

Policy for Holders of Camp Sychar Cottages and Motel Units

*This Policy was approved by the Camp Sychar Board on 9/28/2013 and
Revised 5/1/2021*

The Camp Board's desire is to see all buildings well maintained so the Camp can be enjoyed for years and generations to come. If you have a cottage or motel unit, the responsibility for maintenance rests with the occupants. If circumstances don't allow you to do, or afford, needed maintenance or repairs, please talk to the Buildings & Grounds Committee so that arrangements can be made to assist you with plans.

Additional note regarding General Maintenance and Repairs: Everyone wants our campgrounds and our cottages to last until Jesus comes! Being a cottage holder, in many ways, is like owning a home. Regular maintenance is crucial to having it last. The same holds true for cottages. Many of our cottages are 50-75 years old. Adding siding and keeping it clean adds to the life of the cottage. Neglect of foundation repairs and rotting boards will over time require major repair costs. (Please see #3 under Cottage policy) You are responsible for all maintenance and repair costs. Our Camp budget only meets the needs for maintenance and repairs of our major Camp buildings and equipment, and operation during the Camp Meeting weeks. With a total of 135 cottages and motel units it is impossible for the Camp to cover individual cottage holder's upkeep costs. Like home ownership, you may need to budget needed repairs over time: I.e., this year we will put siding on the cottage and in three years we will add a new roof. Thank you for recognizing the privilege and the responsibility of being a cottage holder for your generation and the next!

- 1) All cottages must be consistent with the "standard" model as determined by the Camp Sychar Board. This includes but is not limited to: cottage location and size, porch size, white exterior paint or siding, windows, and limited electrical use.
- 2) Cottages and motel units are for use as the living space of actively attending campers. All cottage and motel users pay a yearly rental and insurance fee, and an additional fee for use of air conditioning. Each person will also have a minimal health insurance charge. Fees are paid at the Camp Office before the last Saturday of each encampment, preferably in advance by online website, or by mail to the Camp Financial Secretary.

- 3) It is the responsibility of the cottage/motel unit residents to maintain the residence. This will involve care for yearly upkeep, but also some expense for the bigger "home" maintenance projects. For example, if the residence needs re-roofed, scraped and painted, pressure washed to remove mold, windows repaired, doors hung, boards replaced, or critter or pest prevention, the resident is responsible. Some residents may be able to do the needed repairs themselves, or you may contract the work needing to be done through the Buildings & Grounds Committee, or others, with the cottage holder paying the cost.
- 4) Any resident who is not going to use your cottage or motel unit for at least five days of the encampment, please notify the Camp Secretary by June 15th, or sooner if possible. If you will not occupy your cottage during a Camp session, then we would ask for permission to let another waiting family use it for that year, and they would pay that year's rent and insurance for you. If you are going to occupy your cottage for five days or less of a Camp session, the same could apply with one half of rental. The cottage would continue to be held in your name, you stay responsible for all maintenance, and it is available for your use the next year when you return.
- 5) If you can no longer attend Camp Sychar, please let us know immediately. Then someone on the waiting list could have a cottage, and create a residence for their family.
- 6) For all major building projects (not basic maintenance), regardless of who will do the work, a resident must submit a Request for approval to the Buildings & Grounds Superintendent, Randy Spain, rspain@campsychar.org If YOU are doing the work yourself, once approved by the Superintendent of Buildings & Grounds, you may proceed at your convenience.
- 7) If you want the Buildings & Grounds Committee to obtain any maintenance or repairs for your cottage or motel unit, please contact the Superintendent of Buildings & Grounds; you will be responsible for the cost of labor and materials. IF you are asking the Buildings & Grounds Committee to have minor work done, like pressure washing, the website has online payment options. Go to the "More" tab, click "Facilities" and "Maintenance." Projects will be completed throughout the year, as workers and time available.
- 8) All Camp cottages and motel units are owned by Camp Sychar, and therefore, your expenses for maintenance may be tax deductible as a

gift to Camp Sychar. To be considered by IRS as tax deductible: a receipt must be submitted to the Camp Financial Secretary, or payment made directly to Camp Sychar on the website. The maintenance item cannot be removed from the cottage as it then becomes property of Camp Sychar.

- 9) The Fire Inspector requires each cottage or motel unit to have a current-date fire extinguisher and a working smoke detector. Check your batteries! Also, only surge protector extension cords are permitted.
- 10) When closing up your cottage after camp— to protect your property, and to facilitate our mowing and leaf raking, please store outdoor items in your cottage or on your covered porch, i.e., nothing should be between cottages or under the cottage. This includes: small steps or porches, window screens, toys, screen doors, furniture, chairs, grills, building supplies, wood etc.

***Addendum to Policy for Holders of Camp Sychar Cottages
Requirements for porch or loft addition to cottage:***

- Always consult with the Superintendent of Buildings and Grounds to receive approval before any work is started!!
- The addition will need to be specific to the individual cottage. There are different size and style of cottages depending on WHEN they were built. Also, because of LOCATION, cottages could only have one option: either to have a FRONT porch/roof OR a BACK porch/roof.

For instance, cottages on Zion cannot add a BACK porch because it would interfere with mowing but could add a front porch/roof. Most cottages on the south side of Calvary cannot accommodate a FRONT porch but can accommodate a back porch/roof.

- If adding a porch roof you must maintain the same roofline profile, i.e., level with the existing cottage roof. This may be different for each cottage.
- When adding a new porch roof, the new porch roof AND the existing cottage roof must both be with new green metal roofs.
- A front porch roof CANNOT extend past the edge of the existing porch landing- this does not include the steps. We cannot obstruct the tractor, mowers or emergency vehicles right-of-way. If it is a new porch, consult with the Superintendent of Buildings and Grounds.
- Current porch roofs will be “grandfathered” in.

CAMP SYCHAR POLICY FOR COTTAGES & MOTEL UNITS