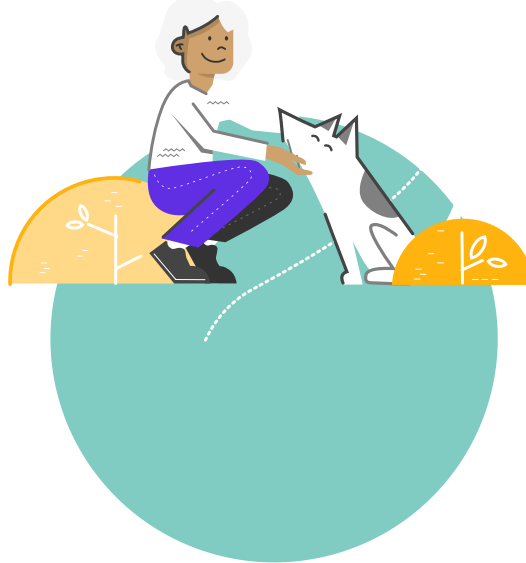


**Chris and Gillian
Pancho, Betty and
Max welcome you**

**227 S Montgomery St
Ojai, CA 93023
805-646-8051
323-314-7357**



MY WELCOME GUIDE

The Welcome Guide explains a few things about the pets and the home that you might need to know during your stay. If you have any questions, please do not hesitate to get in touch.
We hope you have a lovely stay.

TrustedHousesitters are here to help you



Access free, unlimited veterinary advice 24/7 with our dedicated Vet Advice Line.

Call [+1 602-786-8353](tel:+1602-786-8353)



Our highly experienced Customer Care Agents are available 24 hours a day, Monday - Friday

[Visit the Help Centre](#) or use our Live Chat facility



Home Address

227 South Montgomery St Ojai, CA 93023

Summer residence: 20525 Flint Ln. Morrison, CO 80465

Contacts

Gillian McManus: 3233147357, gmcmanus@mac.com

Chris Newell: 8056468051, admin@musitek.com

How to get here

Your GPS will get you to our condo development. Coming from Ventura, turn right on S. Montgomery (Topa Topa Brewery). Pass the Art Center on your right, then an empty lot. Take the next right into the Los Arboles development and go straight back. Our unit is at the end: #227.



Home Details

Kitchen

Appliances: Gas, Dishwasher, Microwave, Washing machine, Tumble dryer, Iron, Vacuum cleaner, Other

Coffee and Tea

For coffee, use the metal drip strainer or paper filter with plastic holder. Tea bags are in the middle drawer of the large standing cabinet in the kitchen.

Electric Kettle

We use it to boil water for coffee or tea. Here's how it works...

Fill kettle with filtered water from the special kitchen tap.

Place kettle on its base and push the big gold button twice. It will beep at 212 degrees.

When drained, return the kettle to the base.

NOTE: Always make sure to turn kettle OFF by holding down the gold knob until the readout light goes out.

Dishwasher

Special instructions: Dishwasher instructions: Turn on the power button and wait until it says "normal wash". Push the start button and then close door immediately. If you wait longer than 4 seconds you will not be able to turn it on.

Thermostats

There are thermostats both upstairs and downstairs. They are preset for comfort. Please leave as they are.

Garbage and recycling instructions

Garbage and recycling are located behind a pull out cupboard opposite the kitchen sink, below island counter. Recycle in back. Compostables in front. Please take full bags out to dumpsters which are located by entrance on Montgomery. Compostables on the right as you face Montgomery and recycling on left.

Cleaning instructions

Our housekeeper comes every two weeks. She will change your sheets and clean every room. There are sheets in the trunk at the end of you bed should you want to change them before she comes. Please wash your sheets and return them to trunk as we only have two sets!

Cleaner details

Our housekeeper has been with us for many years. Her name is Irma and she is wonderful and trustworthy. She ONLY speaks Spanish so if you need to speak to her, use google translate. She generally stays around 5 hours. She arrives between 12 noon and 1pm and has her own front door key.

