Welcome Home WEST ROCK **GUEST**

789 N. Pacific Street Rockaway Beach, OR 97136

Summer / Fall / Winter / Spring Edition

GUIDE BOOK

SAFETY DANCE **Owner Contact & Emergency Info**

THIS HOUSE RULES! Things to Know about the House

Th

FIRST THOUGHTS Is Everything Good?

LOCATION, LOCATION, LOCATION Locating the Property

GUEST CONFESSIONS What They Tell Their Friends



AMENITY HEAVEN Turn On the Fun & Turn Off the Stres

> SUITES 6 Bedrooms / 11 Beds **BED SIZES**

SHOULD I STAY or SHOULD I GO?

Check In & Check Out Times / Instructions

SLEEPS PETS No Pets LOCATION Rockaway Beach, OR ROCKAWAY BEACH, OR •

BATHROOMS 5.5 Bath 4 Kings, 1 Queen, 2 Bunks, 2 Roll Aways

16 Guests SIZE 4,000 SF

Nelcome Home

The West Rock 789 N. Pacific Street Rockaway Beach, OR 97136



Network Name: Spectrum Setup-CB Password: middleladder854

IN CASE OF EMERGENCY DIAL 911

Tillamook County **Sheriff's Dept**.-Non-Emergent: 503-815-1911 Rockaway Beach **Fire Dept.**: 503-374-1752 Rockaway Beach City Hall: 503-374-1752 Rockaway Beach Public Works Dept.: 503-374-1752 Tillamook People's Utility District PUD (Outage): 503-842-2122 Tillamook People's Utility District PUD: 503-842-2535

OWNER CONTACT

Phone: Cody Reich 360-772-5555 or Jenesa Reich 360-518-1263 Email: codyreich@comcast.net Website: www.TheWestRock.com Facebook: www.facebook.com/thewestrockbeach YouTube: www.youtube.com/@TheWestRock



ABOUT YOUR HOSTS

Cody & Jenesa

We have two wonderful kids and live in beautiful Brush Prairie, WA. We spend most our time dreaming about our beach house. After many years of designing and building our luxury dream beachfront house in Rockaway Beach we're excited to share it with you.



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1 Check In and Check Out Instructions.
2 You've Arrived!!! Your First Thoughts? This House RULES! Rules you need to know.
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13 Power Outages
(COVER) About Us

CHECK IN: 4:00 PM

The West Rock is located at <u>789 N. Pacific Street Rockaway Beach, OR 97136</u>. It's approximately 84 miles from Portland, OR. It's about 1 hour and 43 minute drive from Portland or about 1 hour and 56 minutes from PDX Airport.

Check In time is 4:00 PM the day of your reservation.

PARKING

The West Rock has room for up to 4 Parking Spaces. <u>Please do</u> not block the neighbor's to the south driveway.</u> Parking shall not, under any circumstances, hinder the path of any emergency vehicle or block neighboring driveways and that renters may be cited and fined if this requirement is not satisfied. While there are 4 parking spots available, most of the time there is street parking also available. However, during the summer around Holidays like 4th of July parking can be harder to find on the street. No RV's are permitted. Signs are posted on site to clearly help identify the 4 on site parking spots. It's possible to fit a 5th small vehicle in front of the stairs if needed.

DOOR CODE

You will receive your persoal unique door key pad code 2 to 3 days prior to your check in date. If you are unable to locate your door code please contact Cody at 360-772-5555 or codyreich@comcast.net.





CHECK OUT: 10:00 AM

When it's time to leave you are welcome to take all your great memories you made. Also make sure to grab your:

Clothes	🗌 Keys	🗌 Wallet / Purse	🗌 Phone	Toothbrush	🗌 Laptop	🗌 Kids	🗌 Charger
Food	Passport	Underwear / Socks	🗌 Hat	Toys	Medication	🗌 Jacket	Sunglasses

Please remove all Food, Drink & Personal items you brought. Take trash out to the garbage bin on the south side of the house. Please make sure **ALL WINDOWS / DOORS are CLOSED & LOCKED** and all **LIGHTS are TURNED OFF**. Currently there is NO RECYCLING offered by our waste collection provider. However, if you bag up your recycling we will take it to the recycling center.

Check Out time is 10:00 AM.

YOU'VE ARRIVED!

