



AU R O R A
— *and* —
C E D A R S T A Y S
COMFORTABLE STAYS. REMARKABLE PLACES.
— EST. 2019 —

10 & 10½ ROSELLA AVE • FAIRBANKS, ALASKA

Good Neighbor Guide

A short guide to the shared spaces and house rules of our historic 1948 duplex, steps from Creamer's Field.

Thanks for booking! Please take five minutes to read this. How to reach us is on the back page.



READ IT ONLINE
The Good Neighbor
Guide



BOOK DIRECT
Discounted rates on
your next stay



WELCOME

A piece of Fairbanks history

10 & 10½ Rosella is a **historic duplex built in 1948**, in the years right after World War II. It sits across the street from Creamer's Field, a favorite in-town spot for Northern Lights, birdwatching and winter trails. Fully renovated, it keeps its historic character and a few quirks.

Guests of both units share the driveway, arctic entry, laundry room and backyard.

Booked the whole duplex?

The whole building is yours, so the rules for sharing with another unit don't apply. These still do:

- **Be respectful of the neighbors** next door and across the street, especially during quiet hours.
- **No parties or events.**
- The parking, pet, trash, smoking and winter guidelines on pages 3, 5 and 6.



Quiet hours 10 PM – 8 AM

For both units, and for the neighbors around us.

IN-TOWN LIVING, NOT A CABIN IN THE WOODS

What to expect



Historic walls. Sound carries a little more than in a newer building. Footsteps, doors and running water are part of everyday life in a 1948 home.



Close to College Road. We're right by one of Fairbanks' main roads. It's convenient to just about everything, and you may hear some traffic.



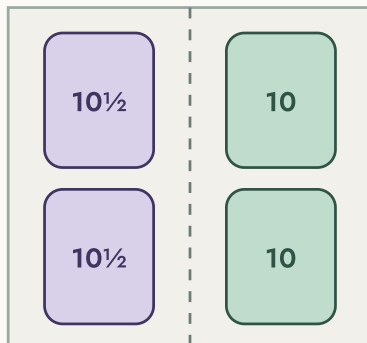
Coffee next door. A very popular coffee shop is right next door. It's perfect for a morning coffee and a breakfast burrito, and you can call ahead and walk over to pick up. In 10 Rosella (2 bed), one bedroom faces the shop, so you may hear some activity during its business hours.



ARRIVING

The shared driveway

THE DUPLEX



ROSELLA AVE

As seen from the street.

Park on your side only. 10½ Rosella uses the **left** half and 10 Rosella the **right** half.

- Two vehicles? Park them one behind the other on your side.
- Please keep your neighbor's side and their way out clear at all times.
- More than 2 vehicles, a trailer or an oversized vehicle? Message us and we'll plan the space with you.
- Blocking a neighbor is handled as a house-rules issue (see page 7).



WINTER ONLY

Plugging in your vehicle

New to the Arctic? A block heater is a small electric heater that keeps your engine warm so it starts in extreme cold. Many Alaska vehicles, including rentals, have a **plug-in cord hanging from the front grille**.



Plug in at **20°F (-7°C) or colder**, ideally 2–3 hours before you drive.

- **Use only the outlet on your side.** Each unit has its own outlet on a 15-amp circuit.
- We provide an extension cord for one vehicle and may have extras for a second. Message us and we'll walk you through what's on site.
- Breaker or GFCI tripped? Message us and we'll walk you through the reset step by step.
- Plugging in is at your own risk. Please make sure your vehicle and cords are compatible.

We are not responsible for damage to any vehicle, engine or battery from plugging in, including when a vehicle plugged into the other unit's outlet gets unplugged.



INSIDE THE BUILDING

Corridor, laundry & deliveries



The shared corridor

- The arctic entry sits below the upstairs unit and beside a downstairs bedroom, so **please keep voices low** as you pass through.
- Boots and coats can stay in the entry. Keep them neat on your side and wipe up snowmelt so no one slips.
- Enjoy the shared books. Please don't leave valuables, packages or gear in any shared space. We're not responsible for items left unattended.



The laundry room · free to use, 8 AM – 10 PM

Stay with your laundry, or set a phone alarm and check on it every 10 minutes. Our washer has no countdown display.

- **Found laundry left in a machine?** You may respectfully move it to the laundry basket and start your load. Please don't put someone else's wet laundry in the dryer.
- **Yours was moved?** That's what the basket is for. If anything is missing or damaged, message us.
- **Cleaners come first on checkout days**, from 10 AM until they finish (5 PM at the latest). We'll give you a heads-up when we can.
- Clean the lint trap and take your things with you. The boiler and hot pipes share this room, so **no unattended children**.



