



Lone Oak Campsites
 “Quality Recreation Through Family Camping”
 360 Norfolk Road, P.O. Box 640
 East Canaan, CT 06024
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www.loneoakcampsites.com
 email: info@loneoakcampsites.com

Trailer Storage Rates

Prices does not include CT Sales Tax

Rates effective 10/1/15

	20' and under	21' - 30'	31'+
Daily Rate	\$2.75 / Day	\$3.30 / Day	\$3.85 / Day
Weekly Rate	\$16.50 / Week	\$19.80 / Week	\$23.10 / Week
Monthly Rate	\$66.00/Month	\$79.20/Month	\$92.40/Month
6 Month Rate	\$330.00 / 6 months	\$396.00/ 6 Months	\$462.00 / 6 Months

Trailer Storage Policies

- Storage rates are based on daily, weekly, monthly and 6 month stays, and start the day the trailer is placed into storage.
- 6 month storage fees must be paid in advance to be eligible for the discounted rate.
- Trailers may not be removed until all balances are paid in full.
- Unused storage fees will be pro-rated (to the day) and refunded upon removal of the trailer.
- All trailers must be insured. Lone Oak is not responsible for any physical damage or vandalism done to your trailer.

Sale of Trailer in Storage

Lone Oak Campsites must be notified in writing when trailers are sold. Information needed includes; date of sale, name, address, phone number of new owner. All balances up to the date of sale must be paid in full. Any unpaid balances shall be assumed by the new owner.

Rates and policies are subject to change

Trailers Placed into Storage Area

Trailers are placed into and taken out of the storage area by a Lone Oak Campsites employee. Trailers to be stored are to be placed outside of storage by you unless you have arranged for Lone Oak Campsites to move your trailer (see Trailer Moving Fee). Call in advance if you need your trailer moved to just outside the storage area; there is no fee for this service. Please contact us at least 24 hours in advance. **Access to your trailer may be limited during the winter months.**

Storage Billing

Trailer storage fees should be paid in full prior to storing. There is a 1 1/2% finance charge per month on outstanding balances beyond 30 days of their invoice date. If you currently store with us and camp with us, you will receive a credit of \$3 toward camping for each day of your reservation. Some restrictions apply. Contact the office for more details.

Lone Oak will not be responsible for repairing any preexisting damage on your trailer.

Lone Oak must be notified at least 24 hours before moving a trailer

Trailer Set Up

We do ask for 48 hours notice. The trailer set up will be billed out at \$96 per hour and does not include the moving fee (\$40 for fifth wheel trailers and \$30 for all other trailers.)

This does include hooking up the utilities; electrical, sewer, cable, water. Customer must provide cords and hoses to hook up.

On Site Trailer Storage

We have available on site storage Sunday through Thursday (non holiday) for only \$5.00 per day. Restrictions do apply including:

- On site storage is based on availability
- Friday, Saturday and holidays are not eligible
- There is a 5 night maximum per month
- Discounts do not apply to on site storage

Personal Property Taxes

The Town of North Canaan requires us to provide them with a list of all the personal property located in the campground as of October 1st and for any 3 month period prior to October 1st of each year. This list will contain all trailers located in our storage area.

Please note: this listing to the assessor does not relieve you of the responsibility of filing a declaration with the assessor for your trailer. Failure to do so will result in a 25% penalty from the Town of North Canaan tax assessor. Should you not receive a declaration by October 1st, then contact the assessor quickly to avoid any penalty. The tax assessor phone number is 860-824-3137.

If your camper is registered in Connecticut, please list the license plate # and the town where you registered your trailer on your storage registration form, so you do not get a second tax bill from the Town of North Canaan. If your trailer is not registered or is registered out of state, North Canaan (or any other town in Connecticut) has the right to collect personal property tax on your camper.

Trailer Moving

Lone Oak Campsites provides **5th wheel trailer moving for \$40 and all other trailer moving for \$30.00** each time we hook up to the trailer. The fee is applicable to trailers moved from site to site, storage to site or site to storage. There is no charge for moving your trailer from inside to outside or outside of storage to the inside.

Contact the office at least 24 hours in advance to the move date.

If you request us to move your trailer from the site, all personal belongings need to be picked up from the site and the trailer prepared for moving. This includes, disconnecting electrical, sewer, and cable wires from the posts on the site and securing items inside the trailer.

Lone Oak Campsites will not be held responsible for any damage to the inside or outside of the trailer if the necessary attempts are not made to prepare the trailer to be moved.

Dumping

You can request to have your trailer dumped on the way to storage when we move it. The fee is \$25 for each time we dump the holding tank. Dumping is free to our camping guests who may not have been on a sewer campsite and they dump the holding tank themselves.

Please check your trailer for the following before storing it with us:

- Broken jacks
- Flat tires
- Low pressure tires
- Dead batteries on electric jacks
- Loose doors or unlocked doors
- If you are providing boards for your trailer to be placed upon, they should be 3 feet maximum.