

# OSPREY VIEW

5 SEA MIST LANE  
Aquinnah, Martha's Vineyard



## HOUSE MANUAL



The house is located on Sea Mist Lane off of Moshup Trail (and [accurately located on Google Maps](#)). Sea Mist is a private road providing access to four houses. We are located approximately 1.8 miles from the Gay Head Cliffs/Aquinnah Circle. The house has access to a private beach located across the street from the end of the driveway (approximately ¼ mile).

## Features:

- 4 bedrooms
  - Bedroom 1 upper level; king bed; en suite bath with separate shower and free-standing tub; access to deck.
  - Bedroom 2 lower level east; king bed; en suite bath with shower; reading nook; patio access.
  - Bedroom 3 lower level; four bunk beds (top bunks children only); en suite bath with tub/shower combination.
  - Bedroom 4 lower level west; king bed; en suite bath with shower; reading nook.
- Upper Level
  - Bedroom
  - Cook's Kitchen
  - Powder room
  - Great Room with half banquette dining table seating 8; 75-inch 4k TV
  - Breakfast/bar overlook seating 4
  - 270° wrap around deck with view of ocean and [Nomans Land](#); outdoor dining table seating 10 (with bench and small table); 4 lounge chairs; 4 Adirondack chairs; 8 dining chairs and bench seating for 4
  - Outdoor propane grill
- Lower level
  - 3 bedrooms
  - Den/Media room with 65-inch 4k TV; desk with chair; patio access
  - Laundry
  - Patio with seating
- Outdoor shower (enclosed for privacy) with view of the ocean
- Walk to private beach (¼ mile; 5-minute walk)
- Xfinity Cable (with TiVo DVR)
- Apple TV
- High speed wireless internet
- Multi-function HP wireless printer
- Level 2 electric vehicle charging station (complimentary)

# ARRIVAL/DEPARTURE

## **WIFI/INTERNET/PHONE**

Networks: **5seamist** or **SeaMist IOT**

Password: **seamist914**

House phone: **(508) 955-9488**

## **Check-in time:** 4 pm

Keys are in a lockbox on the deck by the outdoor shower. Please obtain the code from your rental agent. There is a binder on the counter. In it you will find the house parking pass and a short-form version of this manual.

## **Directions:**

Google Maps will provide accurate driving directions to the house (some of the older internal navigation apps that are installed in cars may not). [From Vineyard Haven Ferry Terminal](#). [From Oak Bluffs](#). [From the Airport](#). From down-island (ferry or airport), navigate to State Road. After you pass the Aquinnah sign and drive to the bottom of the hill, Moshup Trail is up the hill on your left. Make a left onto Moshup Trail. Sea Mist Lane is approximately 1.7 miles from the turn. The driveway is on your right (if you are driving from down-island) and opposite the so-called “painted house”. You will see 4 black mailboxes immediately before the driveway entrance. When you turn onto Sea Mist Lane, stay left past the first two driveways. The house is up the steep hill and a sharp right turn at the third driveway.

## **Parking:**

There is space for two cars in the parking area adjacent to the house (a third car may fit but will necessitate backing down the driveway). In addition, there is a [semi-circular parking area](#) located below the house and to the right as you drive toward the house (adjacent to the generator and propane tank) that can accommodate 5 cars. Stone steps lead up from this parking area to the upper driveway and house. If you arrive early on check-in day, please park in the lower parking area because the cleaners will be parked at the house. We suggest having guests use the lower parking area as backing out of the driveway can be tricky.

## **Check-out time:** 10 am.

**Check-out procedures:**

- Please leave the entire premises clean including range, refrigerator, bathrooms, closets and cupboards.
- Close all windows and sliders.
- Strip the beds that you have used during your stay and leave the dirty linens on the beds.
- Empty the refrigerator.
- Empty the indoor trash bins. It would be helpful if you could place the kitchen garbage in the outdoor bins on the Saturday night before your Sunday check-out (so we don't miss the Sunday morning trash pick-up).
- If you moved outdoor furniture please move it back to where you found it.
- Leave the keys on the kitchen counter; no need to lock up.
- Leave the **Parking Permit** on the kitchen counter.
- If you signed into any of your apps on the Apple TVs please remember to log out.

