

# 2025 yearly letter

## Looking ahead to our 55th year!

### Construction/Building:

Our very simple rule--We do not permit anyone to build a roof. ANY OTHER project MUST be approved.

### Campsite Deposit:

As began in 2024, we will continue to require a \$500 from any new campers. This deposit will be used toward a final electric bill, etc.

### Campsite Appearance:

Please keep your campsite neat, clean & respectful. Please refrain from any flags/banners with profanity or offensive content.

### Storage Units:

Make the beginning and end of the season easier by renting one of our storage units! Inquire in the Office.

### Electricity Usage:

Your meter runs if your breaker(s) are on & anything is plugged in, which means your bill keeps running too. Please unplug/turn off when not in use. Same with your water to avoid leaks!

### Campsite Liability:

As a reminder, your signed Campsite Agreement states that you release Long's Retreat from any and all liability to any properties on your rented campsite.

### Campsite Repairs:

Please ask for a list of names who can help with your RV repair needs. Remember any construction work must be approved by us.



### contact information

Call: 937-588-3725

Text: 937-888-3525

Email: info@longsretreat.com

Website: www.longsretreat.com

Address: 50 Bell Hollow Rd.  
Latham, OH 45646

### Social Media:

#### Facebooks:

- ♦ Long's Retreat Family Resort
- ♦ Long's Retreat Permanent Camper's
- ♦ Long's Retreat Buy, Sell, Trade

Instagram: @longsretreat

TikTok: @longsretreat

***\*Remember that you are responsible for any guests at your site. Your campsite is yours and only yours! You are not permitted to rent, sublet, post on AirBnB, etc., your site.***

## dates to remember

### EASTER

APRIL 19TH

### WATER ON/OFF

**APRIL 1ST (week of & weather permitting).** Water will be turned on & camping re-opens for the season!

**April 15th: (or before):** all tarps & winter items must be removed from campsites.

November 1st: Water will be turned OFF in the campground.

### CHRISTMAS IN JULY

JULY 19TH

### POKER RUN

**3rd Saturday of every month (May-September):**

Watch Long's Retreat Permanent Camper Facebook page for details each month. May-September

### HALLOWEEN

OCTOBER 4TH

### STAY TUNED

Please follow our Long's Retreat Permanent Camper Facebook page for details on additional events throughout the season.

## RENT and ELECTRIC BILLS are two separate items.

### **Rent Info**

- Your campsite rent is a one-time fee for the *full year*—on season and off season—and everyone has a different rent due date, so please pay attention to yours. We don't send rent bills, so mark it in your calendar – it's the same date every year unless you pay by the month to change the date.
- Your rent amount must be paid in FULL before/on your due date.
- **PLEASE NOTE**—if you choose not to pay the full year; for example, if you are trying to “sell” your site, the fee is \$325/month until the next renter occupies the site.
- Paying the monthly fee does not add up to the full year total. Paying by the month simply moves your due date to the next month.

### **\*\*RENT\*\***

**Name:**

**Campsite Address:**

**Rent Due Date:**

**Rent Amount:**

**\*Please note:** *If credit/debit cards are used to pay for rent, electric bills, construction projects, etc. there is a 4% surcharge that will be added to the total.*

### **\*\*\*Lot Rent Fees\*\*\***

	CAMPSITE: WATER	LAKEFRONT WITH WATER	WATER & SEWER
Yearly Rent Amount:	<b>\$2,300/Year</b>	<b>\$2,400/Year</b>	<b>\$2,500/Year</b>
If you are trying to “sell” your site:	<b>\$325/Month</b>	<b>\$325/Month</b>	<b>\$325/Month</b>

*\*\*These prices are based on a cash or check payment.\*\**

**Please pay promptly! Rent late fee: \$200**

### **\*\*ELECTRIC BILL\*\***

**Electric Bills were sent November 2024!**

**If you have still not received your 2024 electric bill, please contact us.**

*The total Electric balance is due **now!** Please mark your campsite address on your payment.  
Late fee of 10% applied to electric bill amounts after February 1<sup>st</sup>.*

**\*\*2024 Electric Rate: 20¢/KW\*\***

**Golf Cart Pass (you only need to purchase if you do not have one or if you need another):  
\$50.00**

**Please let us know if you purchase a registered cart within the campground.**

# RULES & POLICIES FOR CAMPSITES

**All permanent campers must display a vehicle pass & registered golf cart sticker obtained from the office.**

- Visitors—anyone visiting your campsite MUST obtain a visitor pass from the Office.
- Alcoholic beverages are not permitted in our Attractions areas (Beach, Slides, Kiddie Area, Oasis, etc).
- PLEASE keep any alcoholic beverages very inconspicuous if you have them in any other areas of the campground.
- Dogs/animals must always be kept on a leash or tied up. Please clean up pet messes. Pets cannot be at the Beach!
- No one is permitted to leave utility trailers, extra campers, vehicles, etc. at your campsite.
- No one is permitted to “live” in the campground before April 1st or after November 1st.
- Scooters/motorized skateboards/Segways/hover boards/paddle boards, etc., are not allowed in the campground.
- QUIET HOURS BEGIN at 11:00PM & are in effect until 8:00AM. Please be respectful of all others in the park and remember that the noise at any time of the day must not be a bother to your neighbors. This includes animals!
- No filling of swimming pools, slip & slides, etc. is allowed; our water supply cannot handle wasting water.
- Campers may only be washed on non-busy weekdays; never wash vehicles.
- Please check for water hose leaks. Please turn off your electricity/water when not using!

