

Happy Fall!

The end of the 2019 OCC Camping season is drawing near. Our eighth summer went faster than any of the previous seasons. Makes us think about the life we live, the loved ones that feed our souls and the choices we make. This is truly why we continue to pour our heart and soul into this park. We truly love it...although there are days... ;)

Considering it's near the end of our season, and we still feel so passionate about OCC, "the good" extremely outweighs "the bad". We hope you had a great summer and continue to foster the culture that has been created by each and every one of you! And to those great campers we lost to soon this year, thanks for the memories!

Office will have limited hours for the remainder of the season. If you need something in particular, please email the office or give us a call to make arrangements. 715-723-6581 or office@oneilcreek.com

The OCC Canteen will have limited hours and will be closed for the season on Sunday, September 22, 2019.

If you are a new seasonal, please be sure to attend the required OCC New Seasonal meeting.

Fall: If you have items that can be burned, toss them on the burn pile, if you're not sure, please ask in the office. During clean up, please **do not** rake leaves in the creek, do not burn them, do not dump them in the woods, over the hill or behind the cabins. Please take them to the compost pile located near the OCC Maintenance Shop. Based on the off season we had last summer, we have made the decision to deny any clean up after October 15. During this time, **the park is NOT open**. During the off season, we are busy cutting trees down, working on the grounds and cleaning our buildings. We may need to cut through or use your site. We will always do our best to clean up and fix any mess we make before the next season starts. So please do not ask to come in and clean up. It makes for an awkward conversation.

Off Season: If you would like to walk in during the off season to check on your unit, please email us at office@oneilcreek.com or leave a message that you will be on premise. We like knowing if someone is on property. Rules still apply, keep dogs on leashes and pick up after them.

Please park on one side of the driveway as not to block the other side of the gate. Service vehicles need to be able to get in and out.

Relinquishing: If you have decided not to renew your seasonal site and will be cleaned up BEFORE October 15, please stop by to fill out a site relinquishing form. If you plan to camp until we close and not renew for 2020, please inform Caron. All your belongings must be removed before or by October 15.

Business: Remember the due dates to reserve your site for 2020; \$500 due October 1, 2019 with your signed seasonal agreement and updated identity form.

If you pay the remaining balance by December 1, 2019, we will deduct \$100.

All balances are due by April 1, 2020. Same as always, give us a call with your credit card #, or mail us a check to OCC 14912 105th Ave. Chippewa Falls, WI 54729

Please be winterized before or by October 15, NOT AFTER.

Spring 2020: We will open April 15 at 10am in the OCC Camp Store.

Annual OCC Seasonal meeting will be June 6, 2020 at 8:30am.

Upon your first arrival in the spring, please check in at the OCC Camp Store. We will verify any updates, make sure your paperwork is in, give you your vehicle seasonal stickers and the rest of everything else we do!

Please remember, 2020 is the year in which the "OCC Pride in your Park" program will begin.

Here is a sample of a few things on our list of requirements...

Take home, dispose of, or toss any building items not needed.

Take home, dispose of, or toss any other items not needed. (grills, bikes, lawn furniture, junk stored under your camper etc...)

Power wash your belongings on the site.

Make your site number visible and nice.

Tidy up the landscaping.

More to come in the spring!

Have a wonderful winter! We look forward to seeing you next spring.

Thank you for choosing OCC!

Your Hosts,

Geri and Joe Walter

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 1st, 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.

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. Have some discretion and courtesy for others, as this campground is everyone's to share.

Bikes/scooters/ripsticks: Please use bike racks near store, arcade, and below Canteen hill. Please, no roller blades, rip sticks or skate boards etc. in store, office, canteen, arcade, or on hill by Canteen. No wheels by Canteen or hill by the OCC Leap Pad outdoor theater/stage. Park bikes/boards etc. in proper location. ALL wheels must be walked up and down the big hill near campers on top of hill. All bikes put away at dusk.

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 wherever you want is not tolerated. Please ask or let us know where your boat/rec. vehicles will be parked 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.

Canteen: For your convenience, seasonal campers are welcome to charge your Canteen purchases at time of ordering. The charges will be placed on your account within 24 hours. Please clean up after yourself/kids. Please be respectful of all the property in the Canteen. NO smoking in or near the entrances of Canteen or under the lean-to.

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. **Nobody under 21 years of age may be left alone at OCC.** All minors must be accompanied by an adult.

Dependents/Minor Children: Dependent/minor child means one who is 20 years old or younger, lives with you (may live at college during the school year) or that you are personally responsible for, per handicap/disability. If they are not a 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.**

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 Joe 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. No metal sheds. No sheds larger than 8' x 10'.

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.

