

Top O' The Ridge

House Usage Guide



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Welcome to Top O' The Ridge

Welcome the Top O' The Ridge, our family retreat for over 30 years. We have offered our home to guests Thank you for choosing to visit to our special location on Mount Desert Island.

You can think of this as a reference manual for our vacation home. It is full of suggestions, helpful hints, and recommendations that will help you get the most out of your stay at Top O' The Ridge.

Please treat our home with care and contact the Caretaker (see contacts) should an issue arise that requires assistance.

For your convenience, we provide you with linens, towels, dishwasher detergents, laundry supplies, and enough paper towels and bathroom tissue to support your needs during your stay.

Best wishes to you and your guests for great weather and a memorable vacation at Top O' The Ridge.



Best Regards,

The Bianchi Family

Assistance Contacts

Role	Contact	Notes
Caretaker	Dennis (Den) Dever Mobile: 207-664-3680 dyonysys@twc.com	Primary Caretaker (local)
Caretaker Backup (Owner)	Rai Bianchi Mobile: 781-929-3888 raibianchi@gmail.com	Please call the mobile number if you are unable to reach the local Caretaker and need assistance.
Electric Service Outage	Versant Power	(207) 973-2000 or 1-855-363-7211
Phone Service Outage	Spectrum	833 267-6094
Internet Service Outage	Spectrum Cable and Internet	Please call Caretaker or owner first: Customer support: 833 267-6094
Electrical and Plumbing	Please call Caretaker	
Heating, & Propane	Please call Caretaker	

Overview

We trust that you will find Top O' The Ridge a very accommodating place to spend your vacation. We recommend that you review the Home Theater, Jacuzzi Usage, Washer /Dryer sections, before operating those appliances. Please be sure to review The Waterfront section before using the canoe, kayaks, and water access.

Trash Service

A trash bin is located at the bottom of the driveway. Trash is picked up on Fridays early and late in the season and twice a week Tuesdays and Fridays in the main season. Please place only bagged trash in the bin (i.e., no loose trash items). Trash should be put out by 7 AM to ensure pickup that day.

Local Wildlife

The local wildlife is one of the attractions to the Acadia area. However, when they interact with people, they can lose their natural fear and become dependent on unnatural food sources so please do not feed them.

Please keep screens closed when windows and doors are open. Leaving a screen door or window opened for even a few minutes can let insects, rodents, and bats into the home where they will surely lose all appeal.

Windows and Fans

You will need the windows open on warm days. Stand-alone fans have been supplied in all rooms to help keep you cool. Please observe the following guidelines:

- Casement windows should be closed when it is raining or when you leave and rain is forecast.
- The Loft windows may be opened but the screen must remain closed at all times. Failure to do so will result in biting flies, mosquitoes, and possibly even bats entering the house. Please make an extra effort to close the loft windows when wet weather is likely. In general, it is a good idea to close the loft windows whenever you leave Top O' The Ridge.
- Both upstairs bathroom windows may be left open.
- The two low windows in the dining area that tilt out may be left open.

Cooling Tip: Open the loft windows, master bedroom screen door, front deck screens and other windows. Keep the master bedroom door open to allow cross ventilation throughout the house. Of course, always keep the screens closed.

Note: The living room ceiling fan is controlled by the switch in the hallway.



Lights

The light switches can take some getting used to a few switches are not intuitively located. The major switches have been labeled. Some key switch locations:

Stairway lighting is controlled by motion sensors. Just leave the switch set “on” and let the motion detectors do their job to light the stairway as you enter.

- Double Vanity Overhead Light - located before the master bedroom on your left next to the towel rack.
- Double Vanity Mirror Lights – located under the shelf below the cabinets. Depending on your height, you may need to bend down to see this switch and the companion electrical outlets.
- Main Living Area Lights – are the lower plate located next to the main deck entry door dimmer controls the living room lights.
- Outside Lights – The top set of switches next to the main entrance control outside lights in the parking area, accent lights along the entrance walkway, and deck lights. The deck sconce lights are photo and motion sensor controlled so they may not come on during the day. Toggling their switch on/off for 1 second toggles then between Auto and Manual modes for the deck lights.



