

**To: Kao Nou      RE: AirBNB stay 9/8-9/10/2025      From: Eric Lein (& 9 other guests)**

**OVERALL**, we had a fabulous time. The place served us, five adult couples, very nicely for our two-night stay. The house itself is beautiful, the view out back is lovely, the outdoor deck and living room were excellent spaces for our group to gather, the grill worked just fine, hot tub was great, and the kitchen is outfitted with a good supply of plates, bowls, silverware and pots and pans.

**OUR BACKGROUND:** We are 10 “older” folks ranging in age from 71 to 82 years. One of us has fairly severe mobility issues – stairs, etc., are a definite challenge. Two of us have been SuperHosts at their own AirBnB for 10+ years. One of us owns and has actively managed 130+ residential apartments for decades. Eight of us have been leaders for 10+ years at weekend/overnight retreats for 15 participant couples. Our little group also includes retired and semi-retired therapists, an attorney, a minister, elementary school teachers, college professor, financial planner, construction contractor and corporate office workers.

The ten of us pooled our ideas and offer the following suggestions with the hope that you – and future guests – find these ideas helpful. **We had a fabulous time!** We five couples have been meeting monthly for 35 years! And this time we enacted a “Murder Mystery” evening together, complete with costumes. Many thanks for hosting us!

### **SUGGESTED ADDITIONS:**

- Website:
  - Floor plans – show that all living spaces are up/down stairs (handicap accessibility info)
  - Brief description:
    - Master BR has a very large bath & walk-in closet.
    - Other 4 BRs all share one smaller top floor bath (+ the main floor ½ bath).
    - *Good for a family – 2 parents + children; Not so good for 5 couples*
- Bathrooms:
  - Soap or body wash in tub/shower (bar or liquid) - existing shampoo & conditioner were good.
  - More washcloths & small hand towels. (Too few for each of 10 people)
  - Small paper cups/glasses.
  - Handicap accessibility “grab bars” – could also be used as towel bars.
  - Add door(s) into MBR closet to allow sharing of master bath (see below).
- Bedrooms:
  - Small wastebasket in each bedroom.
  - Additional clothes hangers (8 or more per bedroom = 4 per person if 2 share a room).
  - Mirror (wall- or door-mounted).
  - Small desk/table & chair.
- Kitchen:
  - Labels on cupboards & drawers – too many times we repeatedly opened/closed.
  - Kitchen trash/recycling pull-out frame sticks – please lubricate the glide tracks.
  - Plastic bags for saving food leftovers would be very much appreciated.
- General:
  - Additional hot tub towels. (8 were wet after the first night)
  - More boxes of Kleenex would be appreciated. (We found one in the living room)
  - A few more pictures/art here and there to decorate bare walls.
  - Five fire extinguishers in case of emergency. (Each living level + garage)
- A helpful **3-ring binder** that includes printed (on paper) versions of:
  - Welcome message for arriving guests.
  - Property owner/manager contact information; house address (in case of emergency)
  - Locations of nearest drugstore, hospital, etc.
  - House Rules (noise, shoes off, 6 cars max, etc.).
  - WiFi, TV, Projector & Remote Controls – information and instructions (label each remote)
  - Heating/cooling basic instructions (thermostat locations, etc.).
  - Brief instructions for: dishwasher & detergent; hot tub; laundry machines; grill; fireplace.
  - Maps (for nearby walking/biking trails, shopping, dining, etc.).
  - Other \_\_\_\_?
  - Check-out instructions & to-do list.

### **SUGGESTED CONSTRUCTION UPGRADE** (not quick, but might be worth considering):

- One of our five couples used the large master bedroom (MBR) and its attached private bath. We stayed just two nights and our MBR couple hardly used their enormous closet. The other four couples (8 people) shared the single top floor bath, which involved “scheduling” conflicts.
- By adding a new door (or two) leading into the MBR closet, other guests could share the largest bathroom.
  - A lockable door from the landing into the MBR closet (would eliminate the green wall art).
  - A door (lockable from both sides) from the other “landing level” bedroom into the MBR closet.
  - Our guess is that no plumbing pipes (water or drains) would be affected. Electrical changes, if any, are likely to be fairly minor. We did not look at heating/cooling duct or other mechanical conflicts.