Take some time and walk through the house. Check out the amazing views. Look in all the bedrooms, bathrooms and get a feel for the layout of the house. It's fun picking your room since they all offer something a little different and special. The first few moments in the house sets the tone for your stay. At anytime during your stay you are welcome to reach out to us with any questions or thoughts. Is it what you thought it would be? Is anything not what you expected? If there's something that needs attention we would love the chance to make it right.

We pour our heart into trying to make our beach home a wonderful experience for you and your 5-star review helps our small family owned vacation home business thrive. Please contact us if there's anything we can do to assure a **5 STAR REVIEW** experience for you.

THIS HOUSE RULES

This house does rule! And it also has some rules. Please take a few minutes to go over all the rules with everyone in your group. We want everyone to enjoy their time, laugh, have fun and make memories. These rules assure everyone is safe and that noise levels don't reach a threshold that bothers our neighbors.

- QUIET TIME: Quiet time is from 10:00 PM to 8:00 AM
- OCCUPANCY: Maximum number of occupants shall not exceed 16 at anytime.
- NO SMOKING: Guests that smoke or vape in the house will be charged a \$1,200 fee to remove odors.
- NO CANDLES: No candles are allowed in the house.

• **NO PARTIES**: No Parties or Events. Refrain from making excessive noise or inviting guests during very late or early hours. Any complaints are grounds for immediate removal and forfeiting any payment.

• BREAKAGE: Dishes or glasses can break. If something breaks please let us know so we can replace it.

• **PLEASE BE RESPECTFUL**: Treat the home and contents with the respect that you would want your home to be treated like. We want you to have a peaceful, memorable, and safe time in our home. Smart home devices are used in this home and they measures decibel levels throughout the property. This allows us to monitor noise levels without disrupting your stay. Please know this is 100% privacy compliant and required to stay in this home. If noise levels are too high it could result in being asked to leave the premise.

• HOT TUB: The Hot Tub water has been treated to ensure it is correctly balanced. A hot tub poses similar risks as swimming pools, as well as having their own dangers. Use the hot tub at your own risk.

• 1. The hot tub is to be used responsibly and is not to be used as a substitute wading pool by children. Allowing children to jump or dive into the water is not permitted under any circumstances. Children must not use the spa unsupervised at any time. No infants or toddlers in the spa.

• 2. Please shower before using the tub to remove make-up, sun-screen, insect repellent or any other oilbased products.

- 3. Only clean swimwear may be worn in the tub as the chemicals in the water will remove the colored dyes found in ordinary clothing, causing them to leach into the water and turn it cloudy.
- 4. Prevent accidental drowning. Leave the hot tub cover on and locked when the spa is unsupervised.
- 5. Prevent Hyperthermia. Understand that alcohol and other medications greatly increase the chance of hyperthermia the opposite of hypothermia. This occurs when the internal body temperature reaches several degrees above the normal temperature of 98.6 degrees.
- 6. Glass. Don't do it, don't ever bring glass into the hot tub.
- 7. Do not use a hot tub if you are taking any medication that makes you drowsy or affects your circulation; if necessary, check with your doctor. Pregnant women and the elderly should also consult their doctor before using a hot tub.
- 8. Do not use the hot tub if you are under the influence of alcohol or drugs as your judgment could be impaired and you could become unconscious and drown.
- 9. People with cuts or external infections should not use the tub.
- 10. The hot tub is on a regular cleaning schedule. On rare occasions, you may not be able to use the tub for a short time after it has been serviced. We apologize for this inconvenience, but it is necessary to keep the tub sanitized.

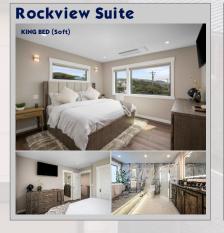
• 11. Limit your time in the hot tub to 15 minutes.

BEDROOMS

You will find the room names on the front of the bedroom doors. This is done to help identify each room since normal terms like Master Bedroom or Primary Bedroom doesn't really work in this house. The house was designed from the beginning to be a shared home and truly has 4 equally special bedrooms that each have their own private attached bathroom. All 4 of these bedroom suites have King Beds. You'll find the firmness of the mattresses is listed under the bedroom name on each door. This is done so guests who like a firm or soft bed can select a room with a bed that maximizes their comfort. You'll also notice that none of the bedrooms share a common wall. By design the house floor plan was laid out so any noise from bedrooms would be buffered and not transfer to other bedrooms. Soundproof walls and soundproof floors were also installed in select places to assure that someone flushing a toilet upstairs would not wake up a guest sleeping downstairs. Even the plumbing pipes in the walls were wrapped with sound deadener and then insulated before being encased within plywood all before drywall was installed. We were thinking about earning your 5 STAR REVIEW during every stage of the build process.



