

Start Here

[Welcome!](#)

Welcome to NWA!

Welcome to your Northwest Arkansas getaway!

We're thrilled to have you as our guest. Whether you're here for outdoor adventure, quiet relaxation, or a little of both—this area has something special for everyone.

Inside this online guidebook, you'll find everything you need to enjoy your stay—from how things work around the house to our favorite local hikes, bites, and hidden gems.

Adventure awaits just outside the door. We hope you make unforgettable memories during your time here.

Looking forward to hosting you,

Staci & Team



[House Rules-Please share with all guests.](#)

Max Occupancy

Registered Guests Only-No events, parties, gatherings, weddings, or unregistered guests or pets are allowed. Max occupancy is strictly enforced due to rental permits, septic constraints, and insurance requirements. Over occupancy will result in immediate cancellation with no refund.

Please double-check that your reservation includes the correct number of guests and dogs. This home has a max occupancy of guests. All adults and children under 18 count in max occupancy. If you need to make a change, please click the Ask AI Icon within this guidebook for instructions.

Trash & Pet Waste

Trash: Place only bagged trash in the outdoor bins.

Use kitchen-size trashbags only. NO LOOSE TRASH, boxes, small bags, dog bags, broken gear, etc is allowed. Trash service will not pick up.

- There is a \$75 & up fee for loose/excessive trash left behind.
- If you have extra trash to dispose of, it may be taken to The Cove on Highway 12 during normal business hours. Prices are \$4-7 per bag.
- **Remove pet waste** from yard /clean up after Fido. Place poo bags in large, kitchen size bags only.
- Trash Day is Thursday at 6 am. You are welcome to move the bins to the street the night before if needed.

Pets

Our pet rules are Crate when not at home, No furry creatures on furniture/beds, Remove waste from yard, Use dog blankets and towels when needed, and Clean up after Fido.



Hot Tub

Hot Tub (continued)



Fire Pit

Fire Pit Safety

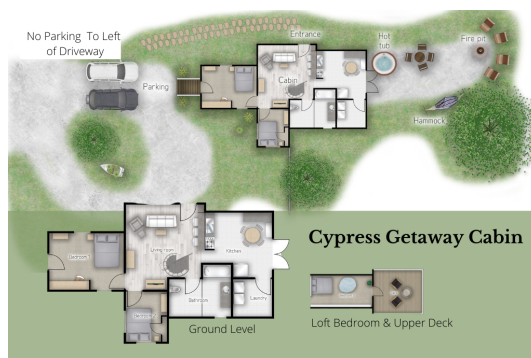
1. Check for current burn bans before using the firepit:
<https://bentoncountyar.gov/fire-marshal/burn-ban-status/>
2. Always supervise children around the firepit—no exceptions.
3. Don't leave a fire unsupervised.
4. Burn only firewood (no paper, trash, cardboard, or treated wood, etc).
5. Never use lighter fluid or other accelerants.
6. Keep flames at a safe size—do not build fires that are too large or too high.
7. When finished, fully extinguish the fire by dousing it with water, stirring the embers, and repeating until cool.

Firewood is often supplied but not guaranteed. We do not supply lighter fluid.

Parking Info

- Park anywhere in the driveway or to the right of the driveway (facing the cabin) in the grass area. Follow the stone path (left side of cabin) to the "front door".
- Enter your code to unlock. The door will auto lock behind you after a moment or two. Or you may touch the ? to lock manually. Do not lock the bottom knob when exiting the home.

- No more than six total vehicles are allowed on the property.



No Smoking

- Please do not smoke inside and clean up any butts left behind.
- A smoking remediation treatment fee of \$250+ will be assessed for cigarette or marijuana odors found upon checkout.

Quiet Hours

Noise & Quiet Hours

- To ensure a peaceful environment for our dear neighbors, Quiet hours are 10 pm to 8 am.
- If socializing outdoors after 10 pm, please keep voices low.

Special Notes & Quirks

- Don't lock the bottom door knob when exiting the home. You will lock yourself out.
- If you are over 6'5", half of the bathroom will be too low for you.
- Please note that this home does not have a dishwasher.
- The thermostat is on the green wall under the brass mirror.

Amenities & House Details

Exterior

Exterior (continued)

- This home features a loft balcony, outdoor seating, fire pit, hot tub, fenced back yard, and charcoal grill.
- Charcoal is not provided.

