

Trailer Winterizing – Fall 2023 and Winter 2024

WINTERIZING SIGN UP must be completed by NOV 1st or an extra \$35.00 fee will apply

The process of winterizing a trailer allows the owner to leave the trailer for the cold weather with peace of mind that they can return in the spring to enjoy it again. It is recommended that all services (water and electricity) be turned off in this procedure (**propane mandatory**). An initial “walk-through” can accommodate special requests.

Our price structure is based on the time it takes to complete your individual trailer. We can provide tips on changes you can make to help the efficiency of your trailer’s winterizing. All trailers are assessed individually based on the previous year’s procedure or during the walk-through. Winterizing and opening appointments between November 15 and March 30 will have a \$75 weather surcharge. **If you decide to leave the electricity on there will be a \$20 surcharge. We recommend that all services are turned off.**

All customers must have had an initial “walk-through” with park staff. During a walk-through we explain the winterizing procedure and the trailer owner points out all of the water dependant appliances/faucets. Please allow seven days between the walk-through appointment and the winterizing date to ensure there is enough time to complete any modifications necessary for winterizing your trailer. All subsequent winterizing requests are then merely initialed. However, any future changes must be initialed by both park staff and the trailer owner to ensure a thorough understanding of the procedures by both parties. Any special requests are documented at this time.

For the purpose of efficiency, we have pre-set winterizing dates throughout the fall and winter months. Individual appointments are available (\$40 extra charge). Sorry, no winterizing on Saturdays, Sundays, or holidays. In case of rain or snow, winterizing will be postponed until the next possible weekday. **Save an additional \$15 if you winterize on October 3th**

Fall Dates

October 3, 12, 18, 25, 26,
November 1, 2, 14

Winter Dates (weather surcharge \$75)

November 23, 30
December 5, 13, 20, 27, 28, 29,
Jan 1-within 8 days after

- Space is limited to 10 trailers per day and completed between 9am-5 pm on stated days
- Storage customers require a working battery for water pumps
- Winterizing is only guaranteed if the trailer is opened by Green Acre Park

Cost: Starting at \$125 (base rate) + tax for above dates

Additional charges will apply for extra water dependant appliances (eg. washer, dishwasher, filters, water pumps) **and for the electricity being left on.**

All trailers are assessed individually based on previous years or during the walk-through. Fridge ice makers are charged according to time. Additional costs for having to return to unit to complete winterizing.

A weather surcharge of \$75 will be applied if winterized or opened between November 15 and March 30.

What should I do if I want my trailer winterized?

- Stop by the office before Nov. 1st to book your preferred date (After Nov. 1st - \$35 fee applies).
- Sign the “walk-through” document or book a walk-through appointment.
- No booking can be taken without completing a walk-through (**new customers only**)
- No bookings can be taken without payment
- Ensure the office has a current **key** to your trailer and contact information
- Ensure the **heat is left ON to an appropriate temperature to avoid freezing pipes** in your trailer until your appointment date. If the trailer is not heated after the first official frost, we cannot guarantee any winterizing done by our staff
- Ensure your propane tank is filled close to your departure date to allow for a minimum of 40% at time of arrival

Additional Info

- A summary of what was done to your trailer will be left after winterizing is complete. The drainage cap for the water valve is left with this sheet. This cap must be installed again when opening the trailer
(10 month sites only)
- The staff of Green Acre Park and the trailer owner are the only authorized people to winterize in the park
- Additional charges will apply for hot water tanks without proper drains
- Anti-freeze (RV style) will be available for sale in the office for those who self-winterize their trailer
- Self winterizing customers must leave the drain plug off of the valve underneath the trailer, if applicable
(10 month sites only)

Trailer Opening 2024

- Trailer opening involves turning on utilities to the trailer such as water, hydro and propane for furnaces and stoves (We do not turn on fireplaces*)
- Ensure your trailer has adequate propane before submitting your opening request - minimum 40%.** Extra charges will apply if your trailer opening is delayed due to lack of propane
- The furnace will be set at 20°C
- A signed “walk-through” document is required
- Additional costs for driveway snow removal may apply for trailer openings. Please indicate on winterizing sheet if snow removal is requested.

When:

- We open trailers Monday through Thursday, **3 to 7 days prior to your arrival.**
- Driveway snow removal is available at a rate of \$50/hour (with a \$50 minimum). This service is only available for customers having their trailer opened/winterized by park staff, and only billed if needed
- For March 1 openings- Trailers may have heat on for 2-9 days in advance

Cost:

- \$ 95.00 +HST for travel trailers
- \$ 125.00 +HST for park models

A weather surcharge of \$75 will be added to openings between November 15 and March 30
Additional costs for returning to units to complete trailer opening (1 visit included) Eg. Furnace not lighting

What should I do when I want my trailer opened?

- Call the office at (519) 885-1758 with your credit card number or stop by with cash, cheque or debit
- If a trailer has been self-winterized, a “walk-through” document is still required to be signed/initialed for your opening request
- Trailers in storage require electric and water to be opened and must be put on a serviced site-by owner
- No bookings can be taken without payment
- Ensure the office has a current key to your trailer and current contact information
- 2024 March openings need to be booked and paid by Nov 1/23 or an additional \$35.00 fee applies