Oceanside Suite











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In this fully stocked modern kitchen you'll find an abundance of high-end stainless steel appliances to prepare your meals. The West Rock has 2 refrigerators, 2 ovens, 2 microwaves, 2 dishwashers, a huge gas cooktop, a wine cooler, and a pantry full of a wide variety of appliances. Sitting just outside the bypass folding kitchen window is a custom 7' wide BBQ with 3 gas grills and a built in Infrared Grill that produce restaurant quality sear without drying food out.

The dining room table seats 12 and just a few feet away the bar seats 6 more plus a foldout kids table that sits 4 kids. In the center of the kitchen is a huge island with a built-in bar to bring your group together making memories that will last a lifetime.

KITCHEN

COFFEE & TEA

Multiple coffee machines including <u>Breville Nespresso Creatista Espresso</u> / Latte maker, drip, pour over, french press. Coffee grinder with multiple grind settings. Milk frother. Two kettleselectric and goose neck (for pour over coffee and tea).

GLASSWARE

Margarita, Martini, Whisky, Beer, Wine, Water, and Juice Glasses.

BAKING SUPPLIES

Baking sheets, cake pans, muffin tins, pizza crisper, wire cooling racks, rolling pins, silicone mat.

COOKING SUPPLIES

Non-stick pots and pans in multiple sizes. Multiple dutch ovens including an extra large 20 gallon pot; multiple griddles; crepe pan; turkey roasting pan and carving board.

COOKING TOOLS

Zwilling Pro knife set; Walco steak knives; high-quality silverware; countless gadgets and utensils.

SERVE WEAR

Multiple Staub dishes and bowls; charcuterie boards of multiple shapes and sizes; chip & dip bowl set; lazy susan's; cake stand.

SMALL APPLIANCES

Air fryer; Ninja total crushing blend system; Immersion blender; hand mixer; Fondue maker; Kitchen Aid Stand Mixer (5 quart); Double-Belgiam waffle maker; Instant Pot 8-in-1; Griddler grill; Egg cooker; Slow cooker (8 quart); Electric ice cream maker (2 quart); Popcorn machine.

SPECIALTY

Infant and kids plates, cups, utensils, place mats, bibs, ice bucket, and Brita filtered water.









AMENITIES

From the commercial quality game room to the steam shower and the absolutely amazing views from the hot tub, regardless of the weather there's always a fun or relaxing amenity for you and your guests at The West Rock. This **QR Code will take you to a list of videos on YouTube that show you how to work and use the many amenities** at The West Rock.



HOT TUB

After a fun day at the beach you can take a dip in the oceanfront hot tub. There's a privacy cabana curtain that can be used to create your own piece of private space while enjoying the tub. The cabana curtain is clipped in place on the corner post near the hot tub. Please store the cabana curtain back in place when not in use. Use the hot tub at your own risk. Follow the Hot Tub rules shown under the House Rules in this guide.



STEAM SHOWER

Experience a luxurious Steam Shower that's designed to relax the body and mind. With heated tile floors, heated shower floors, heated bench seats, and even heated seat backs, you will be wowed by the steam shower even when using it as a standard shower. The steam allows you to take it to another level. This shower also has a custom **bluetooth sound system** inside the shower that allows you to enjoy your favorite music seperate from the main house sound system. Connect to **"THEMRASOL"** with your phone to play music in the shower. Please use the Airmada blow drying system after steam shower use. The controls are on the wall next to the light switch.





GAME ROOM

The epic Game Room is something you have to see to believe. Parents will love the Imagination Station magnetic wall where STEM learning is made fun. Challenge your skills on many all-time favorites arcade games like NBA Pinball, SkeeBall, Guitar Hero, Golden Tee, Air Hockey, Crossy Road, Darts, Pacman, Donkey Kong, Street Fighter 2, Mario Bros, Frogger, Crusin Blast sit down driving game, Classic Nintendo and a Play Station 5 (with games). Young kids will love the Wooden Train Set & Activity Table. There's bountiful card and Board Games to play as well.