Deliveries & mail

For Amazon, Walmart+, Instacart, Uber Eats and others, use **10 Rosella Ave** plus:

STAYING IN 10½

"Door on the LEFT, labeled 10½ Rosella."

STAYING IN 10

"Door on the RIGHT, labeled 10 Rosella."

USPS mail can't be received here without arranging it with us first. Just message us.



OUTSIDE

Backyard, pets, trash & smoking

Backyard, patio & grill

Enjoy the backyard from 8 AM to 10 PM. It sits beside both bedroom windows, so during quiet hours please use the front yard instead.

- Grill and relax on the patio anytime outside quiet hours. No loud music or gatherings.
- **We supply the propane** and a backup tank. Both empty? Message us. We live out of state, so a refill may take a little coordinating.
- Refilled a tank yourself? Send us the receipt and we'll reimburse you.

Pets

We're one of the few pet-friendly stays in Fairbanks, and responsible owners keep it that way.

- **Pick up after your pet every time**, even at -40°.
- Dogs must be friendly with people and other dogs.
- **Keep dogs leashed in the backyard** (another guest's dog may come out) and never leave a pet unattended.
- Pet waste left for our cleaner will be charged at their going rate.

Trash · pickup Tuesday mornings

Everything goes in a tied, kitchen-size trash bag, including dog poop bags and grocery bags of trash. The city won't collect loose items.

- Fairbanks doesn't recycle, so everything goes in together. Bins are shared, first come, first served.
- Bins stay at the curb. Please close the lid if the truck leaves it open. Extra bagged trash can go beside them.
- Loose trash that our cleaner has to re-bag may result in a fee. If you see it building up, let us know.
- In winter, plows can knock bins over, so we may ask you to set trash out the day before pickup.
- Staying several weeks? Ask us about a dedicated bin.

Smoking & vaping

Not allowed anywhere on the property, indoors or out. Smoke drifts through nearby windows. Please smoke off-property (ask us for a nearby spot) and bag your butts. Smoking or drugs indoors will be charged for deodorizing the entire duplex.



LIFE IN THE ARCTIC

Winter at Rosella



Keep every door and window fully closed and latched. In Alaska an open door can freeze the pipes within hours.

Snow removal

Our crew works around the clock all winter. If they need you to **move your vehicle**, we'll tell you as soon as we know, sometimes on short notice. Moving promptly lets them clear the whole driveway instead of leaving piles around your car.

Winter tips

- Walking the grounds in winter is at your own risk. Wear good boots and do the **penguin walk**: short steps, slow and steady.
- Watch for posted signs: tripping hazards outside, and low clearance on some stairs.
- **Shovels and ice melt** are available. Just ask.
- Smart locks can struggle in extreme cold. If yours won't respond, message us for the backup key.
- Heavy window frost is normal. Please wipe up any meltwater near the windows.
- **Moose** wander through Fairbanks, even in town. Give them plenty of space.

ONE BUILDING, TWO UNITS

Shared systems

 Wi-Fi

Shared by both units. **Please don't unplug or reset the router.**

 Heat

One boiler with separate zones. Adjust only your own thermostat.

 Power

Tripped breaker? We'll walk you through the reset step by step.

 Cameras

Exterior security cameras cover the driveway and backyard. None indoors or in shared rooms.

CONTACT US

We're here to help

Questions, local recommendations, excursions or Northern Lights tips, just ask.



Booked through Airbnb, VRBO or Booking.com? Please message us through that platform. It's our preferred way to connect, and some platforms mask our phone numbers.

BOOKED DIRECT, OR NEED US OFF-PLATFORM

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General inquiries

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Online

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www.auroraandcedarstays.com/contact

Emergency? Call 911 first, then contact us.

Have a concern?

Please contact us rather than approaching your neighbor. We respond promptly and look into every concern. Everyday sounds aren't rule violations, and if a noise doesn't break the rules we're happy to bring earplugs or a white-noise machine. We welcome families of all ages, so please keep children supervised in shared spaces.

No parties or events, and no extra guests or visitors without our approval. Clear, repeated rule violations receive one written warning. After that, we may end the reservation without a refund for the remaining nights.



Thank you for being a good neighbor.

AURORA & CEDAR STAYS · COMFORTABLE STAYS. REMARKABLE PLACES.