



September 9, 2010

OH my goodness it is another school year, I want to Thank those of you who are still here Anne, Deanna, Stephanie , Janine and Cathryn; Welcome those who are new, Lexie, Courtney, Melanie, McKenzie and Kristie; and welcome back those who are coming home; Brittney and Bobby.

We hope you all have had a Great summer. We have done lots of riding this summer, we have lots to share and a few things that are new. You know how you don't know you have a problem till something goes wrong? Well, in the last few months there have been some issues (with folks that have since left) that have made it Very clear that it is necessary to make some changes. **Effective October 1st** we are putting some new practices in place to protect us as the owners and you all as the clients.

In the past year I have learned so much. I took a class called the Business of Horses, I enrolled in a program called "Agri-business" at Chemeketa College in Salem and I have consulted with a few owners of local boarding barns. I learned I have not been doing a very good job of running a business. I love what I do, I hope everyone appreciates it, and doesn't expect it. It in the past months it has felt like there have been expectations that have caused some issues. Several incidents this summer proved I was trying to be more of a friend than remembering I am running a business; I have to make some changes.

I completely understand that you all have options. Everything from the fairgrounds where \$150.00 will rent you a stall, but no one will check on your horse; to some very upscale facilities, where 400.00 will buy you full care and vacuumed floors, but I am sure they will still not stay up all night with your horse –like I have and will. With that said, I hope you all will stay. I think we have a good group and I enjoy and appreciate all of you.

Reminders about barn rules:

All visitors, anyone at the barn must sign a release – they are located in the feed room in the plastic bag. Please sign them and put them back in the bag.

PLEASE SLOW DOWN. When you turn into the driveway please be aware there are kids, toys, dogs, kittens, cats, chickens, horses, ponies, tools, boarders, neighbors, wheel chairs, etc etc etc. It is so important that everyone drives slowly – when coming in or leaving..... **please slow down**.

If you are under 18 – it is Required by my "articles of business"; The State of Oregon, and my insurance company that a HELMET is worn. if you are under 18 , You Must wear a helmet.

If you are using the Indoor arena, please put away whatever you use. And if you are planning on riding – we will gladly water the arena for you if you let us know.

If you use my equipment, please put it back where you found it. I love to share my horse “stuff” but would Very much like to find it when I go to look for it.

Board is paid in advance – if you pay your board on the first – it is for feed on the first – if it is paid on the second – it is late. There is a window of the 1st to the 4th to get your board paid on time.

If you or your horse makes a mess in the isle please clean it up. There is a blower above the feed room and a broom inside; please blow out or sweep up your mess.

Please do not leave your things out unless you want them to be used by others or drug off by the dogs, if that happens I can only apologize, I will not take responsibility.

Changes Effective OCTOBER 1st, 2010.

1. I feed two flakes of grass hay and one flake of half and half, morning and night adding one coffee can of grain, sweet feed/oats – to everyone’s evening feeding November through May. If you want your horse fed anything in addition to that, it needs to be provided by you. I will provide you with a garbage can and lid. You provide the actual feed, or you can add the amount of the feed to your board and I will purchase it and be happy to feed it.
2. Going into winter, I want each horse provided with a protein tub. I purchased them last winter, and have kept two in the pastures all summer. They have made a Huge difference in even the hardest keepers. They are \$39.00 a tub at Del's, if I purchase them in bulk they will sell them to me for \$30.00. I would like to have them in their stalls by November 1st. Please let me know if you will provide your own or if I can expect a check to Del's for \$30.00 and I will purchase them all together.
3. Wormer costs \$12.00. I am happy to worm your horse and even pick it up – but it will need to be paid for, by you, in advance. I worm my horses every time the shoer is here. If you would like your horses to be on the same schedule, Please either include \$12.00 in the months board or have it out here before the shoer is here. Worming will happen in September, November, January, March, May, July, - If you would like me to include your horse in my schedule please include \$12.00 in that months board.
4. Holding your horse for shoer and vet – It has been brought to my attention that I hire a babysitter so that I can assist with horses – and yet I do not charge for my service – so in essence it costs me money to help all of you with your horses – if there is anything that these business classes have taught me it is that I can’t give away time that costs me money. If you need me to hold your horse for the shoer or the vet please add \$10.00 to your board check the following month.
5. If you want to borrow my trailer; your truck, my trailer, hauled by you – it would cost you \$85.00 to rent a trailer at Philomath Rentals, If you use my trailer there will be a \$50.00 charge per day .
6. If you need me to haul your horse, there will be a \$25.00 hook up fee for my truck and trailer. If you use my trailer, I expect that upon its return it will be clean, if it is not I will charge you \$25.00 to clean the trailer. Insurance demands it, my husband is requesting it and common sense is telling me that I need to be paid for it.

I will **Gladly** haul your horse for **free** to an event that we are all attending. However, I expect your assistance in cleaning out the trailer without having to ask.

7. I like that we have horses that can be ridden by your friends and family. I have worked hard to have horses that anyone can ride and they are available to all of you when you have friends and family you would like to take for a ride. We have implemented a \$10 “Catch a Ride” fee. You can ride for 10 minutes or go up the mountain for 4 hours. There will be a mail box mounted in the barn, when you bring friends out to ride please drop a check or cash into that mailbox. Partial leases are also available on my horses – if you would like to come out to ride more than 2-3 times a week, this might be a better option. See Julie for horses that are available for this program.
8. Finally, I have put this off for almost a year; Effective October 1st 2010 the board is increasing \$35. Please know after 4 years of doing the same thing for the same amount, this is the first increase I have ever implemented. This means that the full care board with stall cleaning is now \$285, and board for folks cleaning their own stalls is now \$235.00. There is also a late fee for board tardiness. For every 1-5 days late, there will be a late fee. So if you pay on the 5th thru the 10th – your board will include a 25.00 late fee – if you pay on the 12th – the late fee will be \$50- and so on and so forth.

Honestly, I hate the business part and want all of you to know we are excited about all of you being here, We hope you know our door is always open. We love to talk to you and we don't know if you are having a problem unless you let us know. Do not hesitate to come find us, Please let us know what you are thinking! Everyone that is here and part of our barn family, please help us in welcoming the newbie's – I am so excited and happy you all have chosen us; I am looking forward to this being our best Year Ever!!

Thank you for your time and for choosing us!

Julie, Mike, Charlie, Grace and Hope

