

Seasonal Information Packet 2017 Camping Season

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2017 Seasonal Rates

Seasonal Rate	Type of Site
\$2975.00	Standard
\$2995.00	Premium

*Sites include: water, electric, cable, and gray water.

*Electric is billed monthly based on kilowatt usage on individual site.

*There are no sewer sites. However, we do have two dump stations on site or weekly honey wagon service (fee).



Wolf's Den Family Campground
256 Town Street
East Haddam, Ct. 06423
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July 1, 2016

Dear Potential Seasonal Camper,

Welcome to Wolf's Den Family Campground! We are pleased to welcome you to our campground as a potential seasonal camper. Please review the seasonal information below and if you have any additional questions or would like to view sites available for 2017, please see the office at your convenience.

Please find the seasonal rates for the 2017 camping season below:

Seasonal Rate	Type of Site
\$2975.00	Standard
\$2995.00	Premium

Electricity is billed monthly based on the kilowatt usage of each individual customer. In addition, free satellite television is provided for all customers.

The 2017 season begins at 3:00 pm on May 5, 2017 and ends on October 29, 2017 at 3:00 pm.

Renewal of Seasonal License

If you would like to reserve your same seasonal site for the 2017 season, a **deposit of \$300 is required by August 7, 2016**. As of August 7, 2016, any site without a deposit will be considered available for 2017 and will be rented on a first come, first served basis. Please note that any seasonal reservation cancelled between August 7, 2016 and January 31, 2017 will forfeit at \$200 non-refundable cancellation fee. A second deposit of \$400 is required on or before February 1, 2017 to confirm your reservation. Reservations cancelled after February 1, 2017 are non-refundable. The balance is due May 5, 2017. There will be a \$100 late fee for any unpaid balances as of May 5, 2017.

*****Early payment perk*****

If the balance of your seasonal site is paid in full before May 5, 2017, you may choose ONE of the following packages upon check-in:

1. 5 Free Pump Outs (Honey Wagon)
2. 10 Free Visitor Passes

Winter Storage

Winter storage is available on site for \$295.00+tax. If we receive a completed seasonal camping license and your storage payment by September 5, 2016, your storage fee will only be \$250.00+tax, which is the same rate for 2015/16 renewal. You are required to secure and maintain insurance for liability and comprehensive coverage for your trailer. In addition, you are

liable for property taxes in East Haddam. Upon renewing your seasonal license, we will need the make, model, and year of your trailer to report to the town for tax purposes.

Payment Schedule

Due Date	Payment Amount	Description
August 7 th	\$300.00	First Deposit
September 5 th	\$250.00 + tax	Winter Storage
February 1, 2017	\$400.00	Second Deposit
May 5, 2017	Balance	Opening Day of Camping Season

Rental to a Family Unit

Seasonal sites are rented to one family only and are non-transferable. Our definition of a family is: two adults from the same address and their unmarried children living at home. An adult member of your site must be present while your site is in use; this does not include your adult children. **For your convenience, you are able to include an extra “live in” adult on your seasonal license for an additional \$300.00 or child for \$200.00 (ages 5-17).**

Visitors

You are welcome to have guests if they register in the office upon arrival. Overnight visitors must sleep in your trailer. They may not put up tents or sleep in their vehicles without paying full site fees and without prior approval from the office. As a reminder, all visitors’ cars must remain in the free visitor parking lot, unless they have paid the \$10.00 convenience parking fee to be on site. At all points during the season we have discounted visitor passes available that seasonal campers may purchase in the office.

Gate Cards

Entry gate cards will be issued as soon as the campsite fee is paid in full and the dog papers are received. There is a \$10.00 deposit for each gate card (maximum two security cards per site). The deposit is refundable if the security card is returned in good condition at the end of the season. Two (2) registered seasonal cars are permitted on the site at one time. Please do not use your gate card to allow other cars into the campground.

Sale of Trailers

All sales of trailers that are located on the property of Wolf’s Den Family Campground require an advance full inspection of the unit by Gustine’s RV and a review of the title paperwork. Units found to be in poor condition or without titles will not be allowed to stay. This allows sellers to set a fair price and to ensure buyers have full disclosure. Please contact our office with any questions before posting “For Sale” signs on your unit or online.

If you do not plan on renewing for the 2017 camping season as a seasonal camper, please let us know by August 7, 2016. Sites without a deposit by August 7, 2016 will be considered available for rent for the 2017 season.

Thank you very much for choosing Wolf’s Den Family Campground. We truly appreciate your business.

