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# OLDE OAK RV PARK CAMPGROUND

West Columbia, West Virginia

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## PARK RULES USER INFO

### IMPORTANT CONTACT INFO

#### EMERGENCY

**911**

#### MANAGEMENT

Eric Pinson

**681-507-2251**

**304-916-2115**

[rvpark25287@gmail.com](mailto:rvpark25287@gmail.com)

oldeoakrvparkandcampgroundwv.com

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100 Spillman Lane, West Columbia, WV 25287

## **PARK USAGE TERMS**

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**Camper/RV Parties** – Groups of 2 adults and children. Larger groups may incur an extra impact charge based on park's occupancy and utility load. Lots allow parking for two vehicles. Additional cars can be stored at an added fee of \$10/month.

**Guests** - ALL GUESTS – Even guest of guests -- MUST SIGN IN (liability reasons). Additional cars for day visitors are subject to a \$10/day impact-usage fee.

**Pets** – Are welcome. No Dog Kennels. Clean up after pets. Constant yapping not permitted. Keep leashed. Limit 1 animal per responsible adult. *NOTE: A working dog patrols premises.*

**Firewood** – Stack firewood neatly. Refrain from burning trash and plastic. Fire rings must be kept clean of debris.

**QUITE TIME 11PM – 7AM;  
STRICTLY ENFORCED**

Firearms & narcotics are not permitted.

**PAYMENT** - Payments via check, money order and by credit card through email / online links. Payments are due in full by day of move-in, and regular monthly payments are due on the first of the month. Late payments incur added 10% penalty fee.

\_\_\_\_ Park Use subject to termination when:

- payment not tendered on due date;
- disrespect of items cited above and/or
- violations to safety guidelines.

\_\_\_\_ Disrespecting other park users, park management, park property and property of other users and violating rules, policies and safety procedures cited to right can result in park eviction and contract termination.

## **GENERAL SAFETY**

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### **CALL 911 FOR EMERGENCIES**

(health, injury, accident)

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NO SPEEDING on gravel roads. Includes cars, bikes & golf carts.

BE ALERT for BICYCLE TRAFFIC. Playing is NOT permitted on driveway. Use designated areas only.

PLAYGROUND – available to contracted monthly users and their designated guests. Use ONLY with adult supervision.

WATER RECREATION at your own risk:

SWIMMING NOT ADVISED

LIFE VESTS REQUIRED for children and non-swimmers along riverbanks which are **very slippery**. Water shoes recommended. Be cautious of broken glass.

RESPECT THE RIVER – currents, boating and barge traffic and weather patterns create dangers and hazards.

AT YOUR SITE – Keep your area tidy and free of clutter and debris. HIGH WINDS COME WITH LITTLE WARNING.

**Camper/RV awnings should have tie downs**; Roll up awnings before leaving park.

TRASH - Discard uneaten food in trash dumpster. To keep hazardous wildlife away & support the safety of others, don't leave any food or trash outdoors overnight.

ABSOLUTELY NO HOT ASHES IN DUMPSTER.

## **WATER.**

Included as part of full hook up service.

Municipal water source (City of West Columbia, WV).

**Any water leaks in camper or connecting lines MUST be addressed immediately.** As impacts cost and service to rest of park, may be subject to additional impact fee.

Only white drinking hoses are to be used to connect to trailer per EPA rules.

**Water hoses must be disconnected when you leave** (state law). Do NOT connect water lines to sewer pipes. This can contaminate the water (EPA).

Car washing, kiddie pools and extra use of water is subject to availability and \$10 impact charge to the site/User.

**NO FRENCH WELLS. DO NOT RUN GREY OR BLACK WATER ON GROUND.**

## **ELECTRIC.**

Included as part of full hook up service.

**To assure park-wide service continuity and affordability:**

**Turn off ALL lights & appliances not in use or when leaving.** Ceiling fans and air conditioners must be turned off unless you are staying.

Use of items for electric demand beyond what is reasonable among the park's standard use may be subject to additional monthly charge to recapture electric burden and usage. Examples include:

- Outdoor household appliances (*i.e. refrigerators standing freezers, washer/dryers not part of the RV's amenities*)
- Recreational equipment (*i.e. hot tubs, massage chairs*)

## **SEWAGE.**

Included as part of full hook up service.

**CAMPER SEWAGE VALVE MUST BE CLOSED PRIOR TO LEAVING CAMPER FOR 2 OR MORE DAYS.**

Use chemicals in RV tank to aid sanitary waste disposal and reduce foul odors.

**RV Units / Trailers and Cars/transport vehicles** with RV Party **MUST BE INSURED** and **ROAD-WORTHY** (working wheels & tires) **and able to be moved within 24-hour notice.**

**RVs** must have working smoke detector & inspected / valid fire extinguisher.

**Vehicle maintenance & mechanical work prohibited at site.**  
Contact management for options.

The Park User (PU) assumes responsibility for moving camper during high water events. Weather can make river levels rise unexpectedly and could require evacuation due to flooding. Immobile units and failure to comply with Park Manager instructions are grounds for eviction from park.

### **Issues/Disputes**

Should problems arise during stay, please inform management immediately. Allow 48 business hour window for discussion and resolution before contacting outside parties (insurance, attorneys, etc.).

### **Parties & Events**

Parties with more than 12 outside guests need prior management approval to make arrangements to minimize disruption to fellow park users.

WINTER CAMPING. Heated water lines required to assure service continuity. Propane heat and trailer under-skirt required, Users are responsible to winterize units or maintain interior temps to prevent freezing. Leave faucets dripping during freeze alerts. Disconnect water hose when leaving for 2+ days.

### TRAILER ABANDONMENT POLICY

Vehicles left unoccupied on an unpaid site without prior written authorization from the Park Manager/Owner (PM/O) will be deemed abandoned. Any vehicle not removed within 48 hours of the Move out date will be deemed abandoned. PU understands that abandoned property will be moved or disposed of at the PU's cost. PM/O reserves the right to dispose of titled vehicles pursuant to State of WV laws. Appropriate disposal includes but is not limited to PM/O filing for the seizure of the remaining property with the municipal court pursuant to local ordinances (Mason County, WV).

OTHER PROPERTY, such as anchored/secured storage huts, shelters and decks, are surrendered to the Park pursuant to WV Laws.

## **ABOUT OLDE OAK RV PARK CAMPGROUND**

*The park is part of an independent family-owned business that has specialized in creating homes away from home. For 35 years, we've served executives and workers of all types at properties in Parkersburg, WV.*

*We started serving journeymen 15 years ago with Blennerhassett RV Park in Belpre, OH. Sister park, Lock 24 RV Park, acquired in 2019, is a pleasant get-away 12 miles up-river from Olde Oak, in Racine, OH.*



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