Your Room

Your bedroom is the large bedroom located upstairs. It has a TV with remote and an ensuite bathroom. Chairs are loungers - just push back! It can get warm up there as the heat from first floor rises. Our guests usually sleep with the windows open. There is a thermostat upstairs on the wall across from your room. If you use it, please remember to turn it off when you no longer need it! Additional towels and pillow cases are in the closet up there. Sheets are in the trunk below the window. When flushing the upstairs toilet, please push BIG button.

Keys and doors

If you get locked out of the house, you can always enter through the garage door. Use the keypad on the wall outside. The code is: 3 2 1 1 then Enter. You may need to push enter twice. There is also a spare key inside a fake "rock" in the hedges just to the left as you enter the front door. We suggest you lock the doors every night downstairs.

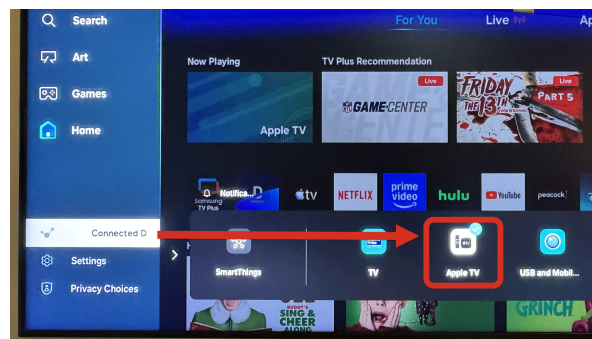
WiFi

Network - Home Away or Home Away 5G - Password- 8056468051

TV (Controlled with white remote)

Turn **TV On**: Push red "Power" button on the **white** remote.

Turn **TV Off**: Hold down "Power" button for 5 seconds.



To select **AppleTV**: Press the "**Home**" button on the **white** remote and scroll down to "Connected devices" then scroll right and choose **AppleTV**.

NOTE: AppleTV main menu includes HBO, Amazon Prime, MAX, Criterion, etc.

Volume is controlled either on the silver remote or the toggle on the white remote. When watching AppleTV, navigation and channel selection can be controlled with the silver AppleTV remote.

Please respect the quiet of our complex. Our neighbors are mostly elderly and head to bed early. We love our home and are happy you are taking care of it.

House and Doggie Rules

We have two basic rules: No barking while outside and no dogs on the furniture.

(Betty likes to jump up onto your lap, but we discourage that too.)

Bark Collars

Each dog wears a bark collar all day and night. Please recharge them every week. The chargers are in the cubby area of the kitchen. Leashes are hung up in garage, on the right as you open door from kitchen. It's OK for the dogs to go out at night. But they can get unruly if there's a critter about. Then they start growling and barking and waking up the neighborhood. In that case, turn on the outdoor light in the study next to the kitchen and open the glass door and call them. Otherwise, grab the leashes and giggle them. They usually come dashing in. Once in, block the dog door if necessary.

Dog Door

The dog door is located in the round office off the kitchen. It's jury-rigged so you need to set the white board on the brackets and fix it with the 3/8" dowel. Open the dog door in the morning after getting up (other than Wednesdays). IMPORTANT: The gardeners arrive early on Wednesday morning. They will not enter if the dogs are out. So leave dog door closed until after they leave. ALSO, they put a milk crate outside the door. So please remove it if they don't do it when they leave. The dogs may go outside at night to growl and bark at critters. They also love to wrestle one another in the house and that may become bothersome. They usually sleep downstairs in their beds, but they like to be with people at night, so they may come upstairs and sleep in their dog beds up there. It's up to you if you want them in your bedroom or not....

