities, the Camper accepts the risks which are inherent in the recreational activity. The Camper is advised that Wisconsin law (Section 895.525, Wis. Stats.) limits the liability of the Campground and imposes duties on the Camper to take precautions for their own safety while engaged in recreational activities. The Camper, and not the Campground, is responsible for supervision and control of all Campers and Guests. We are not responsible for your property or the loss of valuables of any kind. WE RESERVE THE RIGHT to interpret and enforce all the rules for the benefit, security and safety of all. Management reserves the right to reject any and all violators of the Rules and Regulations without refunds and to remove persons or animals which are considered detrimental to the health, safety and welfare of management or others using the campground and facilities. It is further agreed that any breach by the camper or camper's guests of the Rules and Regulations shall constitute grounds for immediate ejection from the campground with no refund of fees. **For your convenience, this information will be repeated. It is your responsibility to read this entire agreement. If you find yourself in breach of this agreement, you will be held responsible for your actions.**

**Name: First and Last Name of Adult(A) and/or Dependent Child(C)**

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Signing this agreement clarifies that I am personally responsible for appropriate behavior for everyone listed and my guests. I am aware and agree to all OCC's rules and policies. I also agree to release OCC, LLC of any injuries to any of the persons listed, that may occur during our stay. I understand that OCC, LLC is not responsible for any stolen valuables of my possession. I know the dates ALL camping fees are due to OCC, LLC, the amount and fees are non-refundable. FEES: October 1st - \$500 deposit due to secure your site for the following season. Mid June and mid September electric reimbursements are due and full site payment is due by April 1. I understand that if fees are not paid by the due dates, OCC, LLC will NOT renew my reservation for the following camping season and I will remove my personal belongings by October 15. I am aware that any photos, video and other media taken during my stay may be used in promotional pieces. I am aware that this is a privately owned campground and that all rules and regulations are subject to change.

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Signature of responsible adult camper	Site #	Date
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Signature of responsible adult camper	Site #	Date
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OCC, LLC Owner/Manager Signature	Date
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# SEASONAL POLICIES

**Season:** The season is from April 15th to October 15th. A non refundable \$500.00 deposit is **due on or before October 1st** and your balance for **current season** is to be paid in full if you wish to hold your current site for the following year. If we receive your entire balance, paid in full by December 31st, you will receive a \$100 discount. You can mail your payments to **OCC, 14912 105th Ave., Chippewa Falls WI 54729**. All accounts are to be **PAID IN FULL by April 1st**. A 10% per month late fee will be added to your balance of past due accounts and the power will be disconnected. If your balance is past due, you do not have the privilege of using the facility and/or park.

**Delinquency of any listed payments above:** If you do not pay for your seasonal reservation on the scheduled dates, you will lose the privilege of charging in the store during the following season. All your requested services must be paid in full before receiving them, such as pumping, LP, store and Canteen purchases. You will also lose the \$100 early payment discount. We do suggest, however, that you make frequent payments and build credit on your account. If there is credit, then you can charge, deducting from your accumulated amount.

**Arcade/Canteen: FYI!** For your convenience, we will allow you to charge your Canteen purchases at time of ordering. It will be placed on your account later that day. Food and drinks are allowed in the arcade/canteen. Please clean up after yourself/kids. Please be respectful of all the property in the arcade/canteen. NO smoking in or near the entrances of arcade/canteen or under lean-to.

**Awareness:** Please be aware of the way people treat the park. Become involved in keeping it safe, neat and nice. Talk out issues amongst yourselves before bringing it to management.

**Bikes/scooters/ripsticks:** Please use bike rack near store. Please, no roller blades, rip sticks or skate boards etc. in store/office/canteen or on hill by canteen. No wheels by canteen/pavilion. Park bikes/boards etc. in proper location. ALL wheels must be walked up and down the big hill near campers on top of hill. Hover boards & Chinese lanterns are prohibited.

**Boats/recreation vehicles or "wheels" on trailers:** All boats or recreation vehicles must have site number and name on it. If you have room on your site, that is where your boat(s) should be. Parking your boat where ever you want is not tolerated. Please ask or let us know where your boat/rec. vehicles will be and we will provide an identifying label to be applied. This is not a storage facility, if you are not using it, please take it home. Parking is limited. Do not park on the road. Parking wherever you want, may be a burden for someone else. Please be considerate.

