



Lemongrass Properties North Carolina

768 Southwest Drive, Davidson, North Carolina 28036

Posh at the Point

Welcome!

We're thrilled to have you and hope you enjoy your stay.

We're thrilled to have you here and hope you enjoy your stay. We want to make sure you have a comfortable and enjoyable experience, so we've provided all the details you need below. Please don't hesitate to reach out if you have any questions during your stay.

Welcome Basket

We've left a small welcome basket with treats for you on the kitchen counter. Enjoy and feel free to make yourself at home!

Housekeeping Notes

To ensure everyone has a pleasant stay, we ask that you please respect the following house rules:

- **No Smoking:** Smoking (including vaping and chewing tobacco) is strictly prohibited inside the condo or on the screened-in porch. Additional cleaning fees will be collected if not followed.
 - **Noise:** Please be mindful of your noise levels, especially with tenants living upstairs. Loud music or excessive noise can disturb the neighbors.
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Parking

- **Designated Parking:** Please park in the designated spot marked with "768" for this condo.
 - **Additional Parking:** If you have more than one vehicle, there are four guest parking spaces on the far right of the complex (when you first drive in) available on a first-come, first-serve basis. See the picture included in this binder for guidance.
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Wi-Fi

- **Network Name:** poshatthepoint
 - **Password:** greenviolet768
 - The router is in the front bedroom and can be rebooted if needed. To reboot the router, unplug for approximately 60 seconds and then plug in. The system will reset, and you should be good to go.
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Safety and Security

- For everyone's safety, there is a Wi-Fi camera installed outside, at the entrance of the condo.
 - Fire Extinguisher is in the kitchen mounted on the right side of the laundry closet
 - Local Emergency Contacts:
 - Hospital - Lake Norman Regional Medical Center, 171 Fairview Rd, Mooresville, NC 28117, [\(704\) 660-4000](tel:7046604000)
 - Pharmacy – Davidson CVS Pharmacy, 27 S Main St, Davidson, NC 28036, [\(704\) 892-7211](tel:7048927211)
 - Veterinary Hospital - Whole Pet Veterinary Hospital – Davidson, 445 S Main St, Davidson, NC 28036, [\(704\) 765-1171](tel:7047651171)
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Yale Smart Lock

How to access the condo:

- **Keypad Code:** The custom code will be provided to you in advance of check-in.
- **To unlock:** Push the top YALE button and the green check mark will appear, enter your code on the keypad, press the green check mark, and green lights will appear, and the door will unlock.
- **To lock from the inside:** Twist the grey circle deadbolt from the inside of the condo to lock
- **To lock from the outside:** Press the Yale button and then the green checkmark when it appears. Red lights will appear on the Keypad indicating that it is locked.

Note: The code will activate and expire based on your check-in/check-out times.

See Video for more detailed instructions

<https://youtube.com/shorts/QCnMWO1sB3E?feature=share>

Sliding Glass Door Lock

The locking mechanism for the sliding glass door is located on the top portion of the door that slides. The locking mechanism easily pulls up and down to lock and unlock the door.

Exterior & Patio Lights

- The entryway exterior light will automatically turn on at dusk and off at dawn.
 - The ceiling fans and lights on the porch are controlled using the remote on the exterior wall.
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Heating & Air Conditioning

The thermostat for the condo's Central Heat and AC is in the entry hallway by the left bedrooms. Temperature can easily be adjusted by touching the SYSTEM button and selecting either HEAT or COOL and then using the arrows select your desired temperature. Remote access to the thermostat is possible so reach out if you are having any issue.



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Note: This controls the temperature for the entire condo, except for the screened-in porch.

Kitchen Exhaust Fan

Please turn on the kitchen exhaust fan when cooking to avoid triggering the smoke detectors. The button is located on the hood above the stove.

Cleaning Supplies

- **Vacuum:** Located in the back bedroom closet.
 - **General Cleaning:** Basic supplies (e.g., cleaning sprays, cloths) are in the back bathroom closet for your convenience.
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Maintenance & Repairs

If you experience any issues during your stay, please reach out to us directly via message through the VRBO/AirBNB or other app. We'll take care of it as soon as possible!