## Things you should know

**Beach Access** is down the driveway (take the stone steps down the bank for a shortcut) and across Moshup Trail ([see map below](#)). Follow the driveway directly across Moshup Trail from Sea Mist Lane and [walk left to the gate](#). There is a pedestrian pass-through to the right of the gate. [Walk down the boardwalk and over the dune](#). The beach is private. However once on the beach no one will stop you from sitting anywhere or walking in either direction. At low tide it is possible to walk completely around the cliffs to the Lobsterville beaches.

There are no services or lifeguards. Please carry out anything you carry in. Since it is an Atlantic-facing beach, be mindful of the potential for occasional rip currents and dangerous surf. (We recommend checking with the [National Weather Service](#) for warnings.) If you have a lot of equipment you'd like to take to the beach, you can drive it down to the turnout at the bottom of the driveway, but please do not leave the car parked on the turnout for an extended period of time or on the turnout in the middle section of the driveway. The turnouts are intended for emergencies and to allow vehicles to pass.

**Other ocean beaches.** The Town of Aquinnah has two other Atlantic facing beaches off of Moshup Trail. [Philbin beach](#) is the town beach (approximately one mile down Moshup Trail in the direction of the cliffs) and is restricted to residents (including renters) who purchase permits (available at Town Hall). There is parking at Philbin also restricted to permit holders (but note that renters will **not** be allowed to park at Philbin Beach this summer). There is a public beach (no permits required) owned by the Martha's Vineyard Land Bank closer to the cliffs with a pay parking lot (\$25) operated by the Town. Philbin beach has a boardwalk crossing the dune to access the beach so it is a good choice for those who may have trouble walking across the dunes.

**Sound and Pond beaches.** There are several beaches in Aquinnah that face Vineyard Sound or Menemsha Pond. These are good choices on days when there is rough surf or when you want to swim or have small children and don't want to worry. Parking is generally restricted to town residents. **The house comes with a parking permit that allows parking at these beaches (but not Philbin, which requires a separate permit (and which is not open for parking by renters this summer)).** The closest such beach is at [Herring Creek](#). This is a small beach (very small at high tide). It is good for clamming and wading and for kayaks and stand up paddle boards. If you rent kayaks or paddle boards, we recommend storing them at Herring Creek. At the end of the driveway turn left. At State Road make a right turn and go down the hill. There is a dirt road on your left with a large mailbox. Turn in and town parking will be at the end of the road past the building on your right. Walk back to the short path to the beach. There are also two beaches down Lobsterville road. The first beach faces Vineyard Sound (you will see town parking on the left as you come to the beach). The other beach is [Red Beach](#) which faces Menemsha Pond at the end of Lobsterville Road (bear right at the fork; left fork goes to West Basin). Town parking is available on the left and right side of the road next to Red Beach.

**Gay Head Cliffs.** The only commercial area in Aquinnah is located at the [Gay Head Cliffs/Aquinnah Circle](#). There are shops and restaurants as well as an overlook with unobstructed views of the Elizabeth Islands and the mainland. Also located at the cliffs is the lighthouse. See below for restaurants and lighthouse information. While finding parking at the cliffs during peak periods can be difficult there is resident permit parking (available with the **house parking permit**) at the top of the cliffs just past the shops on the right and at the bottom of the circle just past the restrooms.

**Alcoholic Beverages.** Aquinnah is a mostly dry town (and neighboring Chilmark is completely dry). There are no bars and the sale of packaged alcoholic beverages of any kind is not permitted. Sit down restaurants (of which there are only two in town) are allowed to sell beer and wine (but not spirits) but only when accompanied by a meal. Chilmark restaurants are all BYOB. The closest package store is **MV Wine & Spirits** located at the airport ([17A Airport Rd, Edgartown, MA 02539](#)). It has a good selection of beer, wine and spirits and has reasonable prices. It is a 25-minute drive from the house to the airport so we suggest you stop on the drive from the ferry or airport (or bring your favorite beverages from home). There are also package stores in Oak Bluffs and in central Edgartown but those are at least a 45-minute drive.

## APPLIANCES/FEATURES

Please take a few minutes to review the following information.

**AC/Heat.** The house is heated and cooled by an electric forced air system. Thermostats are distributed throughout the house. As the default setting, the AC is turned **off**. There are a number of ceiling fans. The house is designed to be used with the windows open to catch the ocean breezes which are almost constant. When you do turn on the AC please make sure you close all windows and sliders. The system is not designed to work with windows open and will eventually freeze up and stop working if it is operated in that manner. We suggest setting the thermostats to 74 and seeing how that feels. Most of the time you will feel the need to use the AC when the humidity is high. The system is designed to keep cooling to below the actual thermostat setting when it senses high humidity so there is generally no need to fiddle with the thermostat.