BBQ

Sitting just outside the pass through folding kitchen window and overlooking the beach is a custom 7' wide 316 stainless steel BBQ with 3 gas grills and a built in Infrared Grill that produce restaurant quality sear without drying food out. To use the BBQ you'll need to first <u>turn the gas on by turning the 60 minute safety shut off dial on the right hand side</u>.

Turn the burner dial to ignite (HIGH) and <u>Hold down the RED button</u> in while pressing the black ignitor botton. You'll hear the <u>clicking sound of the ignitor</u>. It may take up to 10 to 15 seconds to light. Once the BBQ lights you need to <u>hold the red safety</u> <u>button down for about 10 to 20 seconds while the burner gets up to temp</u>. If the burner does not ignite within 10 to 15 seconds, give it a break and a chance for the propane to dissipate before trying again.

GAS FIREPLACE

The gas fireplace in the living room is a wonderful place to cozy up to while hanging with family and friends or watching the latest movie on TV. To turn the fireplace on simply turn the timer dial to the right on the fireplace that is next to the built-in cabinet. Once you turn the dial on you will hear a beep and about 10 to 15 seconds later the fire will start up automatically.

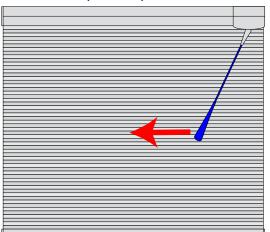
LA-Z-BOY COUCH & RECLINERS

Top end La-Z-Boy couch and recliners offer a comfortable place to relax while you sit by the ocean or kickback on the couch.

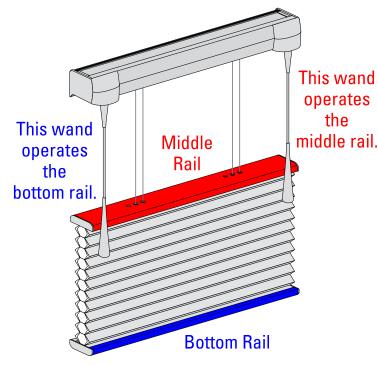


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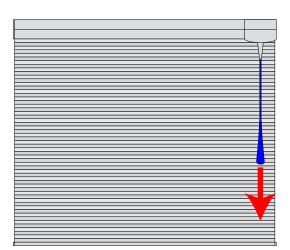




To Lower: Pull the wand toward the center of the shade and release.







To Raise: Pull the wand straight down with short strokes.

WINDOW BLINDS

The window blinds are Top-Down/Bottom-Up. That means the top and bottom rails can be operated independently of each other. The BOTTOM can be raised or lowered like a normal shade however unlike normal shades the TOP can also be raised or lowered. For smooth operation, keep the wand close to the fabric when raising and lowering the shade.

TO LOWER THE SHADE Pull the wand toward the center of the shade at about a 45° angle. The locking mechanism at the top of the wand releases with a "click." The shade lowers as you allow the wand to return to the vertical position. IMPORTANT: The wand must be pulled in close to the front of the shade. Do not pull the wand out away from the shade.

TO RAISE THE SHADE Pull the wand straight down or slightly toward the outside. With each stroke the shade partially raises. Allow the wand to retract after each downward stroke. Use multiple strokes until the shade reaches the desired position.

IMPORTANT: You must first lower the bottom rail before lowering the middle rail. Likewise, you must first raise the middle rail before raising the bottom rail.



