



## Stratton Mountain Resort Housing Guide 2008-2009

*Please do not discard this guide. It is a valuable reference for your stay at Stratton.*

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*Hello, and welcome to Stratton!* We are excited that you chose to work for us, and we know that you will have an exciting and rewarding season at our wonderful resort. Be prepared to make many new friends from around the globe – friendships that are sure to last a lifetime!

This guide has been designed to supply you with valuable and important information about Stratton employee housing, and to answer just about any question you may have. It will acquaint you with our services, house rules and community. If you choose to find housing on your own you may do so. Below are a few sources that may be helpful as you look for housing. Stratton housing is only available on a seasonal basis, and not open to year-round staff. If you would like to live in Stratton employee housing you will be required to sign a housing agreement for the duration of your employment at Stratton. If for any reason you leave employee housing before the end of your housing agreement expires you will be required to pay the full amount per the terms of the agreement..

**STRATTON EMPLOYEE HOUSING:** Stratton secures multiple-unit dwellings before you arrive at the mountain. Most housing is located off of the mountain, and we provide shuttle service to and from work. Housing is assigned to the department where you are working. If you resign from the position within that department your continued housing is not provided, [and if you no longer work at Stratton Mountain Resort you will have 7 days to leave](#). All houses/units come furnished with a television and Stratton-issued linens. Most facilities have access to a common kitchen, common TV room, common phone and cleaning supplies. Linens include 2 sheets, 1 pillow, 1 pillowcase, 2 towels and 2 blankets. You do need to return all of your linen when you check out. Please note that “not all housing is created equal”, but we make every effort to provide equitable services and facilities.

Live-in Resident Assistants (RAs) are on site for your safety, to enforce the housing rules, and to help with any issues that you may have at any time. The RA’s are also authorized to take appropriate action to enforce the standards for housing and Stratton as well as to protect the welfare of all residents.

All residents are responsible for general day-to-day cleaning of their rooms and common areas. We will supply Vacuum cleaners but other cleaning supplies (chemicals and cleaning agents) are your responsibility. They will be stored in the RA office (and/or the kitchen) when you check-in. Remember to be considerate of your fellow residents by

helping keep your house clean. There will be a fee charged if you damage or destroy a vacuum cleaner.

*All rooms are assigned by the Housing Manager prior to arrival. Although we will try to accommodate your request, there is no guarantee that you will be assigned the room/roommates you requested.* There will be an opportunity for two weeks at the beginning of the season to change your room assignments. All persons affected by the move must sign a form stating that they agree to the move.

### **Rent Collection**

- Employee housing rent is **\$100.00** per week
- Rent payments **will not** be deducted from your paycheck
- Rent can be paid at the following locations:
  - The Inn at Stratton Mountain
  - The Sales Center
  - The Welcome Center
- You will need your employee season pass in order to make a payment.
- Forms of payment include:
  - Cash
  - Credit Card
  - Debit Card
  - Personal Check
- Rent is payable in \$100 increments, ***and may never exceed more than \$300 in back rent.***
- If you exceed more than \$300 in outstanding rent, eviction proceedings will follow and you the tenant will have 7 days to bring your rent to under \$300 or leave Employee housing. Your security deposit will be held in the amount of what you owe in back rent.

### **Security Deposit**

- The employee housing security deposit is \$300
- Security Deposit payments **will not** be deducted from your paycheck
- The Security Deposit can be paid at the following locations:
  - The Inn at Stratton Mountain
  - The Sales Center
  - The Welcome Center
- You will need your employee season pass in order to make a payment.
- Forms of payment include:
  - Cash
  - Credit Card
  - Debit Card
  - Personal Check
- Security deposits are to be **paid in full within the first week** of residence at employee housing.

- Security deposits are held due to any room damage in the duration of your stay in housing, or any outstanding rent that is unpaid. Security Deposits will be returned upon a successful check out with your Resident Assistant or Housing Manager.

*During your stay, it is very important that you inform the housing manager immediately of any damages to your unit caused by you, a guest, or another resident. This will help us to ensure that only the responsible person(s) are charged for the vandalism/damage, and not you.*

**BANKS:** Direct deposit of your paycheck into a local bank can be arranged through Human Resources, and for your convenience is strongly encouraged. There are also several ATM machines located at Stratton Resort. Citizens Bank is located very close to Stratton at the base of the access road (4 miles) and will come to Stratton to open account for employees. A Social Security Card and another form of identification (passport) will be needed to open a bank account.

**FOOD:** We also have a discounted employee cafeteria that is open for breakfast and lunch seven days a week,

Also all units and/or houses are equipped with refrigerators. Stratton provides shopping trips twice a week for food @ \$5:00 per person.

**INTERNET ACCESS:** There is an employee Internet Center located in the Employee cafeteria area. It is open daily from during the cafeteria hours. We ask that you behave professionally and courteously at all times while using, and waiting to use the computers. Also internet is available at Dostal's, two computers and wireless internet for your use.



**SHOPPING:** Be prepared, because Stratton can seem very remote! The nearest town with a full-size grocery store and a decent selection of retail outlets is Manchester, Vermont. Manchester is approximately 15 miles from the mountain. Stratton Village (at the mountain) also has a small, gourmet grocery store and several retail outlets in which you have a discount. A shopping shuttle from your housing to area shopping centers will be arranged at least one night per week through the Stratton Transportation Department. Please see the attached shuttle schedule.