**Windows.** The windows are impact resistant glass designed to withstand hurricane force winds and blowing debris. You may be able to break the glass but there is an impact resistant film layer that cannot be broken. If you need to exit in an emergency use the sliders or the egress windows in the bedrooms that don't have sliders. Also, the windows are coated with a transparent UV blocking film to make the house more energy efficient. You may notice a slight bluish tint when looking out of the windows. The film reduces solar gain inside the house with the windows closed so you can keep the curtains pulled open and enjoy the view even with the AC on.

**Front Door.** The front door is designed to withstand hurricane force winds. Consequently, it has a pin locking mechanism that extends into the floor when fully locked. You can lock the door from the inside without engaging the floor locking mechanism. However, from the outside to lock the door you have to close it firmly and, while pulling it toward you, **lift up on the handle**. This may require a little force. You will feel the pin engage in the floor and you will be able to lock the door with the key.

**Septic System. Nothing should be placed in the toilets other than toilet paper.** There is no garbage disposal in the sink, as that is not permitted with a septic system. Please scrape as much of the food off plates and into the trash as practicable before rinsing them and placing them in the dishwasher.

**Water Treatment.** The house uses well water. The water is filtered through a ceramic filter and then passes through a softening and iron removal system. Treated water (300 gallons) is stored in holding tanks. This enables higher water pressure than the well itself produces. If there is a reduction in water pressure you have used up the reserve. Let the system recover for a few minutes and the pressure will return to normal. The water softener system uses potassium chloride (not the traditional sodium chloride) so will not bother those who are sensitive to sodium. The well has been tested. The water is safe to drink and tastes good too.



**A/V systems.** The house has two large screen Sony 4k TVs (one in the great room and one in the media room/den) and cable TV service provided by Xfinity (Comcast). Each TV is connected to a TiVo DVR and a 4k Apple TV. Detailed instructions for using the TVs are set out on a separate page below.

**Internet Service.** Internet service is provided by Xfinity with promised download speeds in excess of 200 mbps. There are commercial grade wireless access points distributed throughout the house and on the front facing deck. The actual download speeds are more than sufficient to stream hi def content on your devices and on the Apple TVs. The system is professionally installed and remotely monitored. We ask you not to try to fix the system yourself if there is an outage or slowdown of service. (The equipment is locked in the owners' closet.) Please let your rental agency contact know if you experience any problems. The system can be troubleshot and rebooted remotely and most issues can be fixed without an on-site service call. Obviously, we have no control over Comcast itself so if there is a general service outage you will have to wait it out with the rest of Aquinnah.

**Phone service.** The house phone number is **(508) 955-9488**. The calling plan includes **unlimited local and nationwide long-distance calling**, including calls to landline and mobile destinations in Puerto Rico, US Virgin Islands, Guam, Saipan/N. Mariana Islands, Canada, American Samoa, China, India and Mexico. Please feel free to use the landline. We have blocked caller ID so the recipient of an outgoing call will see caller ID blocked when the phone rings.

**Cellular phone service.** There is cell service in Aquinnah. The service is provided through a low power distributed antenna system (DAS) located on utility poles. There are no cell towers. Cell service in Aquinnah can be spotty, especially in bad weather and seems to be particularly poor inside the house. **We recommend enabling Wi-Fi calling on your cell phone to ensure service in the house. Before making a call on your cell phone make sure it is connected to the Wi-Fi network.** If the power goes out so will the cell service since the low power sites have no battery backup. As long as there is internet service the house phone will work.

**Generator.** There is a whole house backup generator. If the power goes out, the generator will start automatically within 30 seconds. There should be sufficient power to run the whole house. However, we suggest not using the dryer while the generator is running. If the load is too high for the generator, it is designed to shed loads starting with nonessential services such as the AC. The generator is fueled by a propane tank so there is a limited amount of fuel available. However, there is enough fuel to run the generator for three or four days. Most outages last only a few hours. When power is restored, the generator will switch itself off.

**Laundry.** A washer and dryer are located in a room on the first floor underneath the steps. We provide liquid detergent for your use. **Do not use pods in the washer.** Because the water is soft you won't need as much detergent as you may be used to. We recommend using ½ the usual amount to start. There is a folding table in the laundry room that can be extended by lifting up on it and extending the two supports underneath the shelf until they are at a 90° angle to the

shelf.