**Children:** Your children are your responsibility. Curfew is 10:30 p.m. ALL KIDS MUST BE BACK TO YOUR SITE BY 10:30 p.m. or at least in your presence at another site. Kids must be off their bikes by dark. Please train children to walk wheels up and down the big hill, and keep all wheels off hills by Canteen. **ALL persons under the age of 21 years old may not be left alone at OCC.** All minors must be accompanied by an adult.

**Clothes lines are not permitted on the property.**

**Crime:** Any person found stealing, damaging any property, dealing with drugs, drinking under age, causing injury to another, etc., will be dismissed from the campground IMMEDIATELY. **NO EXCEPTIONS!** Parents will be prosecuted for damages and possibly not allowed back as a seasonal for the next year.

**Decks/Sheds:** Detailed plans must be supplied to management for approval of any deck or shed you'd like to build. Anyone building without permission will be required to tear down structure at owner's expense.

**Dependents/Minor Children:** Dependent/minor child means one who is 20 years old or younger, lives with you (may live at college during school year) or that you are personally responsible for per handicap/disability. If they are not dependent/minor, they are considered a guest, required to register in the office and use your seasonal vehicle pass. Minor children are not allowed to be on OCC property without their parents. If found to be underage and unattended and/or with alcohol, the authorities will be contacted.

**Electricity:** All meters will be read twice a year. The first half is read about the 15th of June and the second half about the middle of September. We DO NOT send out a bill but we will post a notice as to when your readings are available in the office.

**Fences:** No new fences are permitted on your site.

**Ice:** Ice is available at the Office/Store.

**Garbage:** PLEASE RECYCLE. Bins are provided for you at the entrance of the park. DO NOT bring trash from home or leave things at or in the dumpsters that cannot be taken away by the garbage service. Put garbage in the dumpsters and burnable items in the burn pile. Please do not use for disposal of appliances, mattresses, metal, furniture, lawn chairs, bikes, or any large items. If you have any questions regarding acceptability, please contact the office. Any individual found disposing of such contents will be charged \$200.00.

**Golf Carts/Scooters**

- **Unlicensed driver's are NOT ALLOWED to operate carts on OCC property.**
- Driver MUST provide valid driver's licensed when requested. Young adults that have received their learner's permit (temps), may drive with a licensed driver (ie. parent), seated in the front seat. Licensed driver must be at least 18 years old.
- No kids sitting on lap steering or driving.
- Obey speed limit (5 mph). **PLEASE slow down!**
- Must have proof of insurance that is to be turned into the office immediately.
- Golf cart must have site number and lights (front & rear).
- **No carts in operation from midnight-6:30 am**
- Careless driving and behavior will end privilege of having your cart at OCC!

# SEASONAL POLICIES

- If you allow your guests to use your cart while visiting, inform them of the rules and directions of the roadways.
- Please DO NOT run your dog(s) along side your golf cart. It is a nuisance to the rest of the campers as it takes up too much width on our narrow roads.
- No licensed scooters/mopeds driving from site to site...in and out of park only. If found doing so while consuming alcohol, authorities will be called as it is a road licensed vehicle.

Driver will receive a \$50 fine for violating any of the above policies. A \$50 fine will be charged to your account for any violation. **Fines are donated to the Boys & Girls Club of Chippewa.**

**Grey water:** Wisconsin State Law prohibits the dumping of sewage tanks or grey water tanks anywhere on the grounds except at the designated dump station. *If the inspector identifies your camping unit in a violation, you will be cited \$50.*

**Laundry Facility:** Please do not park on the hill near the shower house/laundry room. The road needs to remain open and accessible at all times. Do not park on the grass. Please park in the lot adjacent to the shower house by Canteen.

**Mail is not allowed at OCC.** It will be returned to sender. You should receive it at home or at C.F. Post office. You are NOT allowed to use OCC as your permanent address or have OCC address on any personal information (credit cards, license, checks, etc.) PLEASE do not have items shipped to OCC or use our address on anything. This includes Direct TV, Dish Network, UPS, Speedy, FedEx, etc...please ship it to your home. It is not acceptable to have our address on a package with your name on it. If something does arrive, it is a \$5/package charge to your account.