Bedroom Layout

Bedrooms are configured in the following

Bedroom 1-King Bed

Bedroom 2- Queen Bed

Bedroom 3-Open Loft area with full size floor bed

Before You Leave Home

[How To Get Here](#)

Address

The address is 16558 Cypress Ln, Roges, AR

[Things You Don't Need To Bring](#)

We Supply:

A starter supply of the following items are provided:

- Laundry detergent
- Toilet paper
- Basic Cleaning supplies
- Trash bags
- Paper towels

We also supply:

- All bedding (linens, blankets, pillows)
- Towels
- Shampoo
- Conditioner
- Body soap
- Hand soap

Our kitchen comes with the basics to cook and enjoy simple meals.

This includes:

- Coffee pot-Drip and Keurig
- Salt and pepper
- Basic spices
- Pots and pans
- Bakeware
- Glasses
- Mugs
- Silverware
- Dishes
- Blender
- Toaster
- Coffee & tea
- Microwave
- Stove/oven
- Fridge

Check-In Information

[Check-in](#)

Check-In & Door Code

You'll receive your door code on your check-in day between 2-3 pm via email and/or the booking site inbox, as long as:

1. The rental agreement is signed.
2. The security deposit is completed.
3. Any pet fees are paid (if applicable).

Once these items are completed, your code will be activated at 16:00. Not completing these steps at least 24-48 hours prior to check-in may cause delays in receiving your door code.

The links to complete the Rental Agreement & Security Deposit were sent to you immediately upon booking by email or within the booking site inbox.

Please double-check that your reservation includes the correct number of guests and dogs.

You are currently registered for N/A

This home has a max occupancy of guests. All adults and children under 18 years old count in max occupancy. If you need to make a change to your guest count or dog count, please click the Ask AI Icon within this guidebook for instructions.

How to use the Electronic Lock

WiFi Details

[Accessing the WiFi](#)

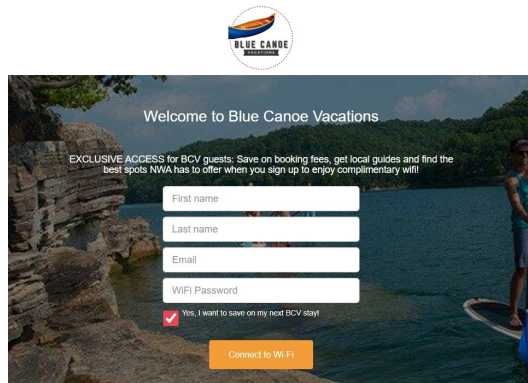
WiFi Login Details

Please use the following details to connect to our complimentary WiFi

WiFi Name: Blue Canoe Vacations Guest

WiFi Password: Blue Canoe

You must complete the login popup page to access Wifi.



[Wifi Troubleshooting](#)

Troubleshooting

- Please check you are connected to the correct WiFi network .
- You will be required to complete a pop up to access the WiFi. You may need to open a web browser or Safari window to do so.
- The modem/router and white disc must be powered on and connected to work.
- The white disc should display a faint blue light. If it doesn't, try disconnecting the power to the modem and white disc. It will take a few minutes to reboot.
- If it still doesn't work, please reach out and we will attempt to troubleshoot further.

Things To Do in NWA

[Map Link](#)

Map

Here's our Google map of fun things to do in NWA. You will also find links to boat rentals, Beaver Lake access points, great places to eat, stores, and more.

https://www.google.com/maps/d/viewer?mid=1XHJgMTo7vM-6qdBdOnGrTGqjk0JCPXUf&hl=en_US&usp=sharing

Scan QR code to visit



How to use...

AC/Heat

Thermostat

The thermostat is located behind the brass mirror above the air return.

Hot Tub

Hot Tub Safety & Rules

A rectangular sign with a red border and rounded corners. At the top, the words "HOT TUB" are written in large, bold, red capital letters. Below this, on the left, is a list of "PROHIBITED" items. On the right, there are several paragraphs of text providing safety instructions. At the bottom left is a logo for "BLUE CANOE" and at the bottom right is a "Quiet Hours" notice.

HOT TUB

Showering first is advised.
Absolutely no bubbles, lotions, soaps, candles, dirt, grass, oils, or food in the hot tub. These can damage the unit, throw off the chemical balance, and cause the sensors to shut down heating or operation.

PROHIBITED

- Lowering the temp below 100 degrees.
- Sitting/standing on cover.
- Children, pregnant, or pets.
- Unsupervised children.
- Jumping, diving, or draining water.
- Food, drinks, glass, shoes, or smoking.

Stay Safe Keep cover on and latched at all times when not in use and at departure. Keep all gates and house doors locked for safety. 15 minutes or less of use is recommended. Children must be supervised if outdoors. Get out immediately if you feel faint or overheated.