**Alarm System.** The house has a centrally monitored alarm system that includes smoke alarms, carbon monoxide sensors and leak detection. We do not set the alarm during the summer but the smoke, carbon monoxide and leak detection are passive systems that are always active. If you experience a false alarm call **1-800-932-3822** to cancel. **Please do not activate the alarm.**

**Garbage/Recycling.** We have private garbage pickup on Thursday and Sunday. We are not able to offer recycling. However, if you have cardboard boxes you can break them down and leave them by the garbage bins. If you wish to recycle you can bring recycling to the Aquinnah dump (open on Thursday and Sunday and, during peak season, on Saturday). You should separate paper from metal, plastic and glass. Recycling is free but there is a \$10 fee to use the dump. Dump stickers are available at town hall or at the dump.

**Gardening.** The grass is cut once a week. There is an irrigation system that is set to run late at night.

**Ticks.** We have worked with professionals to reduce the tick population near the house. Ticks don't like mown grass or dry surfaces such as stone so we have tried to employ those principles in landscaping. Playing on the lawn should be fine. Ticks do like leaf litter. We suggest avoiding that to the extent practicable. We have the perimeter of the property treated once a week with permethrin (which is safe for humans and dogs) and has proved to be very effective in reducing the tick population. Please check yourself and your children for ticks after returning from the beach.

**Electric Vehicle Charging Station.** There is a Clipper Creek 40-amp electric vehicle charging station (level 2) installed off of the upper parking area. Feel free to use it. Teslas will need an adapter to charge.

**Kitchen.** We enjoy cooking and have tried to provide a kitchen that will facilitate your use of those ingredients. Here is a list of the kitchen appliances that we provide:

- Toaster
- Vitamix blender
- Food processor
- Lobster pot and related paraphernalia
- Drip style 12 cup coffee maker
- Coffee/spice grinder
- Dishwasher
- Propane stove with 6 burners
- Oven
- Microwave
- Service for 12 of stoneware (dishwasher and microwave safe)
- Service for 12 of Corel ware (dishwasher and microwave safe)
- Wine and whiskey glasses (glass and acrylic)

**Appliances.** We have left manuals in a drawer. When using the microwave drawer release the controls by pulling down the panel on the top front of the microwave. **Please use the touch controls to open and close the drawer. Do not try to open or close manually.**

**Grill.** A 30" gas grill is available on the deck next to the Kitchen. The grill is connected to the house propane supply. Please use caution when lighting the grill as it can be difficult to light if it is windy. Propane (unlike natural gas) is heavier than air so if the grill does not light immediately shut off the gas supply and allow the propane to dissipate before trying to light the grill again. We also supply a butane torch to use to light the grill if the igniter does not work. **We suggest using the butane torch when it is windy.** (The grill has a hole in its side adjacent to the burners. Insert the already lighted butane torch in that hole and turn on the gas.) There is a master valve that controls the flow of propane to the grill located on the wall behind the grill where the grill is connected to the house propane supply. That valve should be in the off (90° angle to the pipe) position when the grill is not in use. It will need to be opened (horizontal) before you can light the grill. **Please make sure you turn the grill off when you are done cooking and turn the gas off at the source.** The grill is on wheels and when unlocked can be moved a few feet. Please lock the front wheels before you light the grill.

**Printer.** There is an [HP Officejet Pro 8620 multi-function ink jet printer](#) on the desk in the family room. There is paper and additional ink in a drawer in the cabinet under the TV. Please refer to the [online manual](#) if you need instructions on how to operate the printer. **Please read the instructions before attempting to replace an empty ink cartridge.**

**Noises and other interruptions.** You may hear a few noises at night and see a few service people during the day. The water treatment system has a self-cleaning backwash cycle that runs several times a week in the wee hours. The irrigation system will run for 20 minutes early in the morning. The generator has an exercise cycle so it will come on once a week (set for Mondays at noon) for about 5 minutes. Once a week we have the perimeter of the yard sprayed for ticks. The trash is picked up on Thursdays and Sundays (usually early). Once a week the gardeners will appear to mow the grass and occasionally do other work in the yard.

## **Amenities.**

- Cleaning supplies: We supply everything you need to keep the house clean including dishwasher detergent, dish detergent, paper towels, laundry detergent, broom, vacuum cleaner, garbage bags.
- Bathroom amenities: We supply hand soap, body soap, shampoo and conditioner. To avoid single use plastics, we provide these items in pump dispensers. We provide hair dryers in the bathrooms.
- Bathroom Towels: 4 sets for each bedroom (6 for the bunkroom).
- Beach Towels: We supply 10 beach towels. You may want to bring some of your own.
- Bed Linens: We supply two sets for each bed.
- Beach chairs: We supply 6.
- Beach umbrellas: We supply 2.
- First aid kit (in master bathroom).
- Battery operated LED “candles” for outside dining.