- Kitchen Lights – are on a 3-way switch. The two switches are located near the main entrance and in the hallway (at your immediate left as you enter it).
- In 2014 we added LED mood lighting to the kitchen glass rack which is controlled by a remote located in the kitchen bar wall above the main phone. The remote enables a variety of lighting effects that range from 5 white brightness levels to a variety of color modes. Our favorite modes are:

- White light accessed with the upper right WW key and brightness controlled with ↑ ↓ arrows on the top row.
- RGB colors (select 3, 7 or 16 colors – left side) and then press the Flash button



Heat and hot water

In general, heat is not needed during the summer rental season. A thermostat located to your right just before you enter the hallway (on the main level), controls the main hot air heating system.

Hot water is now provided by a tankless water heater that provides “unlimited hot water” but requires a bit more time to heat up after long periods of non-use (up to 90 seconds at the kitchen sink).

On the lower level, electric heat is available for the master and main living area. The electric heat thermostat in the master should be set 5-10 degrees lower than the temperature desired.

Please use the central heat when needed before resorting to electric heat. If you do turn on the electric heat, be sure that nothing is within 6 inches of the baseboard heater units to avoid possible fires.

Do not shut off the red switch located on your left at the head of the stairway to the lower level. **It shuts off both the heat and hot water.**

Security

To date, there has never been a security problem. However, we recommend that guests lock the premises when they are not on site as a precaution. The security stickers are there to discourage potential break-ins only.

Central Vacuum

The central vacuum unit is **not operational**. A vacuum is located in the master bedroom closet with a battery driven touch up vacuum wall mounted in the towel shelving area. The vacuum is stored in the master bedroom with a portable Dyson located in the towel shelves near the master double vanity.

Fire Place (Do not use)

The fireplace may not be used. It has not been recently checked and the metal firebox needs to be repaired before it can be safely operated. In addition, the heat generated from it could damage the OLED TV located over the mantle.

Chiminea

We provide a chiminea set up on the West lawn with firewood under the deck for guest use responsibly. Be sure not to touch the housing once you start a fire as the housing gets very hot and could cause serious burns. **Please be advised that if you or your guests use the chiminea, you do so at your own risk.**

Lower Level

Stairway: Please watch your head on the stairway to the lower level. An average height adult must duck to avoid hitting his or her head on the way down.

Living and dining areas: The living area includes seating for 7 with a flat screen TV. The dining area includes a bar and kitchenette table with seating for 3.

Dehumidifier: A dehumidifier in the low level is controlled by a humidistat in the main living area. The recommended setting is between 60% and 70% humidity.

Kitchenette: The kitchenette includes a sink with two-burner stove. Please be sure to supervise children and only allow adult use of the stove.

Compact refrigerator / freezer: If the appliance is not powered, put the plug in on the other side of the bar.

Bedroom and Baths: The lower level has a bedroom with its own private bath. A second bath is available near the kitchenette in the lower-level living area.



Main Living Area Home Theater (HT) System Overview

The Home Theater system includes a 65" LG OLED G series TV, Roku player, Spectrum cable box, OPPO Blu-Ray Player, Denon Home Theater unit, and an ATI amplifier (lower shelf). The 5.1 surround sound is delivered through 5 well placed, level balanced speakers and subwoofer. The system is controlled by a Harmony remote to simplify interaction with the system components. The lower shelf amplifier unit should always be powered ON (power button in the depressed position).

Please turn the system off using the Harmony remote when not in use. The small black button on the upper left-hand corner of the Harmony remote will shut down all active components.

Component	Notes
Roku player	This device is located on top of the Home Theater cabinet. You may replace it with your own Roku, Apple TV or other streaming device to bring your streaming services with you. Please use the HDMI and power connectors on the top of the cabinet so that our remote will manage your device correctly.
Spectrum DVR	Located on the top shelf of the HT cabinet. The Spectrum DVR, remains on even when it is not sending content to the TV but no channel will be displayed when in record/dormant mode.
OPPO Blu-Ray Disc & CD Player	All lights should be off. If the orange display is on, the unit should be turned off when not in use.
Denon Receiver	All Home Theater activity is processed through this central component which is controlled by the Harmony remote.
ATI Amp	The power light pulses on and off regardless of power button setting. Always leave the ATI powered on (button depressed in), With power off, you may not have sound. The depressed position is the "ON" position for this component.