**OFF SEASON:** Although we do not mind that you walk into the park during the closed season, we would appreciate an email or a call to leave us a message, to let us know who will be walking in. Please do not park alongside another car at the top of the hill/entrance. We need to get the gate open and closed as we come and go to work in the off season.

**Pets:** Pets are welcomed as long as they are kept on a leash at ALL times, quiet and never left unattended outside of your camper. You are expected to clean up after your pet. If management has to warn anyone more than once you will be asked to leave your pet at home. Pets are not allowed in any building, rental unit, bathhouse, swimming area or on the beach with the exception of service dogs. All pets are to be up-to-date on their vaccinations before visiting our facility. No aggressive breeds. (Pitbull, Rottweiler, Doberman)

**Pumping:** We offer honey wagon service. Please sign up in the store and see current prices. We do not pump on demand, rather on a schedule. Emergencies will be charged \$10 extra. If you dump your own, please do not dump at busy check out times or during busy weekends. Please let the weekenders clear out before getting in line.

Please clean up after yourself at the dump station. Spilling or leaking while transporting your waste is not acceptable. If we witness unacceptable carelessness of waste, you will no longer be allowed to dump your own and you will be required to pay for offered services. Under no circumstance are you allowed to offer your own pumping service to other campers, accept money and use OCC's dump station for free. You are not allowed to dump anyone else's tanks. If found out to do so, both parties will be cited \$50.

**Quiet Time:** Quiet time means kids off playground, back to a site by 10:30pm. Bean bag games are ended. Voices and music lowered to a volume that won't disturb your "neighbors".

**Restrooms/showers:** Anyone found violating the restrooms or showers in any way will be evicted from the park immediately. If you observe any person abusing this rule, please inform the management. Please, no smoking or pets in rest rooms, showers or laundry room. Service dogs welcome. Please assist and supervise children.

**Refrigerators:** Any fridge or freezer stored outside of your camping unit MUST have a lock on it. Especially when you are not at OCC.

**Removing your unit:** Refunds will not be given if you decide for any reason to remove your unit and relinquish your site before your seasonal reservation ends. Please fill out an OCC Site relinquishing form in the office.

**Safety:** No fireworks, firearms or weapons of any kind are permitted. No motorized scooters/mini bikes/children's battery operated vehicles/ATV's or hover boards. Firearms and archery equipment may not be used in the campground. This includes paintball, air soft, BB & pellet guns, bows and arrows, sling shots and any other types of firearm or explosives.

**Selling your trailer/camper:** "FOR SALE" signs are NOT allowed on your trailer. The fee for selling your unit on OCC property is \$100. Fee is due the moment you list your camper For Sale (fee is non-refundable). This fee includes the option of posting it on our sales board located on the front of office and having OCC Staff show your unit to a potential buyers. If you choose NOT to post it on our board, the fee remains at \$100 and all other rules remain the same. The \$100 fee is for one year to date. If after one year, it does not sell and you continue to keep it for sale, but occupy it on a regular basis, you are allowed to keep the unit here to sell, with an additional \$100 fee for the next year. If you do not use it on a regular basis after one year, you will be required to remove it from our property. This decision will be made by Owner/Management before Sale renewal. If you choose to sell, please talk to management about details. If you are selling a unit that is 20 years old or older, it must be approved by management before offering it for sale, if not, we will decline the new owners agreement and all responsibility will fall on seller. Only ONE person/family may purchase your unit. Please inform your buyer that sale of unit is not to be shared between two families. The buyer will incur the transfer/administrative fee of \$100 (\$50 will be credited to their account once they've attended new

# SEASONAL POLICIES

seasonal meeting). **No sale is final until approved by management. Your seasonal vehicle car pass must be turned in prior to transaction of the sale of your camping unit.**

**Sites:** Camper is responsible for the up-keep of their site: which includes the exterior of your unit, deck, shed and lawn. Lawn mowing and clean up service is available, inquire at office. If we feel your site is an eye sore, we will charge you for our service to bring it to our standard. We ask that your sites/trailers be kept neat and clean at all times. The campground is NOT a storage facility or an automotive garage. Your site should accommodate 1-2 vehicles. If not, ask management for a solution. Please complete your building projects in a timely manner. Stacks of lumber and/or building products laying around site is not allowed. Take home left over supplies. Over building on your site is not allowed.