# Restaurants and other local attractions<sup>1</sup>

## Restaurants

### Aquinnah dine in:

- **The Aquinnah Shop.** Located at the cliffs, this casual restaurant serves breakfast, lunch and (during peak season) dinner. If the weather is nice sit outside (there is a private dining area overlooking the cliffs) and enjoy spectacular views. Check their Facebook page for hours. Reservations (Open Table) are recommended for dinner at peak times. Beer and wine available for purchase. Take-out is also available at the window facing the shops.
- **[The Outermost Inn.](#)** Located on Lobsterville Road just past the turn for Aquinnah Circle (driveway on the left marked by a large anchor), this is one of the best (and most expensive) restaurants on the island. They serve a three-course prix fix meal with beer and wine available for purchase (the wine list is small but well curated.) Reservations are necessary. If the weather is nice arrive 30 to 45 minutes before your reservation and sit outside and enjoy a glass of wine and an exceptional sunset view before dinner.

### Aquinnah take out:

- **Cliffhangers.** Located at the cliffs they have a variety of well-prepared food for take-out for lunch and dinner.
- **Orange Peel.** Two locations. There is [bakery located on State Road](#) and a take-out restaurant located at the cliffs. The bakery has a large outdoor pizza oven and has pizza night every Wednesday (weather permitting). Bring your own toppings and they supply the dough for the crust (BYOB).

### Chilmark dine in:

- **[Chilmark Tavern.](#)** Located next to the Chilmark Store on State Road, this is fine dining in a casual atmosphere. Service is exceptional and the food is very good. BYOB (there is a full bar, just no alcohol for sale; bring your own and they will mix you a cocktail). Reservations are recommended (Open Table but we recommend calling for best times).
- **[Homeport.](#)** Located in Menemsha this is a casual dining seafood restaurant, specializing

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<sup>1</sup> Please refer to the Covid-19 addendum for current status

in lobster and local shellfish and fish. Good for children and large groups. Last season the service was poor and the food mediocre but it is an island tradition so we hope they get their act together for this season. Reservations recommended. BYOB. There is also an outdoor raw bar weather permitting with open picnic table style seating and a back window for take-out orders.

Chilmark take-out:

- **Chilmark Store.** This is an island institution located on State Road at Beetlebung Corner. Get your food and sit on the porch and see everyone at this end of the island. Breakfast, lunch and dinner available (from 7am to 7pm in season). Great pizza. They have online ordering through an app; order and pay online and pick up your food.
- **The Galley.** Take out located opposite Homeport in Menemsha. Known for their soft ice cream.
- **Menemsha Deli.** Breakfast and lunch sandwiches.
- **Larsen's Fish Market.** Fish market on the harbor in Menemsha has a take-out window that has impeccably fresh oysters, clams, lobsters, etc. Primitive tables outside for eating same.

## Grocery Stores/Markets

- Closest full-service grocer is up-island **Cronig's** located in [West Tisbury](#), about 25 minutes by car.
- A larger and better stocked Cronig's is located in [Vineyard Haven](#) about a 35-minute drive.
- There is a **Stop & Shop** located in [Edgartown](#), about a 45-minute drive. In season go early to avoid the worst of the Edgartown traffic. There is also a small Stop & Shop located in Vineyard Haven as you drive off the ferry.

## Other markets

- If you just need a few staples **Chilmark Store** has a well-curated selection of necessities. They also carry local produce and have a selection of first-rate homemade pies.
- **Morning Glory Farm** offers fresh local produce, fruit, baked goods and other specialty items. It is located just on the outskirts of Edgartown (so you don't get stuck in Edgartown traffic) and is well worth a trip.
- **Grey Barn Farm** (State Road in Chilmark just at the border of West Tisbury) has locally sourced meats, eggs, baked goods, milk and award-winning cheese.
- **West Tisbury Farmers' Market** on Saturdays (and Wednesdays in July and August) from 9am to noon has local vendors selling food, produce, and other locally produced items. Don't miss this.