Home Theater System Harmony Remote

The three top section “activity” buttons with icon diagrams on the Harmony remote, allow your desired activity by sending appropriate commands to all components of the HT system. Use the activity then to turn on the system in the desired activity mode:



Top Center button - Watch Spectrum cable TV



Top Right button . . .

- Short Press - Watch a DVD or Blu-ray Movie using the Oppo player
- Long Press - Watch the Roku streaming player with remote commands set for Roku – or just use the Roku remote



Top Left button . . .

- Short Press - Listen to a music CD on Oppo player
- Long Press – Watch Apple TV player with Apple TV commands set on the Harmony remote – or just use you Apple TV remote

You can also use the activity buttons to switch activities after the system is on. For example, just load your movie into the OPPO player (2nd shelf down) and press the remote movie button to change from watching TV to watching a movie.






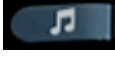
The universal red button will record the current Spectrum TV content on the Spectrum DVR. The Spectrum DVR can also record your favorite shows in advance for replay on the living room system only.

To shut of the system, just press the ‘Off’ button at the top left of the remote.

Additional activity options are listed in the chart on the next page.

If for some reason the remote is not functioning correctly, the individual components can be setup as indicated in the detailed activities table below. This table also explains how to enjoy other activities such as streaming music from your phone or displaying pictures or movies on your PC using an HDMI connection.

Home Theater – all activity settings configuration

Component / Remote / Activity	Remote Activation	LG OLED TV	Spectrum box (top shelf)	Oppo Blu-ray /DVD /CD player (2nd shelf)	Denon HT unit (3rd shelf)	ATI Amplifier (Bottom shelf – always ON)
Watch TV	Press 	On	On	Off	On Set to CAB/SAT	On
Watch DVD or Blu-ray movie	Short Press 	On	Off	On	On Set to DVD	On
Watch Roku or you own streaming device	Long Press  For your own device, first plug your device into HDMI & LAN cables plugged into our Roku player	On	Off	On	On Set to Aux	On
Spectrum music channels	Press  Go to music channels	On	On	Off	On Set to CAB/SAT	On
Listen to Music on CD	Press 	Off	Off	On	On Set to DVD	On
Play your Apple TV (with harmony remote set Apple TV commands)	First, plug your device into HDMI & LAN cables Long Press 	Off	Off	Off	On Set to AUX	On
Listen to music on a phone etc.	Use Airplay or Plug device into audio in input located at the front of the unit	Off	Off	On	On Set to GAME	On

Spectrum TV content and streaming

Spectrum and Roku TV are available and configured on all TVs including the Master bedroom and lower living TV. Please note that **Recording Spectrum cable channels** can only be saved and played through the main Living Room home theater TV.

Roku (and guest streaming station) Home Theater Setup:

We have set up a Roku Player on top of the HT cabinet with HDMI connection, LAN, and power access. Feel free to bring your own streaming player and use HT Roku connections to your own streaming device to our Home Theater system for display through the AUX setting. Don't forget to take your device when you leave and re-setup our Roku player.

Roku Player use - Roku has a great feature under their "Settings" menu that allows you to set up the unit in **Guest Mode** which you should configure to expire on your last day of your stay. **WE HIGHLY RECOMMEND THAT GUESTS ONLY CONFIGURE UP THEIR STREAMING SERVICES CREDENTIALS USING GUEST MODE.**

Once in guest mode, you can set up your desired streaming channels with your credentials to enjoy access that will be limited to your stay duration.

For more info on Roku Guest mode, see Help on the Roku menu or online at:

Roku Support - <https://support.roku.com/article/360015612834>



Master Bedroom Samsung and Lower-Level RCA TVs

The TVs in the master bedroom and Lower Level have their own Roku devices and Spectrum cable boxes which are set up to control the TVs with either the Spectrum or Roku remotes.