Daily Business

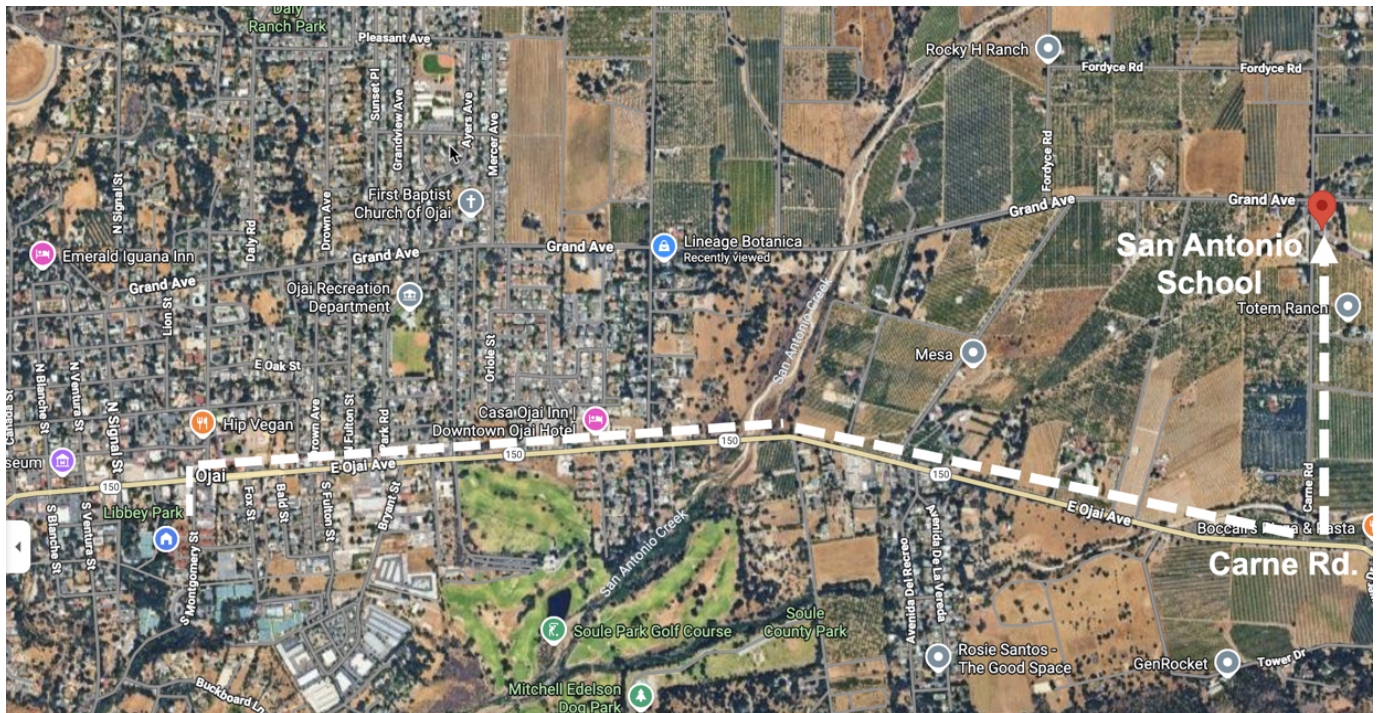
Dogs need need to be walked every day. When not at the dog park, they should always be on leash. They can be walked together with the 3-way leash loop. Keep Max from biting Betty's neck. When he does, jerk his leash with "Leave it !" command. If all 3 at a time is too trying, walk Pancho and Betty together and Max alone, separately. If they try to tug, don't let them. ...A leash jerk and "Don't Pull !" command does the trick.

Walks (On leash)

- **Ojai Trail** is one block to the right as you exit the development. Turn right on the trail and you can go as far as you want (it extends all the way to the ocean !)
- **Shelf Road** is at the end of Signal St. towards the mountains. 45 minute out and back, mainly flat / rolling path with bird's eye view of the valley. Everyone's favorite walk.

Play (Off leash)

- **San Antonio School Playground** 650 Carne Rd. An "insider" favorite spot for locals. From 5 to 7PM, 10-20 folks arrive with their pups. Everybody's friendly, including the dogs who know Pancho, Betty and Max well. Pull up an Adirondack chair and watch the fun.