## [Gay Head Cliffs/Aquinnah Circle](#)

Located less than 2 miles from the house, the cliffs are a major tourist destination on the island. In addition to the restaurants, there are several shops selling locally produced arts, crafts and jewelry as well as the usual beach shop stuff. There is an overlook at the top of the cliffs that affords unobstructed 360° views of the surrounding water and islands. There is an ongoing project to make significant improvements to the infrastructure at the cliffs. The utility lines have been buried and the area around the shops has been redone with a larger outdoor seating area and landscaping improvements.

The major attraction at the cliffs is the Gay Head lighthouse. You can read up on it here:

[https://en.wikipedia.org/wiki/Gay\\_Head\\_Light](https://en.wikipedia.org/wiki/Gay_Head_Light)

It is open to the public during specified hours (check ahead before you go).

## Sunsets

Sunsets deserve their own paragraph. There are four special places near the house to view sunsets.

- **The Gay Head Cliffs.** The overlook, the Aquinnah Shop and the Lighthouse have unobstructed views.
- **Menemsha.** The [public beach in Menemsha](#) is the traditional place to view the sunset with several hundred of your closest friends. Bring something to eat and drink (or pick up dinner at the back window of Homeport) and beach chairs to sit on. Parking can be difficult to impossible on clear evenings. There is a satellite parking lot on Middle Road with free shuttle service during the season.
- **Your beach.** [The private beach near the house](#). The sunset here is the same as in the other locations, just without the crowds or the hassle of driving and finding a parking spot. Bring chairs, sweaters and beverages and make sure you have a flashlight or phone handy to light the path back to the house. The picture on the second page of this manual is the sunset from our beach.
- **Your Deck.** From the perspective of the house, the sunsets move with the season. In June and early July, the northwest facing deck is the place to be with the sun setting more to the northwest; later in July and August and especially in September, the sun will set more to the west and so will be best seen from the front (west) facing deck.



# Emergency Information

**Pharmacy.** The closest pharmacy/drug store is [Conroy's Apothecary](#) (508-693-7070) located next to Cronig's on State Road in West Tisbury. The pharmacy is closed on Sunday but the store is open.

Dial **911** on the house phone if you need an ambulance or there is another type of emergency. For non-emergency assistance the **Aquinnah Police Department** can be reached at **508-645-2313** and is located at [67 State Road](#) (about a 5-minute drive).

**Martha's Vineyard Hospital** is located at [1 Hospital Road Oak Bluffs](#), about a 45-minute drive. The emergency room sees walk in patients and is open 24 hours a day.

For less serious medical needs, **Vineyard Medical Care** ([364 State Rd, Vineyard Haven](#)) offers a seasonal walk-in clinic during regular business hours.

In the event of a fire the alarm company will summon police and fire. If you experience a false alarm please call **1-800-932-3822**.

There is a first aid kit in the master bathroom.

## INSTRUCTIONS FOR USE OF A/V SYSTEMS

There are two large screen televisions, one in the living room and the other in the family room. Both TVs operate identically so the following instructions are applicable to both.

- Locate the universal remote for the TV. It is located in a stand-up charging pod in the living room or den.
- When you lift the remote the touch screen will light and you will see a blue power on button. Press to turn the A/V system on.
- The TV turns on and defaults to the cable setting (live TV). This is a TiVo system which allows virtually unlimited recording of TV as well as providing a cable interface. While it is not necessary you may find it easier to use the TiVo remote to access the deeper menus on the TiVo system. The remotes are in a cabinet underneath the TVs. Please use the universal remote to turn the devices on and off.
- There is also an Apple TV connected to the TV. To switch from cable to the Apple TV (the TV will be on and tuned to cable at this point), locate the “source” label on the remote. “Source” is labeled on the touch screen—press the hard button underneath the label. The TV will switch inputs to the Apple TV.
- Apple TVs are in sleep mode by default. After switching to Apple TV, it is necessary to press the “menu” (hard) button on the remote to wake the Apple TV. This may take a few seconds.
- When the Apple TV wakes you will see the familiar home screen.
- You can use the universal remote to navigate the Apple TV interface. Press “menu” to wake or go back to the previous screen. Use the scroll left and right buttons on the remote (on the circular ring surrounding the “enter” button) to navigate within an app or on the home screen.
- To turn off the TV, press the red circle (hard) button on the remote. The screen will show a prompt to “confirm”. Press the soft “confirm” button to turn off the TV.
- Please place the remote back in the charging station when finished. The red light at the bottom of the remote will light indicating that it is charging. You may need to press the remote down firmly in the docking station before it will begin charging.