**Bills & Invoices:** If we have done work for you (decks/roofs/steps—any kind of work!) please make immediate payment.

\*We will not always send an invoice or bill. Please also note there is a 4% charge for credit card payment.

## **Construction**

\***DO NOT construct ANYTHING on your campsite without first asking permission. NO MORE FENCES!**

\*Again, if we complete construction work for you, we expect prompt payment. We do not always send bills.

\*Deck plans must be approved prior to construction. Roofs are only built by us.

\*We used to require storage buildings to be factory “Rubber Maid style”. We realize there are now other variations. **PLEASE EMAIL or show us a picture of what you want on your site before purchasing.**

**Trash:** THANK YOU for helping us to keep the campground clean! We appreciate your effort.

\*We will continue to offer dumpsters in the same locations: One location in Area R, one location by the Dump Station.

\*PLEASE ensure all bags go IN the dumpsters (NOT on the ground beside). Too heavy for you is too heavy for us!

\*Please ask us before disposing of leaves, debris, old campsite materials such as landscape timbers, appliances, mattresses, etc.—we have a separate site where you can dump those materials.

\*Please do not bring garbage from home and place it in our dumpsters.

## **Supervision**

\*Parents/Legal Guardians are responsible for the whereabouts, actions, and safety of their child(ren) at all times.

\*Any child under 12 yrs. old must always be accompanied by an adult while in ALL Attractions areas (Beach, etc.)

\*Children should return to campsites by the time quiet hours begin.

\*Children should not ride bicycles after dark. Please be very careful riding bikes at any time of day!

\*Permanent Campers are always responsible for any guests at their campsites.

**Swim memberships** are available - \$40.00 per person. This is for the Beach only and does not include Waterslides or other activity discounts.

No picture - No admittance.

**Pump Outs:** \$17 (paid in advance). We do pump outs early in the week; don't forget to sign up by Sunday. **We cannot do any pump outs on the weekends!**

**Winterizing: November 1st will be the last day that we will winterize or pump**

### **Buying, selling, & moving campsites:**

- When “selling” your site – we require potential new campers to complete an application. This (online) application will include a background check, and once a new renter is approved then your site can be “sold.” It is your responsibility to inform any potential buyer that their rent is due at the time of transaction; i.e., *your rent date has nothing to do with theirs.*
- Please inform us when someone is interested in purchasing your site – we can be sure they have submitted the application & have been approved prior to finalizing sale with them.
- Relocating/Adjusting trailers or campsites: There is a minimum charge of \$50 for switching from one campsite to another campsite. This does NOT include labor, which is a separate fee based on labor with time & effort involved. \$100 minimum for the physical labor, but dependent on time & effort.
- Rent, electric & all construction bills must be paid in full before any persons/trailer leaves the park.

## **GOLF CART REGISTRATION**

All Golf Carts must be registered at the Office - Registration Fee: \$50

When registering, you will be provided with a stickered pass that gives an identification number; please place this sticker prominently on the front of your golf cart. The stickered pass must be purchased and displayed on each golf cart **before** operating your golf cart(s).

Once a golf cart is registered, you do not need to register again unless the sticker is lost/damaged. In the case of a lost/damaged sticker, \$50 must be paid again to re-register the golf cart.

**\*\***Please let the office know if you sell, trade, or retire a registered golf cart. We must keep the registration numbers up to date & with the correct owner.

## **GOLF CART RULES**

### **ALCOHOL OF ANY KIND IN OPEN CONTAINERS IS NOT PERMITTED ON GOLF CARTS.**

1. Only permanent campers with valid driver's licenses and a valid identification sticker will be permitted to drive their golf carts.
2. A non-licensed driver is not permitted to operate a golf cart in the campground at any time (even with a parent).
3. All golf carts must be equipped with headlights and taillights when used after dusk.
4. The number of passengers on the golf carts should not exceed the number for which it was designed; in addition, all riders must be seated.
5. Licensed drivers must always keep their golf carts on the MAIN roads. Please do not drive on Bell Hollow Road!
6. Licensed drivers are not permitted to ride in the fields by Area R/around the sewer ponds.
7. Licensed drivers must park all golf carts by 1:00 a.m.
8. Licensed drivers are not allowed to exhibit excessive "joy-riding."
9. Drunken/obnoxious behavior on golf carts will not be tolerated.

**ONLY GOLF CARTS are permitted, and no variations; a golf cart has a foot-controlled engine start and stop system. A golf cart is not a razor, side-by-side, 4-wheeler, or UTV, etc. from a farm supply store.**

**\*\*\***As of 1/1/06, no ATVs can be added to campsites. Those that have been "grandfathered" in may upgrade their ATV but not add any additional ones.

## **CONSEQUENCES FOR GOLF CART VIOLATIONS:**

These consequences apply to all licensed drivers AND all golf carts registered to the campsite.

Registered campers are always responsible for their guests and visitors

**1<sup>st</sup> offense\*\***: Loss of privileges for 2 weeks

**2<sup>nd</sup> offense\*\***: Loss of privileges for 1 year (from date of violation)

**\*\***These penalties are the minimal consequences and can be increased depending on individual situations and circumstances.\*