To switch between Spectrum and Roku you must switch “Inputs” between HDMI 1 and HDMI 2 using either the Spectrum or TV specific remotes.

Single TV control for Spectrum Cable and Roku:

The Spectrum TV and Roku remotes in both the Master Bedroom and Lower-Level TVs are setup to allow control of the TV using a single remote. The **Spectrum TV remote** has a top right button the turns on the TV and Spectrum cable box simultaneously. However, **the TV and Spectrum Box must be in sync to function correctly**. If the right button does not power on both units, you can correct this issue by using the top left Spectrum control button to toggle the TV and bring the 2 components back into power On/Off sync. The Spectrum cable Box is On when the display brightens and is Off when the display dims.

Master BR Roku issue: As of this writing there is a minor glitch with Samsung TV and the Roku player where the TV complains that there is no HDMI1 connection on the Roku Input. A click on the Roku remote Home, OK, or Back key seems to resolve this issue. Cycling the Roku power (at the cable box) will also resolve the issue.

Master BR TV and Lower-Level TV inputs (HDMI sources)

- **HDMI1** is set display the Roku device’s content and any steaming apps that you configure on Guest Mode
- **HDMI2** is set to Spectrum Cable content
- **HDMI3** is set to the Blu-Ray player for that TV

Spectrum Remote:

Top Row keys:

- Left “**TV**” button - Toggle TV only - on and off
- Center “**INPUT**” button – Change input HDMI source (Spectrum cable or Roku)
- Right “**ALL**” Button – Toggle Both TV and Spectrum cable box together (requires both TV and Cable be in **same On/Off** state to function properly)

Changing HDMI input can always be done the dedicated remote:

- **For the Master BR**, pressing the Input button Spectrum remote will cycle the input source or you can use the Samsung remote.
- **For the Lower-Level TV**, it is best to use the RCA remote to change input sources

Roku remotes are set to control the Master BR or Lower-level TV **On/Off** and **Volume** functions. If TV control setting is lost it can be reprogrammed using the Roku: Settings > Remotes and Devices > Remotes > Voice Remote (Pro) > Set Up Remotes for TV Control > IR Setup > and walk through the TV brand and sound feedback dialogues.



Phone and Internet

Land Line House Phone

The phone service is flat rate for the continental U.S., so feel free to call anywhere in the continental U.S. at no addition charge. The phone number is 207 244 7160.

Please do not make calls outside the continental U.S. with the Top O' The Ridge landline. If calls are made outside of the continental U.S., you are responsible for the charges.

Cell Phone Signal

Signals vary by provider but are typically strongest in the main living area and out on the front deck. Service can become marginal in stormy weather. If your phone supports WiFi calling, enable the WiFi calling feature to make calls throughout the house, on the deck, and down at the doc using our WiFi mesh network.

Hint: If you are having a mobile service issue, try shutting off your cell phone and then turn it back on. This will sometimes cause the phone to find the best way to access your provider's local network.

Internet Access

We have upgraded our Internet service to an unlimited data, high speed Internet service provided by Spectrum. In 2022 we added a WiFi mesh network delivering high wireless speeds for multiple devices throughout the house and down to the dock float.

- The password is located on the wireless mesh router.
- The plan speeds are up to 300 mbs/sec. for downloads and about 10 mbs/sec. for uploads
- You should be able to VPN connect using the Spectrum service.

The wireless service is provided by a network named "TopOtheRidge" that supports both 2.4 GHz and 5GHz secured with WPA2. It should be displayed when you search for a wireless network.

Internet Troubleshooting

If you find that you cannot access the internet but you do have a strong wireless signal, try resetting the Spectrum router (on top of the home theater cabinet) by removing the power connection to the back of the unit for 15 seconds and then reconnect the power.

You may have to also power cycle the wireless router after the Spectrum power cycle.