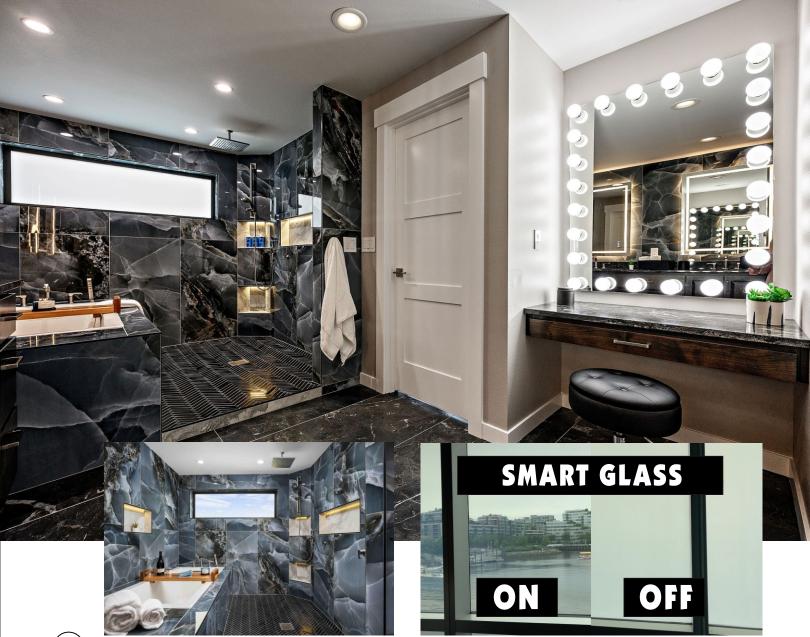
HEATED TILE FLOORS

The tile floors in both the Oceanside bathroom and the Steam Shower bathroom are heated. The Oceanside shower tile floor is also heated as is the floor, seats, bench and seat backs in the Steam Shower. The thermostat to control the floor heat is located in each bathroom. The thermostats are wifi enabled so if you need help setting them please reach out to us and we can attempt to adjust them remotely.

SMART GLASS (Oceanside Bathroom Shower)

The window in the Oceanside bathroom shower is Smart Glass. Smart Glass is a type of glass that can change its optical properties in response to electrical or thermal signals. It's also known as switchable glass, dynamic glass, and smart-tinting glass. The switch to control the shower Smart Glass is on the shower wall entrance near the door. By switching the Smart Glass on you will be able to shower and enjoy a view of the ocean and beach.





This On / Off sample shown is not at the property



SMART GLASS (Rockview Bathroom)

Both windows in the Rockview bathroom are Smart Glass. Just like the Smart Glass in the Oceanside shower, by switching the Smart Glass on you will be able to enjoy a view of the ocean and beach. However, with the window in the Rockview Bathroom you can also open it to enjoy the sounds of the ocean while relaxing in the tub. The low voltage switches are conveniently located on the wall near the door and a 2nd set of switches within reach of the tub. This allows you to control the Smart Glass from either location making it super easy to decide when you want the Smart Glass on or off.



PASS THROUGH FOLDING KITCHEN **WINDOW**

One of our favorite features is the massive pass through <u>FOLDING WINDOW</u> in the kitchen. The sound of the ocean waves washing on the beach combined with the smell of a home cooked meal is what culinary dreams are made of. It creates a seamless transition between the ocean and your culinary creations in the kitchen.





OPENING CASEMENT WINDOWS

Casement windows allow you to safely open the window for fresh air or to listen to the ocean. On warm clear dry nights there's nothing like going to sleep with the sound of the ocean as a backdrop. It's very important that the WINDOWS ARE NOT OPENED **DURING RAIN and NOT OPENED DURING 20+ MPH WINDS.** Damage to the windows or home could result.

25/40x100 LONG RANGE BINOCULARS

The legendary border-guard Observation Binocular. This is the ultimate optical instrument for terrestrial observation. For decades, this Carl Zeiss-designed binocular was available only to East German and Chinese militaries. The US Government has recently deployed hundreds of these to war zones where they are protecting troops and security forces. This magnificent instrument is available for you to use while staying at The West Rock. There are also a couple smaller hand held binoculars in the house.







There are a total of 4 Toto Bidets in the house. The Toto bidets are known for the high end luxury feel and hands free operation. They offer Heated Seats, Self-Cleaning, Pre-Misting, Air Deodorizers, Ambient Lighting, Drying, Automatic Open and Close for the lid, Massaging Warm Water Stream, Oscillating Water Stream for front and back Cleaning, Automatic Flush and more. They work exactly like a normal toilet.





OCEANSIDE FIRE PIT

Sit by your private oceanside fire pit and enjoy the sounds of the waves washing onshore while you sit comfortably by the fire. You'll need to bring your own firewood, s'mores and hot dogs. But don't worry if you forget. There's normally a few places selling bundles of firewood in town. S'mores and hot dog roasting stocks are provided in the kitchen.

KARAOKE MACHINE

The Karaoke Machine features a built-in 14" lyric screen display, DJ Lights, 2 rechargeable wireless UHF microphones and 4 powerful speakers making it perfect for hours of entertainment and fun for both kids and adults.