Use care with hot tub cover when removing and storing. Two people is needed to lift easily.

Quiet Hours: 10pm-8am

\$250 fee and up for additional cleaning/drainage fee for failure to follow above rules and/or additional fees for any damage.

Failure to follow these safety rules will result in security deposit forfeiture and/or cancellation of your reservation.

 **BLUE CANOE**

TV

TV

? Most of our TVs are Roku Smart TVs.

Turning on the TV


1. Press the Power button on the TV remote.
2. The smart TV may take a few seconds to boot up.
3. You may log into any of your personal streaming services.
4. If no signal, check the Network Settings and make sure the TV is on the BCV Admin or Blue Canoe network.

Selecting the Input Source

1. Press the Input or Source button on the remote.
2. Use the arrow keys to scroll and select the correct input.

Watching Netflix & Other Streaming Apps

- The TV has built-in apps, press the Home or Smart Hub button and select Netflix, Disney+, or YouTube from the menu.
- If using Chromecast, open the app on your device and cast the content as described above.



If in Guest Mode

- 1 Use remote to turn on the TV
- 2 Select your checkout date
- 3 Start streaming!




All of your logins will be erased on the checkout date you choose.

Troubleshooting:



- 1 Go to SETTINGS>NETWORK to verify the correct wifi network.
- 2 You may need to change the source input.

What to Watch

Free TV
Enjoy free movies, TV shows, live news, sports, and more.



Your own Apps or Cable Account
Easily sign in and enjoy your favorite subscription services.




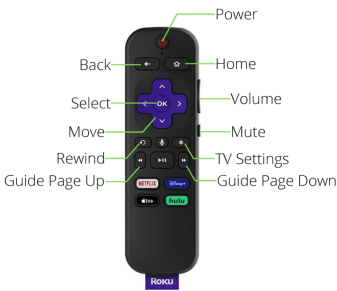
To access over 10K+ apps, select "Streaming channels" or "Search" in the Home Screen Menu. Select "Add channel" to save to Home Screen. Click on your app/channel of choice to watch or log in.

Leaving early?

- 1 If the TV is in Guest Mode and you are logged in, Select "Guest Options" in the Home Screen Menu
- 2 Choose "Sign out and clear info"

Need help?





Roku Remote Button Guide

Check Out Info

[Check-Out](#)

Check-Out Time

Check Out is at 10:00

You may see our dear cleaners in the drive/street on your way out. Our check out list is quick and simple.

Please:

- Leave home as you found it.
- **Trash:** Place only bagged trash in the outdoor bins-**Use kitchen-size trashbags only. NO LOOSE TRASH, boxes, small bags, dog bags, broken gear, etc is allowed. Trash service will not pick up. There is a \$75 & up fee for loose/excessive trash left behind.** If you have extra trash to dispose of, it may be taken to The Cove on Highway 12 during normal business hours. Prices are \$4-7 per bag.
- **Remove pet waste** from yard /clean up after Fido. Place poo bags in large, kitchen size bags only.
- **Report** any damage or maintenance issues, if needed.
- **Wash dishes**/leave in strainer if wet.
- **Linens:** Leave used beds unmade and used towels in bathroom or laundry room.
- **Turn off** lights, fans, & leave AC/Heat on a moderate temp for the season.
- **Lock all doors** (but not the bottom knob!) and electronic lock on the way out.

Emergency & Safety Info

[What To Do In An Emergency](#)

Nearest Hospital & Medical Services

Call 911 for all emergency services.

Closest hospital: 12 miles

Mercy Hospital

2710 Rife Medical Ln.

Rogers, AR

Closest police station: 9.2 miles

Rogers Police Station

1905 S. Dixieland Rogers, AR

479-21-1172

What To Do In An Emergency

Call 911 for all emergency services.

State your location as: 16558 Cypress Ln, Rogers, AR

In case of a fire

- Exit the property as quickly as possible
- Ensure that all persons are accounted for
- Dial 911
- Do not attempt to re-enter the building until a Fire Officer states that it is safe to do so.

Fire Extinguisher Location

Fire extinguishers are located at

First Aid Kit Location

A First Aid Kit is located in

Smoke and Carbon Monoxide Detectors

Smoke and Carbon Monoxide Detectors are located within the home. If any of the detectors are making any sounds at all please check the house, evacuate if necessary and contact us immediately, or call 911 if it is an emergency situation.

[Our Phone Numbers](#)

Our Phone Number

Need us urgently?

Text or call 870-562-1870 or 706-833-2139

Please call 911 for emergency service needs before calling us, if needed.

Book Again & Save!