Wireless Mesh router



Spectrum Modem:



Main Kitchen



Stove top and oven

The main level stove is propane stove top and oven. The propane stove top is hotter than many natural gas stove tops so we recommend starting out with low settings.

Refrigerator freezer

The side-by-side refrigerator freezer includes an icemaker and cold-water dispenser. Please slide the drawer bins back inside before closing the doors to prevent damaging the drawers.

Coffee maker

The coffee maker has a re-usable mesh filter that can be rinsed and re-used. Please do not leave the coffee maker on for long periods of time - especially when you are not in the house.

Dishwasher

Be sure to close the door firmly before starting a cleaning cycle with no items positioned to impact the door seal. The dishwasher is very quiet and can be run while watching TV without having to raise the volume.

Hint: plastics should be placed securely on the top rack. Plastics on the lower rack may melt.

Toaster Oven

Feel free to use the toaster oven to make toast, heat pop tarts etc. Please do not use the toaster oven to cook food such as meats or other foods that drip or splatter. Please use that main oven for that type of cooking since it has a self-cleaning feature.

Disposer

The switch for the disposer is in the center of the backsplash. As this is a continuous feed disposer, please observe the following precautions:

- Activate with switch in the center of the backsplash
- Never put your hand in the disposer.
- Stand back when grinding to avoid being splattered.
- Do not allow utensils to drop into the disposer.
- Always run cold water while running the disposer.
- Let the disposer completely grind before turning off to avoid backups.
- Do not run the disposer for more than one to two minutes at a time.
- When grinding eggs shells and fibrous items, feed slowly to avoid clogging the drain trap.



Food Storage

Congratulations, the good news is, you are now in wonderful woodland location. The not so good news is: you are not alone. To help us keep Top O' The Ridge pest free, we have put together a few suggestions that we have found helpful and recommend if you are new to the area:

- Please store all open food packages like cereals, cookies, etc. in sealed containers or in the refrigerator or upper cabinets
- Do not leave sugar in an open bowl or leave other food out in the open.

You will find spices, cookware and additional cooking utensils on the pantry cabinet to the right of the refrigerator.

Note: An upper cabinet to the left of the range has been left empty to accommodate your dry goods and supplies.

Trash

Please place trash in plastic trash bags and disposed of it in the bin at the end of the driveway. The trash is removed on Tuesdays and Fridays in the main summer season. In the off-season, trash pickup is on Fridays. Let the trash bag handles extend outside the lid to signal the sanitary team that there is trash to remove from the bin.

Outdoor Grilling

Grill utensils are hung on the pantry cabinet doors to the right of the refrigerator. Spare propane tanks are located under the deck. Do not grill on or under the deck and remember shut off the gas grill propane tank after using it. Please leave the grill clean at the end of your stay for the next guest to enjoy.

We suggest that you close windows behind the grill when prevailing winds are blowing toward the house.

Washer/Dryer Usage

Please observe the following when using the washer and dryer:

- **The Washing machine requires very little detergent:** The washer needs about half the detergent that a conventional top loader requires and uses HE detergents (provided). Load detergent in the upper right pull out drawer in the large compartment. Be sure to load the appropriate compartment of the drawer with detergent and bleach (as needed).
- **Starting both the Washer and Dryer is a 3 steps process.**
 - Push the upper left button
 - Set the center dial for the desired process
 - Press and hold the right button for 3 seconds until it lights up
- **Never use Oxyclean and bleach in the same wash.** *This combination of chemicals produces toxic chlorine gas that can be lethal.*
- **Clean Cycle**
Front load washers periodically require a clean cycle run. A yellow light indicates that it is time to run a cleaning cycle. To run a cleaning cycle, simply fill the bleach compartment and run a cleaning cycle by turning the dial all the way to “Clean Washer” and press start. Note: Bleach works fine. You do not need the Affresh product listed on the dial.
- **Do not overfill the washer.**
The washer and dryer are both high-capacity machines and can take large loads. However, if you forcefully jam clothes into the washer, you are over doing it.
- **Press the start button firmly for 3 seconds to start either the washer or dryer.** This is a deliberate safety feature to prevent accidental starts.
- **Empty the lint screen before each use of the dryer.**
The lint screen is located in the front of the round door access opening. If not emptied, lint can build up creating a fire hazard.