Sincerely,
The Gustine Family



Seasonal Campsite Guidelines

1. Trailers owned by seasonal campers can have a maximum width of 8.5 ft and total area of 400 square feet. If you are interested in changing your trailer while camping with us, please see the office for advance approval.
2. Trailers must remain three feet from the electrical pole, trees or the edge of the site after the slide outs have been opened.
3. Prior to making changes/improvements to your site, we ask that you please submit a Site Improvement Request Form (example on page 8). This form allows you the opportunity to detail your proposed changes. These forms are available in the campground office as well as on our website www.wolfsdencampground.com on the seasonal page.
 - a. Improvements include: adding/removing plants or bushes, decking, new trailer, sheds, gazebos, *one* outside refrigerator (maximum of 5 cubic feet), fireplace, or any other additions.
4. You are welcome to have one pre-approved brown metal or plastic shed, but it may not exceed 30 square feet.
 - a. If you are interested in purchasing a new or used shed, please see the office.
5. One pre-approved screen room/gazebo is permitted on your site. The size must not exceed 10' x 10' (100 square feet).
6. Please do not build anything on your site with the exception of approved decking. Approved Decking must be built in sections that do not measure more than 4' x 8' in size. Please note, depending on the height of your deck, you may be required to include a handrail with spindles. Advance written approval

is needed using the site improvement form. Full deck information is available in the office.

7. We value our landscaping around the campground and on your site. With this in mind, please do not remove or trim brush, bushes, or trees. If you would like them removed/trimmed on your site, please see the office for assistance or permission.
8. Please feel free to rake your site, but not between sites or behind your site. Leaf pickup will be from October to May 1st. Please do not bag your leaves; place them at your curbside free of debris to be picked up.
9. In effort to keep our campground beautiful, please maintain the grass on your site.
10. We allow one 100 lb. propane tank per site. If you would like to rent one of these tanks, we can deliver them to your site based on availability. All tanks should be secured to your trailer and will be picked up at the end of the season. Please note: You may require a longer hose to connect the new tank.
 - a. You are welcome to bring one of your own 100 lb. tanks; however, we are unable to allow other propane companies access to the campground.
 - b. There will be more specific propane information available in the office.
11. Wolf's Den is proud to recycle; please put non-bagged bottles and cans, cardboard, and all paper in the recycling containers located inside the stockade fence located at the entrance/exit of the campground. There is also a dumpster for household garbage.
12. If you would like to dispose of a car battery, propane tanks, lawn furniture, mattresses, tents, screens, air conditioner, water heater, furnaces, refrigerators, televisions, microwaves, grills, or other bulky items, this can be arranged in the office for a nominal fee.

13. Picnic tables are not provided to new seasonal campers. You are more than welcome to purchase a picnic table for your site without prior permission.
14. If you are leaving the campground for the weekend or an extended amount of time we ask that you please roll up your awning to prevent any damage.



Campsite Improvement Request Form

Name- _____ Site # _____ Date of Request: _____

Daytime Phone Number _____

Please check which of the following the request pertains to :

Deck _____ Trailer Purchase(Must include make & model#)_____

Landscaping- Specify if Mulch, Cutting or planting _____

Screen Room/Tent _____ Trailer Refurbish _____ Sheds _____

Gazebo _____

Describe what your adding/changing at your site. Please include all important information including dimensions, location on site where work will be done and any other pertinent information. Please feel free to draw a sketch on the back to further describe work to be done.

Please provide the following information for new decks and changes to decks-All questions must be completely answered in order for us to review the request accurately.

DECKS ARE TO BE SUPPORTED BY BLOCKS ONLY-NO POSTS-NO BEAMS.

Framing Size? (Example:4' X 8') _____ Framing Lumber Size? (Example: 2'x4')

_____ Height off the ground? (8" max without handrail- If deck is over 8" off the ground a handrail is required) _____

Type of top boards? (Example: plywood or 5/4" deck boards) _____

Is a handrail required? YES NO (circle one) Handrail Height? (36"-42") _____

Post size for rails must be 4x4 Attach the handrail to deck by posts only

of steps if any? _____ For 3 rises or more then the steps require a handrail with spindles –

If there is a handrail on your deck or stairs you must have 4x4 posts & spindles.

Will spindles be required? YES NO (circle one) Spindles width?

Max space is 4" also list the size of spindles-example 1" wide.

Spindles must be attached to the crossmembers-not to the deck itself.

Approved by

(revised 6/15)

Date

Copy given to customer



Campground Services

For your convenience, Wolf's Den Family Campground provides many services and items to enhance your camping experience. Below are some of the most popular services. However, if you need anything, please do not hesitate to contact the office and we will do our best to try and accommodate your request.