## Some suggestions for using the Apple TV

- If you have an iTunes account, feel free to sign in on the Apple TV to access your content directly.
- Please feel free to download apps to the Apple TV and to sign in to your personal accounts on any apps.
- You can use Airplay to display content from your personal Apple device on the Apple TV.
- The house has its own *Netflix* and *Apple TV+* accounts but feel free to sign in to your personal accounts.
- Download the “Remote” app to your Apple device and use that app to control the Apple TV and to facilitate typing in passwords.
- Occasionally you may encounter a problem with the Apple TV. If you are having a problem scroll to the settings app on Apple TV, in settings scroll to restart and do a soft reboot.
- **Please sign out of any apps when you check out.**

# INSTRUCTIONS FOR USE OF AC

The air conditioning has four separate zones. Following is a brief set of instructions for use.

- East main thermostat is located in the master bedroom. This controls the AC vertically in the master bedroom and the east bedroom below it on the lower level. There is thermostat in the east bedroom on the lower level that controls the temperature and fan settings for that bedroom. (But the system must be turned on from the east main thermostat.)
- West main thermostat is located on the wall in the breakfast bar seating area. This controls the AC vertically for the kitchen/great room, the den and the bunk and west bedrooms on the lower level. There is thermostat in the bunkroom that controls the temperature and fan settings for the bunkroom and the west bedroom. (But the system must be turned on from the west main thermostat.)
- The following instructions apply to both main thermostats.
  - To turn on or off: Touch the screen and then touch mode (upper right corner). From the drop-down menu select “cool” or “off”, as appropriate.
  - When you select “cool”, you will see a screen to set the temperature. We recommend starting at 74°.
  - To set fan speed: The fan is set to auto so the fan cycles on and off. If you wish to select a continuous fan speed, touch “features” in the upper left-hand corner of the screen. Select the fan speed you prefer from the drop-down menu. We recommend using the ceiling fans when the AC is on.
- The satellite thermostats have a temperature control on the lower right-hand side. The related main thermostat must be on to change the temperature setting on the satellite thermostats.
- After turning the AC on it will take several minutes before the compressors cycle on and the air starts to flow.
- When the system is running the main thermostats will display “cooling” in the lower right-hand corner. When the humidity is high the system will keep cooling below the set temperature to reduce the humidity in the house to a comfortable level.











# House Rules

1. **No smoking** anywhere on the property (inside or outside).
2. Sleeps up to **8 adults** and including children sleeps **up to 10** (maximum).
3. No pets unless specially permitted by your lease.
4. Do not leave food outside at night, including on the decks. The racoons and skunks will find it and leave you a mess.
5. Place all garbage in the designated receptacles outside and make sure lids are securely closed. If you don't follow this rule, please read rule #4.
6. The house is on a septic system, so please nothing down the toilets except toilet paper.
7. **Close umbrellas at night and when it is windy.**
8. You are welcome to have guests. Please have them park only in the parking spots designated for the house.
9. The decks are wonderful. Please be mindful that there are three other houses close by when you play music.
10. If the air conditioning is on, the windows and sliders need to be closed.
11. No candles or other open flames of any kind. We have portable LED lights for use outside.
12. Please leave the parking permit on the kitchen counter when you check out. The Town charges \$50 to replace it.
13. No beach equipment in the house please. (We are working on getting a storage shed and a bike rack installed at the bottom of the steps leading up from the lower parking area but that may not happen this summer.)

The following are not requirements but things we prefer and that we think will enhance your stay.

1. Please rinse your feet when returning from the beach. There is a foot bath at the front of the house<sup>2</sup> as well as the outdoor shower off of the deck.
2. Please remove shoes and sandals at the front door or by the sliders when you enter the house. Bring slippers if you don't like to go bare foot.
3. Please use coasters on wood furniture.

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<sup>2</sup> As of this writing, the front foot bath installation has not been completed. Please use the outdoor shower to rinse off until we can get the front foot bath installed.

## Covid-19 Addendum

The situation with the novel Coronavirus changes week to week so we recommend checking with authoritative sources for the latest information. The place to begin is with the Commonwealth website <https://www.mass.gov/resource/information-on-the-outbreak-of-coronavirus-disease-2019-covid-19> .

We will do our best to clean the house thoroughly before you arrive, including bed linens. We will also leave disinfecting products in the house for your use. At the moment those are difficult to obtain so please bring your own wipes if you have them.

The local newspapers, [The Martha's Vineyard Times](#) and the [Vineyard Gazette](#), are a good source of local information.