Jacuzzi Tub Usage

Please observe the following when using the Jacuzzi:

- We recommend filling the tub the first time with enough water to cover the jets and run them for a minute or so to clear the jets, then drain the tub and refill the tub with warm water. Occasionally, a bug or two may bathe first 😊.
- Turn on the jets using the timer control on the back wall just above the second shelf over the toilet.
- Please fill the tub no more than an inch or two above the rear jets. Do not fill above bottom of the drain control.
- Never leave the Jacuzzi unattended while filling. Forgetting to shut of the water can cause a major disaster!

Please avoid splashing water onto the floor. The floor is not watertight and overflows will damage the lower-level ceiling tiles



Waterfront

The waterfront access is a major attraction at Top O' The Ridge, but one that needs to be enjoyed responsibly. Please observe the following precautions:

- Adult supervision of children is required at all times. The float and waterfront cannot be viewed from the front deck; so supervising children and non-swimmers from the deck is not feasible.
- The shore and dock areas can be dangerous if you are not careful so please be careful and prudent when enjoying the lakefront.
- The stairway is the recommended access to the dock. The steps follow the terrain and are not the standard rise over run so **please watch your step when using the stairs.**
- There is another woodland access over a railroad tie terraced trail. Moss on the railroad ties can make them slick so please avoid stepping on them when wet.



Note: You are using the water access at your own risk.

Dock and float

The dock and swim float are accessed by a gangway to the float. Passing powerboats and waves can rock the float and gangway so be sure to use the railings when walking on the gangway and remain aware of wave conditions.



Chairs

We have plastic chairs hung on red hanger brackets at the landing located at the base of the access stairs. Feel free to bring them down to the dock, but please return them to the hangers when they are not in use so that they do not end up in the pond.

Swimming

The best time of day for swimming at Top O the Ridge is often in morning before the wind picks up (typically, by 11 AM) and in the early evening when cooling air temperatures can make the water feel warmer than the air.



Swim shoes are highly recommended due to the rocky bottom. The rocks can be slick due to a thin coating of algae.

Fishing



You need a Maine fishing license to fish the lakes of Maine. The major species in Long Pond is Smallmouth Bass. You will find them in 10-20 feet of water just off the bottom in the warm summer months. They like rocky bottom areas and will take a rubber worm retrieved slowly over the bottom (weighed down by a small weight a foot or two from the hook). There are also Landlocked Salmon in Long Pond that are typically found at greater depths of 30+ feet in the warm weather months, but are closer to the surface in winter and spring.

Our Watercraft - Canoe & Kayaks

Please feel free to enjoy the watercraft safely during your stay.

The lease provisions and Maine law require that each person have a wearable life jacket when on the water. Buoyant seat cushions are **not acceptable as life preservers**. The waters are patrolled by park rangers that may fine you if you do not have appropriate safety gear.

- The paddles and life vests are kept in the basement utility area and should be returned to the that their storage locations not in use.
- Be careful when operating the canoe and kayaks. Never stand up and keep your center of gravity low. Please keep the kaya paddles tethered to the watercraft to prevent losing them.
- Avoid rocks that may damage the watercraft, especially when beaching and getting in or out of the boat.
- We recommend that you plan your journey so that you head into the wind on the first part of your trip and let the wind be at your back on your return.
- **Never leave the canoe in the water when not in use.** It can be damaged by waves that cause it to bang against the dock. Secure the canoe on the dock upside down and lashed to the cleats when not in use. Boat wakes and waves can wash the canoe off the dock when not properly secured.