1. If you would like to rent a 100 lb. propane tank for the season, we can deliver them to your site based on availability. All tanks should be secured to your trailer and will be picked up at the end of the season. Please note: You may require a longer hose to connect the new tank.
 - a. If you need assistance, Gustine's RV is available to connect your tank and perform pressure tests that are recommended yearly to detect propane leaks.
2. We welcome visitors to come and enjoy the amenities at our campground. For seasonals, the office offers discounted visitor coupon books for a variety of prices. Each coupon is good for one visitor's day pass, or two coupons for an overnight guest. A coupon's discount depends on the number purchased.
3. Gustine's RV is available daily for your RV needs and would be happy to discuss special orders if needed. If your trailer needs regular maintenance, please consider visiting Gustine's RV for a free quote.
4. If you need your trailer moved within the campground, Gustine's RV can do this for you; please see them for a specific quote.
 - a. The most popular service includes moving the trailer in "ready to go" condition for \$95.00 + tax.
5. Would you like to have a custom deck built on your site and have it delivered and installed on your site? Please see the office to discuss your plans, get a free quote, or purchase any available used decking.

6. Wolf's Den offers a variety of campfire wood available in an array of sizes, ranging from a single bundle to a dump truck load of wood. Please see the office for details
7. We have a variety of sheds available that can be delivered to your site; some of which are assembled for a nominal fee. However, please note that all shed types and locations must be approved using a Site Improvement Request Form.
8. Please remember that no outside landscaping stone is allowed at Wolf's Den. Our friends at Nelson's Family Campground would be happy to deliver crushed stone to your site for \$60.00 + tax (1.3 yards).
 - a. No stone may be installed on grass sites.
 - b. To have stone on your site you must ask first.
9. As a seasonal, we would be happy to rent our pavilion for any of your events at a discounted rate; please see the office for pricing and availability.
10. We are happy to offer picnic tables for purchase here at the campground. The tables are \$189.00 plus tax and includes free delivery to your site.



Visitor Policy

To ensure your visitors' safety and have a great camping experience, please share Wolf's Den Campground visitor policies prior to their arrival. If you have any specific questions, please do not hesitate to contact the office.

Visitor Fees	
Adults (18+ years old)	Day Pass: \$7:00 Overnight Pass: \$14.00
Children (5-17 years old)	Day Pass: \$5.00 Overnight Pass: \$10.00

Who is considered a visitor?

- A visitor is anyone who is not registered to a site at check in or listed on the seasonal agreement (2 adults living at the same address and any unmarried children living at home).
- Please ask all visitors to check into the office upon arrival. They CANNOT use their own camping equipment such as an additional tent or trailer.

How would a visitor check in?

Your visitor needs to stop in the office before entry to register and acquire a parking pass.

- If your visitor is going to arrive after hours, please ask them to park in the visitor lot and check in during the morning.
- The office is now accepting pre-payment for visitors. The visitor must still stop in the office to sign the visitor registration form.
- Wolf's Den is pleased to offer visitor discounts through visitor coupons that are available for purchase in the office. The seasonal must purchase the coupons and give them to their visitors!

Can visitors drive into the campground and park on my site?

- Yes. For a \$10.00 parking convenience fee, your guest may park on your site. Please note that the visitor's vehicle must fit onto your site and cannot impede on any other site or roadway area. We ask all visitors to check into the office and receive a visitor car tag, which should remain visible in their car while it is parked in the visitor parking lot or your site during their stay.
- If a visitor is handicapped, they will be able to park on your site, but must have their handicap tag visible.
- A visitor can go to a site to pick up a camper or unload if they check in at the office and leave a \$10 deposit that will be returned if they leave within 30 minutes. Any visitor whose car remains in the campground longer than the 30 minutes will not receive their deposit.

Can visitors bring pets?

- Unfortunately, no. Visitors who bring animals to Wolf's Den will not be allowed to stay.



Pet Policy

- Although seasonal camper's pets are welcome at Wolf's Den Family Campground, we ask that your visitors do not bring their pets.
- All pets should be registered on your seasonal agreement with current rabies vaccination information on file for this year in the office.
- Please secure pets on your sites by a short leash or durable chain/rope for their safety.
- Please note: pets that create a disturbance or are considered a nuisance by Wolf's Den Campground may be asked to leave.
- To ensure a positive camping experience for everyone, Wolf's Den Campground does have the right to limit the number of pets per site.
- We welcome you to walk your pets through the campground but ask they be on a leash and be walked by an adult, not children, to avoid any injury.
- To help keep our campground beautiful, please pick up after your pets. Pooper scooper bags are available for your convenience in front of the campground office.
- For health reasons, pets are not allowed in the Rec Hall, Playgrounds, Pool, Beach, or Bathrooms.
- If your pet bites another individual, they will be removed from the premises permanently.