

McConkeys' Cottage Usage Guidelines



Useful phone numbers

Cottage Phone	613-923-1390
McConkey Residence (24 Roberta Crescent, Nepean):	613-825-3990

Cottage location

Address: 24 Kerry Forest Drive, Township of Front of Yonge
Municipal administration: Mallorytown
Distance from Graham Lake Road: 1 Km
Distance from Highway 29: 7.3 Kms
Nearest towns: Brockville (20 Kms), Athens (19 Kms)

Graham Lake

Perimeter: 13.5 Km (length of lake is about 5.5 Kms)
Maximum depth: 15 feet
Fish species: Northern pike, largemouth bass, smallmouth bass
yellow perch, brown bullhead, bluegill

Directions to the cottage

From Ottawa the easiest route is via Highways 416/401. Another more leisurely route is via Kemptville (route 43) , Merrickville and Jasper or North Augusta, each leading to County Road 29. On 29 (between Glen Buell and Spring Valley) watch for signs to Pleasure Park Campground and Graham Lake Road (on the right if you're travelling south towards Brockville).

Coming from the East on 401 take Brockville exit 696 and travel north on 29 towards Smiths Falls. You're looking for the County Road 46/29 intersection. Traveling north on 29, after Spring Valley watch for signs for Pleasure Park and Graham Lake Road (on the left).

About 1.3 km along 46 take a sharp right turn where the road curves to the left - look for the Pleasure Park campground sign. This is the start of Graham Lake Road and will take you past Pleasure Park campground and then Lucky Loon campground. Just after Lucky Loon look for the Kerry Forest Drive sign (sign on the left, road on the right). This is about 6.5 km from 29.

If you are coming from the West along the 401, exit at Mallorytown (exit 675) and turn left (north). At the T-junction (1 Km) turn right onto Route 2 and then left (another 1 Km) onto County Road 5. Follow 5 for 7.5 Kms and turn right on Lake Street (look for the campground signs). 4.5 Kms along Lake Street turn left on Graham Lake Road. After a bend to the right, continue to a point 1.5 Kms from Lake Street where you will see the Kerry Forest Drive sign. You should now be 14.5 Kms from the 401.

Whichever way you are coming make sure to take Kerry Forest Drive rather than Foxtrot Lane – they are parallel roads down to the Lake – right next to each other. You'll go down a slope and then around to the left, passing several cottages on your right. We are #24. The cottage is 1 Km from the start of Kerry Forest Drive.

Please note: Kerry Forest Drive is a private road whose upkeep is paid for by cottage owners. Heavy vehicles and speeds over 30 kph cause damage. Please therefore respect the speed limit signs.

General information

- Bedding is supplied but please bring your own towels
- The kitchen is fully equipped with cutlery, cooking utensils and cleaning items
- **No smoking** inside the cottage please
- Normal arrival time is Sunday, 2 pm and departure time Saturday, 11 am (to allow us to prepare for new arrivals)
- Payment for your stay is required when you arrive
- Your deposit will be returned to you when you leave less the appropriate septic usage charge (\$8 per inch of tank depth) and less any damage costs
- Please bag and if at all possible remove your own garbage (bags are supplied – to right of sink) - garbage can be stored in the outhouse during the week.
- Recyclable metal, plastic and paper can be left in the designated container for us to dispose of
- Please leave the cottage in the same state in which you found it
- Please keep track of your long distance calls and estimate their cost when you leave

Fishing and boating

- A license is required to catch fish and can be obtained at a campground
- Children under 18 yrs of age do not need separate licenses
- The rowboat oars should be used gently – the rowlocks are somewhat fragile
- Please be sure to use a lifejacket when boating – adult and child sizes are available
- Oars for the canoe, kayak and rowboat are stored between the ceiling joists in the workshop

Other notes for the outside

- The shed nearest the cottage is the outhouse which can be used year-round, the other shed contains garden equipment
- Please be sure to replace the BBQ cover after use
- Watch out for sap that can drip from the pines onto your car at certain times of the year
- The **foot-valve for the cottage water feed** is encased in a red milk crate a short distance out into the lake and to the left of the willow - please take care not to disturb it - if it is lifted above the water line the system may need to be re-primed

Main building notes

- There is a smoke alarm near the main-floor bedroom - this may activate if you use the stove - push the “hush” button to disable it for a short period
- The electrical breaker box is in the closet of the bedroom on the lower level – a breaker chart is pinned to the wall. This shows which circuits each breaker controls.
- Please do not adjust any of the plumbing valves
- It would be appreciated if you would store the patio furniture cushions in the deck box if rain is expected.

Appliances

- To use the TV select appropriate channel on remote - antenna may need rotating for best reception
- Most channels are available in HD but CTV is only analogue and so reception is poor
- To use the DVD player or VCR, select the appropriate video input on TV and operate using remote
- The ShopVac can be used for spills - ensure the inner bag is removed for vacuuming liquids
- The coffee filter is re-usable – just empty out the grinds and rinse it under the hot tap
- The red binder contains instructions on how to use the various appliances

Heating/Cooling

- To use the wood-stove, insert paper and kindling plus a couple of small logs, slide damper lever (top right) to the right and light. Move damper lever to the left once the fire is burning adequately.
- To keep the temperature inside the building down during warm weather use the fans and keep windows and shades closed on the sunny side and open on the shady side

Keys

- Door-keys are on the key-ring kept just inside the main entrance
- A spare main door key is kept in the outhouse above and to the right of the door as you face it from the inside - please use it only in an emergency and replace it ASAP

Water

- All indoor plumbing uses lake water
- Lake water is not intended for drinking, however it's safe to use it to wash dishes or clean teeth
- Drinking water is provided in the large blue containers in the kitchen
- The water pump is located under the stairs – you'll hear it cut in when water pressure drops
- The hot water tank and cold water reservoir are also located under the stairs
- The HWT is 25% of the normal residential size and so continuous hot water usage should be limited

Drainage

- The alarm in the downstairs bedroom closet is to warn that the septic holding tank is nearly full - if it does sound (it's loud!) disable the audible alarm and call us (the tank has enough capacity to last several days longer)
- All indoor plumbing drains into this 2000 gallon holding tank – you are encouraged to economize on toilet flushes and unnecessary usage of water

Sun-room loft

- This was built to provide an extra storage area but is currently empty
- It is accessed via a ladder on the lake side and has a railing on the road side
- The ladder is steep and may take some practice to feel comfortable
- YOU USE THE LOFT AND THE LADDER AT YOUR OWN RISK

If there is any problem whatsoever, call us – leave a message if we don't answer. We have done our utmost to make the cottage a safe place in which to stay. However especially when children and water are involved it is essential for parents to be vigilant at all times. We hope your stay at Graham Lake is a pleasant one.

John & Kathy McConkey