**Sub-renting:** NO ONE may use your camper when you are not present. You MUST be present when your guests are visiting! Check with the office if you have a special request.

**Trees:** No trees or limbs may be cut down (dead or alive) without consent from mgmt.

**Vehicles:** Two vehicles per site. Vehicles must be registered. Do not park on other sites or on the road. You will receive one vehicle sticker for up to two cars for owners of site and dependent children with car, please discuss with management if you require an extra sticker. Please display in front windshield on the driver's bottom side, down by the VIN number. EVERY VEHICLE MUST DISPLAY A CAR PASS/STICKER.

## Visitors:

- Each seasonal gets 2 alternating visitor passes. Each pass is for 1 person or a carload. All visitors must be registered and leave by 10:30pm. Your guest passes MUST be returned to office in order to use it again! If you exceed your 2 passes for 2 cars, the DAY & OVERNIGHT VISITORS rule applies as follows:
- EVERYONE entering the park MUST be registered. This means all your guests that are NOT in your vehicle (you assume responsibility for them) and ALL maintenance people. If you are getting a delivery for your site, work on your camper, your lawn mowed or whatever else might be taking place, they MUST stop in the store FIRST and register and display a car pass.
- Day Visitors: ALL VISITORS must register in the office, pay \$3/person, (0-17 free), and receive car pass. Day time passes are valid until 10:30 pm. **Every vehicle MUST display a car pass.**
- Overnight visitors: ALL VISITORS must register in the office, pay \$6/person (0-17 free), and receive car pass. Sites will be charged if their guests do not register at the office. **Every vehicle MUST display a car pass.** Management reserves the right to accept or reject anyone on the property.

- Extra units: You are welcome to set up an additional tent or small camper on your site for family & friends, but we ask that you stop by the office to let us know. There is a \$20.00 charge for extra units per night. **Every vehicle MUST display a car pass.**

**Water balloons:** Please pick up & dispose of broken balloons.

**Water supply:** A back flow preventer is a check valve that prevents water from flowing backwards into the water supply line, resulting in a contaminated water supply. If pressure was lost on the water supply, cross contamination could occur. Management has installed back flow preventer valves on all water spigots. It is illegal to remove these valves. **Your account will be charged \$20 if management must replace.** PLEASE, do not wash your vehicles here. Washing your camping unit, deck and golf cart are permitted. Washing carts or anything near maintenance shed or Canteen is frowned upon. Rinse off your carts at your own site.

**Winterizing:** We DO NOT offer winterizing of your trailer. Please plan accordingly.

**Wood:** We do sell wood here at the campground by the face cord or bundle for your convenience. If you do bring in your own wood, PLEASE make sure it's firewood from within **25 miles** of the property and NOT from quarantined areas. Insects and diseases are easily transported in and on firewood. This could have a devastating effect on the property for the next generation of campers.

**Seasonal meeting:** The seasonal meeting will be the second Saturday in June at 8:30 am in the OCC Canteen. Coffee and donuts will be supplied. Attendance is very much encouraged.

Your patronage in the store, OCC Canteen, laundry, pumping, propane, wood and ice is very much appreciated. We understand that you have many choices when deciding where to spend your summer, a sincere thank you for choosing OCC!

**Thank you,**

**Geri and Joe Walter & family**

*This is a privately owned campground. The campground owners and employees are not responsible for accidents or injuries to campers, guests or their property or the loss of valuables of any kind. WE RESERVE THE RIGHT to interpret and enforce all the rules for the benefit, security and safety of all. Management reserves the right to dismiss any and all violators of the Rules and Regulations without refunds and to remove persons or animals which are considered detrimental to the health, safety and welfare of management or others using the campground and facilities. It is further agreed that any breach by the camper or camper's guests of the Rules and Regulations shall constitute grounds for immediate dismissal from the campground with no refund of fees.*

*Photos, video, and other media taken during your stay may be used in promotional pieces.*