- **Bates Beach** (also called Rincon Beach Park on gps). 20 minutes away...Take Hiway 150 West to 101 South and exit immediately. Dogs aren't good if you just want to sunbathe... they get too excited. But they love the walk and to play in the surf. Lots of other off-leash dogs there for socializing too.

Feeding instructions

All dogs eat the same kibble. We always mix in a little hamburger, cottage cheese or packaged dog veggie/meat (inside the fridge) along with the kibble. Kibble is a container in adjoining room to kitchen. Betty's eats next to the door to the garage and Pancho's bowl is next to water bowl. Put Max's bowl just outside of the sliding glass door in the living room.

Betty gets one cup of food, Pancho and Max get 1 1/2 cups each. Cup measure is in food container. Please make sure they have plenty of water. We give them snacks from time to time - nothing scheduled. Make them sit, lie down and wait for the snack. They are pretty good about that. Snacks are in the kitchen cubby niche.

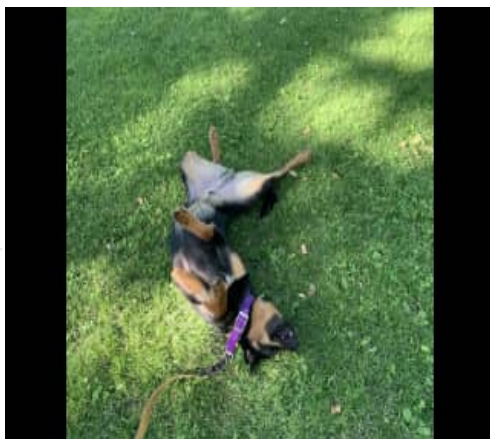
Toilet and grooming

They are totally house trained. If they are shedding, you can use the fine-tooth metal brush located in the top drawer of the laundry room.



Pancho

Name, age and breed Pancho is 5 years old



Health information

In great health.

Personality

Calm, Excited, Lovable, People Friendly, Pet Friendly

Super friendly and lovable. Barks at the doorbell but has never bit. Gets very excited when new person comes to the door. Will want jump up and follow new people and may even try to hump (!) He calms down quickly. Pancho sometimes howls at night. We have no idea why...bad dreams? It's very plaintiff sounding, but it stops pretty quickly. Don't let it upset you.

Likes/Dislikes

Loves walks, petting, playing ball or tug with a sock.



Betty

Name, age and breed

Betty is 7 years old Corgie mix-breed



Feeding instructions

1 cup of food for her.

Personality

Excited, People Friendly, Pet Friendly, Aloof, Nervous

Betty is pretty aloof and high strung.



MAX (Brutus Maximus)

Age and Breed

Max is 1 year old Australian Shepherd with a strong dose of Bernese Mountain Dog



Max is cute and very strong.

Feeding instructions

1 1/2 cup of food for him.

Personality

Clever, stubborn, independent. He is also an escape artist. He will probably follow you everywhere and given a chance, will slip out the door and into the wide world. Look out for that trick.

They wrestle each other sometimes - it may go from playing to growling. Separate them for a while (usually by putting one of them on a leash) and keep an eye on Max. He likes to bite Betty's neck. We strongly discourage that with the command, "Leave it !"

If Max gets too rambunctious, go ahead and put him in his crate for 30 minutes with a chew bone. The crate is next to our bedroom sliding door in the back yard.



Veterinary Information

Name

Matilija Vet Hospital

Phone number

805-646-5539

Opening times

Monday through Friday, 8:30am-5pm Saturday 8:30am-12 noon Sunday closed

Website

<https://www.matilijavet.com/>

Emergency phone

VMSG - in Ventura- open 24 hours - for emergency only. 805-301-1316

There is an account set up

Cash in case of Emergency

We can Venmo you cash if need it in an emergency.



Mail

Mail

Please pick up our mail every other day. Our mailbox is Number 5. We will leave a key on the kitchen counter for you. You can leave everything on the dining room table.