GAME CONSOLES

Unleash your gaming passion with the Play Station 5 or NES Classic Nintendo. Use your own PlayStation Network account or play one of the 8 games we provide. Astro Bot, Spiderman 2, Minecraft, Super Mega Baseball 4, Bluey, Star Wars, HotWheels Monster Truck and NFL Madden '25. Or step back in time and try one of the top 30 all time great games ever made on the NES Nintendo Classic. From Super Mario to Punch-Out and The Legend of Zelda, they're all there waiting for you to enjoy.



MORE AMENITIES

There are so many amenities that it's hard to list them all. From the Hollywood style makeup mirror to the full house surround sound you will find that we tried to think of everything to make your stay as enjoyable as possible. We work hard to assure that all amenities are fully operational at all times including but not limited to the hot tub and game room. When issues arise immediate repairs may not always be possible due to our location in a beach town, availability of parts, and shipping times of parts. Thank you for understanding that we can not offer discounts or refunds for amenity downtime caused by circumstances out of our control. We do assure you that we'll attempt to make all repairs as quickly as possible.





One of the most loved homes on

Airbnb, according to guests

5.0

Guest Reviews: Check our Alonb & VRBO listings for up to date reviews. Some guest comments about The West Rock... - "The house was absolutely amazing the view was breathtaking"

- "This is not only a vacation rental, it's an entire experience."
- "It was hands down the best Airbnb experience we've ever had!"
- "Just... wow. This place is truly otherworldly"

Guest 🎐

- "Ive been to a lot of air bnbs and this tops all of them!"
- "The kitchen amenities are outstandingone of the best homes we have ever stayed at!"
- "Beautiful home!! It exceeded expectations."
- "The house was absolutely spotless. It felt like it hadn't been lived in.
- "Every detail was meticulously thought out in this home."
- "This is the most incredible rental."

- "After traveling the world and enjoying over 20 VRBO's, The West Rock is by far the most well appointed property we've ever experienced."



POWER OUTAGES

WIND STORMS

Power outages happen along the Oregon Coast. The home has an <u>Automatic Back-Up Lighting System</u> that will automatically light up the kitchen, living room, hallways and game room area (no bedrooms) for 2 hours. That gives everyone time to see and get situated.

If the power does go out <u>PLEASE CALL CODY at 360-772-5555</u> and he will give you the code to access the locked cleaners area under the stairs. There you will find a <u>POWER</u> <u>OUTAGE KIT</u> that has 6 battery powered LANTERNS (that are also Bluetooth speakers for playing music). There's also a 500 watt battery POWER PACK that will charge everyone's phones many times, keep the lanterns charged up, run most CPAPs for 8 hours or power the living room fireplace.







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Phone	Camera	Drone	Fan	Mini Fridge
40	30.5	10.2	11.8	10.4
Charges	Charges	Charges	Hours	Hours

FIREPLACE

Since the fireplace uses propane it's possible to use it for light and heat even while the power is out. It will need to be plugged in to the Anker POWER PACK STATION to work.

On the book shelve to the left of the fireplace (behind the game consoles) is an outlet. One of the power cords plugged in to that outlet is labeled FIREPLACE. Unplug that power cord and plug it in to the Anker power pack station. Make sure the Anker power pack station is turned ON and then operate the fireplace like normal by simply turning the dial on the wall.



Cody & Jenesa Reich



ABOUT US

Cody and Jenesa Reich's journey is truly inspiring! Meeting at such a young age of 13 & 10 years old and then building a life together, they turned their dream of a beach house into reality through perseverance, hard work and creativity. A visit to Rockaway Beach sparked their vision for a home by the ocean. Facing challenges in finding the right property, they didn't give up. Instead, they took a proactive approach by cold calling beachfront lot owners. Their determination paid off when they finally received a call back from a beachfront lot owner willing to sell. It was a pivotal moment—they enthusiastically affirmed their interest and made an offer, leading to a successful deal just a few weeks later. With the lot secured, the design process began, setting the stage for their dream beach house. It's a testament to their commitment and resourcefulness, showing how dreams can become reality with hard work and a bit of creativity. None of it would have been possible without the support of great friends, family and fantastic coworkers who help make this possible. A truly rewarding outcome to a wonderful period in their life. Sharing the beach house with others will surely create many more unforgettable memories.

The West Rock History Broke Ground January 26th, 2022