Frog Hop Arcade & Train Depot: Please clean up after yourself/kids. Please use bike rack near arcade. Please be respectful of all the property in the arcade. The games are not OCC property but should be treated as so. Any persons found vandalizing games, belongings, or building will be asked to leave and possibly prosecuted. Please do not sit on table tops. NO smoking in or near the entrances of arcade.

Ice: Ice is available at the Office/Store.

Garbage: 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 on the burn pile. Do not leave items alongside the dumpsters, for us to throw away. 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 drivers are NOT ALLOWED to operate carts on OCC property.**
- Driver **MUST** provide valid driver's license 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!
- **If you allow your guests to use your cart while visiting, inform them of the rules and directions of the roadways.** If guests found to be delinquent, you assume the fine.
- Please **DO NOT** run your dog(s) alongside your golf cart. It is a nuisance to the rest of the campers as it takes up too much width on our narrow roads.
- **Please DO NOT park on the hill next to the laundry room.** Park near the Canteen. Road **MUST** stay open.
- No licensed scooters/mopeds driving from site to site...in and out of the park only. If found doing so while consuming alcohol, authorities will be called as it is a road licensed vehicle.
- Driver, or cart owner, will receive a \$50 fine for violating any of the above policies. **A \$50 fine** will be charged to your account for any violation.

All fines are donated to the Boys & Girls Club of Chippewa.

Golf carts should not cut through sites, lawn, playground or other "shortcuts". Please drive on the roads.

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 sited \$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.

Leaves/compost: Please dispose of leaves and compost in our designated area located near the maintenance shop. **DO NOT** throw leaves in the woods, over the hill, or behind the cabin area. **Do NOT burn leaves. Do not rake/blow them into the creek.**

Mail is not allowed at OCC. It will be returned to sender. You should receive it at home or at the 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.

New Camping Units/Deliveries: **DO NOT** plan any projects, deliveries, or setting of new trailers between 10:00 am on Fridays & 2:00 pm on Sundays without prior consent from Joe. **ALL** of the above must have approval from OCC management. We require one week's notice for **ANY** camper being placed on **ANY** seasonal site. Setting of new camper on a seasonal site is **NEVER** allowed the day before, or during, a holiday weekend.

OFF SEASON: Although we do not mind that you walk into the park during the closed season, we would appreciate an email, to let us know who will be walking in. Please do not park alongside another car at the top of the hill/entrance. Leave one lane open. 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, barking controlled 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, etc.)**

Prohibited/Safety: No drones, Chinese Lanterns, hover-boards, children's ride-on electric toy vehicles, children's battery-operated scooters. No fireworks, firearms or weapons of any kind are permitted. Firearms and archery equipment may not be used in the campground. This includes paintball, airsoft, BB & pellet guns, bows and arrows, sling shots and any other types of firearm or explosives.

Pumping: We offer honey wagon service. Please sign up in the store and see current prices. We do not pump on demand, rather than 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 circumstances 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 sited \$50.

Quiet Time: Quiet time means kids off playground, back to a site by 10:30pm. Bean bag games are ended. Music on golf carts turned off, 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.

Selling your trailer/camper: Please fill out a seller's permit from the office. This permit helps OCC management, the seller, and the buyer, be informed of all important information about the unit and the park. **"FOR SALE" signs are NOT allowed on your trailer.** The fee for selling your unit on OCC property is \$150. 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 potential buyers. If you choose NOT to post it on our board, the fee remains at \$150 and all other rules remain the same. The \$150 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 \$150 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 multiple families.** The buyer will incur the transfer/administrative fee of \$100 (\$25/adult or \$50, if only one adult registered to the site, will be credited to their account once they've attended a new 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 eyesore, 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 leftover supplies. Over building on your site is not allowed.

SPEED LIMIT: OCC speed limit is 5MPH or less. We are strongly stating, please slow down! Down below, up on the hill and back by the cabins. The whole entire property. Order of importance, walkers and kids first, vehicles, then golf carts.

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: Nobody may stay in your camping unit unless you are here to host them. They **MUST** register in the office. That means motorcycles too. **This is a state code. This is our policy. If anyone enters OCC property, they MUST be registered and display a car tag.** If they arrive in your car, you are responsible for them. If they borrow your golf cart, please be sure they know the rules and drive the correct way. If they abuse the rules, YOU will receive the fine.

• 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 the 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 backflow 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 backflow 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 carts are permitted. Washing carts or anything near maintenance shed, dump station 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 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.

OCC Pride in Your Park: All sites must be up to OCC's standard of kept space. Camping unit, deck, pavers, etc.

shall be cleaned or stained when necessary. Remove extra building materials, rake and trim lawn, plant something pretty, **make a nice site marker**, etc. Take home what you're NOT using (ie. boat, car, bikes).

Annual Seasonal Meeting: The seasonal meeting will be the first 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.

2020 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:

2020 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)

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.

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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