Transport

Car

Sitter should have their own car. Our cars are not available.

Parking

Unless we have taken a car, please park on Montgomery Street. The Condo Assoc is strict about vehicles not parked in garages. You can use our garage if we are taking a car.

Trains

Train service down in Ventura. Google desired trip

Bus

Poor public transportation.

Taxi

Topa Topa Taxi 805-312-2288 Never used them, but do see them around.

Car hire

Will need to rent car in Ventura. Google car rental



Plants and garden

Gardener

IMPORTANT: The gardeners arrive early on Wednesday morning. They will not enter if the dogs are out. Please close Tuesday night and leave it closed until after they leave.

Gardening Instructions

Enjoy the garden! Use the grill...remember to turn off the gas! Lights for the garden can be turned on with switch to left of living room slider.

Please try to keep the pups off of the lawn. Sometimes they want to do their business on it (who can blame them for that?). Please shoo them off if you see them on the lawn.

Anything else?

We live within easy walking distance of the Ojai Valley Athletic Club which is very good. They have weekly memberships, I believe, so you may want to check that out.



Shopping for food

Name

Westridge Midtown Market

Why it is good

easy walking distance, good high-end market.

Website

westridgemarket.com



Shopping for food

Name

Vons

Why it is good

Cheaper than Westridge, but requires a car, although still close. We often get staples there.

Website

local.vons.com



Restaurants and pubs

Name

Topa Topa Brewery / The Nest / The Dutchess

Why they're good

Walk a block up to Ojai Ave to Topa Topa. Turn right and cross the street to The Nest.
Keep walking up Ojai Ave another block to The Dutchess.

Pet friendly

Topa Topa and The Nest allow dogs. The Dutchess has outdoor seating for folks with dogs.



Restaurants and pubs

Name

Ojai Pub / Rory's

Where they are

Go right on Ojai Ave. about 3 blocks. Ojai Pub is accross the street on your left.
Rory's is to the right on Ojai Ave., past Libby Park and accross Signal next to the theater.

Website

rorysplaceojai.com

Pet friendly

Rory's is not pet friendly



Favourite cafes

Name

The Dutchess

Why it is good

Great pastries and breakfast. Good lunch and dinner. Pricey. Great atmosphere. Walk there.

Website

thedutchessofojai.com

Pet friendly

The Dutchess is not pet friendly



Local attractions

Name

Taft Gardens

Why it is good

Just gorgeous, well maintained gardens. Admission fee is \$20

Website

taftgardens.org

Pet friendly

Taft Gardens is not pet friendly



Local attractions

Name

Meditation Mount

Why it is good

Beautiful views, calm, serene place to visit. Need to make appointment - \$12 to visit.

Website

meditationmount.org

Pet friendly

Meditation Mount is not pet friendly



Shopping for food

Name

Rainbow Bridge Natural Foods

Why it is good

If you need homeopathic remedies and natural foods, this is the place

Website

rainbowbridgeojai.com



Favourite cafes

Name

Ojai Roasting

Why it is good

Walk there. Good coffee, pastries are mediocre.

Website

ojaicoffeeroasters.com

Pet friendly

Ojai Roasting is not pet friendly



A&E Hospital

Name

Community Memorial Hospital - Ojai

Address

1306 Maricopa Hwy, Ojai

Phone Number

8056461401

Website

cmhshealth.org

Notes

Has an emergency room and is affiliated with Community Memorial in Ventura. A pretty good hospital for a small town.



Pharmacy

Name

Rite Aid

Address

11496 N Ventura Ave, Ojai

Phone Number

8056466697

Website

riteaid.com

Alternate Emergency Phone Number

Lindsay McManus:
917-691-1567

Gillian's brother who lives in NYC. Call if you can't get a hold of either
Gillian or Chris.



Other emergency information

Local Police

Ojai Patrol Police Station, 402 N Ventura Ave, Ojai 8056461414 The city of Ojai contract
with the Ventura County Sheriff's office.

Repairs

Please call us if you need any repairs.