Moorings

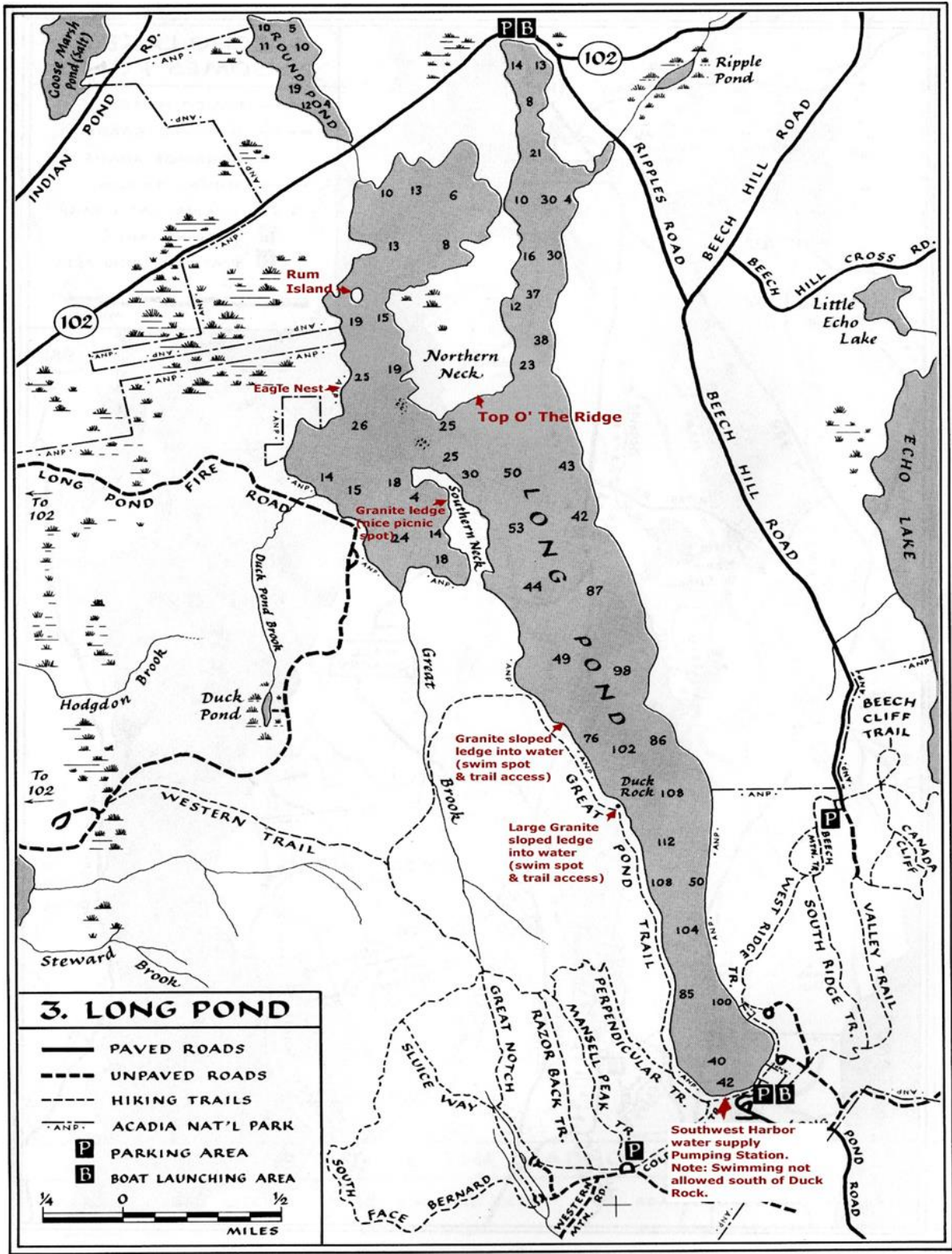


The mooring to the right of the dock can safely handle up to a 20-foot powerboat.

In 2016 we deployed a second mooring to the left of the dock that can handle up to a 16-foot boat.

Long Pond

With over half the pond located in Acadia National Park, Long Pond is a clean lake that is never too crowded.



Feedback

We welcome your direct feedback regarding your stay and accommodations. Please feel free to provide feedback, recommendations, suggestions, or voice concerns by email or by the survey link that may be provide when your security deposit is returned. You can email feedback to raibianchi@gmail.com.



Enjoy your stay and thank you for choosing Top O' The Ridge!

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