**TRANSPORTATION OPTIONS:** Stratton transports you to and from work. We offer shopping trips twice a week, please see shuttle schedule. Taxi service to Manchester runs about \$25 each way. There are also rental cars available from the surrounding towns. Some seasonal staff pool their money and purchase an inexpensive car for the season.

Obviously, the more people you can get to go along, the cheaper the ride becomes! Most locals have their own transportation, so ask your manager or a co-worker for help getting around.

Manchester all hour Airport Taxi – (802)362-0062

### **Local Taxi Service**

- Manchester Taxi – (802)362-4118
- Manchester all hour Airport and Taxi Service– (802)362-0062
- Minivan Taxi Service – (802)362-7039

### **Car Rentals**

- Target Rent a Car (Bennington) – (802)-442-5308
- Hand Chevrolet (Manchester) – (802)-362-1754



**CHECKING-IN:** Please be aware that we will assign you an arrival date, place and time expected, please make your flight arrangements with this in mind. There is mandatory housing meeting for all new arrivals, every Thursday evening at the main building common area at Dostal's. Residents at Lift Line Lodge & ESSE house will have separate housing meetings on a date to be announced.

Housing staff (RAs) are available to help you with your transition and to introduce you to your roommate(s). They will also let you know about the services available to you as a resident and go through the specifics of the Housing Rules. If an RA or staff member is not available when you check-in, please make their office or unit one of the first places that you visit.

If you are the first to arrive, and there is a spare bed(s) in the unit, you should always anticipate the arrival of someone new. **DO NOT** use the clean linens that are available for the other arriving residents or you will be charged for missing pieces and/or laundering. Please make sure that the shared space, especially the bathroom, is always clean and tidy. Put yourself in the other person's shoes – you'd like to arrive to a clean place. Also, you are not allowed to bring in or remove furniture from the unit.

**Unit Assessment Checklist:** When you check in and get settled, your very first step will be to fill out the Unit Assessment Checklist (attached to your Housing Agreement) the RA or housing manger will walk through your room with you to note to any prior issues or damages to your room.

**Housing Rules:** There are Rules in place at Stratton Mountain Resort Employee housing to keep all Residents SAFE, and will be monitored and strictly enforced.

- **NO UNDERAGE DRINKING**
  - **NO SMOKING INDOORS**
  - **NO SLEEPING IN COMMON AREAS**
  - **NO OVER NIGHT GUESTS** (unless approved by your room mates)
  - **NO PETS**
  - **NO KEGS OR BEER BALLS ANYWHERE IN HOUSING**
  - **NO ILLEGAL SUBSTANCES**
  - **NO OVER NIGHT GUESTS** (unless approved with you're room mate(s))
  - **TAMPERING WITH FIRE SUPPERSION SYSTEMS OR ALARMS**
  - **NO GLASS WEAR IN ANY COMMON AREA**
  - **NO OPEN CONTAINERS OF ALCOHOL IN COMMON AREAS** (examples are but not limited to beer cans bottles, glass beer bottles, bottles of wine & or liquor)
  - **QUIET HOURS** are between 11pm and 8am
  - **RESIDENTS MUST CLEAN UP AFTER THEMSELEVES**
  - **Violence, threatening behavior, harassment, illegal activity, destruction of property or vandalism will not be tolerated**
- These rules exist for YOUR SAFTEY, and can result in evection if broken**

## **Housing Safety Requirements:**

- **No flammable substances are allowed in the buildings**
- **No cooking on outside decks**
- **Doors cannot be propped open**
- **No food shall be left cooking while unattended**
- **All halls and common areas left clear of trash and personal items**
- **No candles, incense, holiday lights or other fire dangers**
- **PLEASE IDENTIFY the two closest building exits from your room**

**FIRE SAFETY:** When a Fire alarm is triggered all residents must vacate the building(s) to a specified location (listed below) and may not enter building(s) until is cleared to do so by fire department, police officer, or housing staff member. **YOU MUST LEAVE THE BUILDING**, even if it is a false alarm or a fire drill.

Fire and fire alarm meeting locations are as follows

- Dostal's main building, Annex and House, just cross the street and meet at the Inn at magic mountain parking lot.
- Lift Line Lodge will cross street and meet at Mountain View apartment parking lot.
- Will cross street and meet on the other side of the road until cleared to enter building.

Tampering with any fire suppression system (example Fire alarm, Fire extinguisher, fire blankets) or refusal to vacate the building due to a fire alarm will be accompanied by a fine from the state or eviction of housing. THESE ACTS ARE STATE LAWS, and will be handled in the utmost severity by housing staff.

**MAIL DELIVERY AND HOUSE ADDRESSES:** Employee mail will be:

- Located in the RA office for all Dostal's residents for pick up
- Delivered by your RA for all Lift Line Lodge & ESSE house residents

**All Housing Facilities:**

*YOUR NAME*

*c/o Human Resources*

*5 Village Lodge Road*

*Stratton Mountain, VT 05155*

*If you have any questions, please contact the RA's Sadie Stone or Jon Doe. They are located in Dostal's Main building Room 11 and 2. If they cannot assist you or you need further information, please contact the Employee Housing Manger, Colin Devine on 802 297 4105.*