[Testing](#) for the novel Coronavirus is available free of charge to everyone on the island. Testing is on a drive through basis at [Martha's Vineyard Regional High School](#). Call **(877) 336-9855** for an appointment. The call center is open 8AM to 5PM Monday-Friday.

Many of the local restaurants have reopened for take-out service. Some will probably reopen outdoor dining. It is unclear when indoor dining will be permitted (as of June 7 it is not yet allowed) but it is on the Governor's list to reopen soon. It is best to check on your favorite restaurants on their Facebook page or by checking [What's Open on Martha's Vineyard](#).

Some specific information focused mainly on up-island businesses that you may find useful.

- [Masks](#) are required in public spaces when indoors or outside when it is not possible to maintain social distancing. Masks for children between 2 and 5 are recommended but not required.
- Aquinnah public and town beaches are open but [parking is restricted in various ways](#). You have access to a private beach so you will not be affected.
- The lighthouse will not be open to the public this summer.
- The Aquinnah Cliffs are open (as are the public bathrooms) but some of the shops may not open for the season.
- Local restaurants that we know about:
  - [Chilmark Tavern](#) is open for take-out Thursdays through Mondays.
  - The [Aquinnah Shop](#) is open for take-out. They are open Thursday through Sunday, from noon to 7 pm.
  - The [Outermost Inn](#) is opening for outdoor dining on June 18<sup>th</sup>. The Inn itself will not open for overnight guests this season.
  - [Orange Peel Bakery](#) on State Road is open but its restaurant at the Cliffs appears to be closed.

- [Cliffhangers](#) at the Cliffs is currently closed. They would like to open but have not announced an opening date.
- [Larsen's Fish Market](#) in Menemsha is open. Call ahead to order and pick up at the store. The daily menu is available on [Instagram](#).
- The Chilmark Store is opening in June, the exact date and how they will operate TBD.
- The Menemsha Galley is open.
- The [Menemsha Deli](#) is open.
- Homeport has not announced whether it is opening.
- Up-island Cronig's (West Tisbury) is closed and the best information we have is that it won't be opening this summer.
- Cronig's in Vineyard Haven is open but **is currently closed on Sundays**. Hours are 8:00am (7:00am if you are over 60) to 8:00pm. Since Sundays are check in days for us please call ahead to see if Cronig's will be open when you arrive. Otherwise only the [Stop & Shop](#) in Vineyard Haven will be open on Sunday. There is currently no other place between Vineyard Haven and Aquinnah to buy household staples. The main Stop & Shop is located in Edgartown and is open 7 days a week.
- The [West Tisbury Farmers' Market](#) has moved to the [Agricultural Hall](#) for this summer. There is ample free parking and room for social distancing.
- Parking in Menemsha is limited this season and the satellite parking facility/shuttle is not operating. Keep this in mind if you intend to do sunset in Menemsha.

## Tips and Tricks

Here are some things we hope you find useful during your stay.

1. During the summer months the humidity can be very high. Combined with the constant breeze off the ocean, the house can get very wet inside. This is particularly the case after sunset. When the sun goes down, the outdoor furniture will get wet very quickly and so will the inside of the house. We suggest closing the upper floor sliders at sunset to keep the humidity outside. Also, you may find it makes the house more comfortable if you use the AC at night when the humidity is high and turn it off during the day to enjoy the ocean breeze.
2. Don't leave towels or bathing suits outside to dry at night. See tip #1.
3. Please close umbrellas on the deck at night and when you expect it will be windy or stormy. This will keep them from blowing over.
4. If you leave the house for an extended period of time or if there is a threat of rain, please close the sliders and lower the windows. The house is equipped with awning windows which can be left open except if you are expecting a deluge.
5. Please double bag garbage containing lobster shells and take that garbage out to the trash receptacle immediately. This will prevent the entire house from smelling like a lobster pot.
6. Feel free to move outdoor furniture. The umbrella stands have wheels for that purpose. Please be cautious as you move umbrellas as the bases are very heavy. You are welcome to move chairs from the patio to the decks but please return the chairs to the level where you found them when you arrived.
7. If you are going to be at the beach after sunset please take flashlights or cell phones so you can see the path back after dark. The outside lighting at the house can be controlled by a single switch under the deck overhang nearest to the entryway stone steps from the driveway. You should turn that on if you intend to return to the house after dark.
8. There is a tool kit and a fire extinguisher located in a cabinet under the bar in the living room.

# Map to Beach