Smart TV

- The TV is equipped with an Amazon Firestick, allowing you to log in to your streaming services.
 - The remote control is on the tray in front of the couch.
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Washer/Dryer

- Laundry supplies are on the shelf above the washer and dryer.
- An iron and ironing board are also available for use.
- A basket with basic supplies (batteries, lightbulbs, charging cords, etc.) is in the closet.



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Fireplace Operation

- See video for operation of fireplace. It is currently turned off, but you can easily turn it on for your use

<https://youtu.be/lcl-tfZ0DYk>

Trash Disposal

- The trash dumpster is shared with the tan/brown building in front of the parking spaces.
 - Feel free to dispose of your trash in this dumpster during your stay. See picture in binder showing where dumpster is located.
 - See enclosed pictures for location of trash dumpster.
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Keurig Coffee Machine

- We've provided a Keurig K-Mini Coffee Maker for your convenience.
 - Coffee pods, tea bags, and sugar substitutes are in the top drawer of the coffee bar cabinet.
 - **Instructions:** [Click here for a video tutorial](#) or use this link to google <https://www.youtube.com/watch?v=g5M6eYcoOZw>
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Kitchen

The kitchen is fully equipped for your use. Small appliances (like a blender, toaster, etc.) are stored in the pantry cabinet to the left of the refrigerator. You'll also find a microwave oven there. Please removed from the cabinet and placed on the counter prior to use.

Community Amenities

Feel free to enjoy the following amenities during your stay:



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- Outdoor **pool** (seasonal)
 - **Pickleball** and **tennis courts** (when not in use by a league) Key Fob is required which is located on the silver tray on the shelves above the coffee station in the entry way.
 - **Walking trails** are located throughout the property and are available for your use. Please note that pets must always be on leash and cleaned up after. Note that coyotes have been spotted in the area so please stay vigilant when walking with pets.
 - **Local dog park – The Preserve Dog Part** - 330 O'Henry Ave, Davidson, NC 28036 – this requires a drive
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Pool Rules

- No glass allowed in the pool area.
 - **No pets** in the pool area.
 - Children must always be supervised.
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Pet Policy

- Please keep pets on a leash when outside the unit.
 - Clean up after your pet. Waste disposal bags are available along the walking paths and near the building entrance.
 - We use furniture covers when pets are part of our guest party. Please be mindful of maintaining this brand-new condo and keep pets off furniture and beds.
 - Please note that we do charge for extra cleaning services needed due to excessive pet hair and any damages to the unit will be billed to the pet owner.
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Bathroom Supplies

Each bathroom has been fully equipped for your use.

- There are towels for each guest located in each vanity.



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- Beach towels or throws are in the green basket at the fireplace with pool towels also located at the coffee station
- Black Make-up towels are in each bathroom – please use!
- Extra TP is in each bathroom
- Hair dryer
- Plunger
- Toilet brush
- Body Wash – 100% vegan, Paraben & Sulfate free, cruelty free, green tea lemongrass (light green), short container with white top in each shower/tub
- Shampoo - 100% Vegan, Paraben & Sulfate free, cruelty free, coconut mango (light orange) - tall container with green top
- Conditioner - 100% Vegan, Paraben & Sulfate free, cruelty free, coconut mango (white) - tall container with white top

Check-out Instructions

- **Check-out time:** 11:00 AM
- Please load any dirty dishes into the dishwasher
- Empty the fridge
- Take out the trash (if needed).
- Place used towels in the shower or bathtub.
- Leave the beds unmade (no need to strip the linens).
- Close all windows and lock all doors.
- Turn off all lights and electronics.

We hope you enjoyed your stay! Please leave a public review after your stay, as we strive for 5-star experiences for all our guests. If you have any concerns, let us know immediately so we can address them before your departure. We truly appreciate feedback and want to ensure you



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have an exceptional stay. If you have ideas and comments to enhance your next stay, please leave those for us in your private comments and we will address them!

Local Neighborhood Highlights

We're within walking distance to the **Harbor Watch District** and **Davidson Commons**, and a **short distance from the Davidson Historic Downtown neighborhood**, known for its shops, restaurants, and coffee spots. Here are a few of our favorites:

Restaurants

North Harbor Club - Regatta-themed New American fine-dining destination with waterfront patio & 9 boat slips for guests.

This is one of our favorite spots to grab a glass of wine and a good meal. This is right on the water (but does have indoor seating too) and is a short stroll from the condo.

Lake Norman Cottage – Unique wine bar experience right next to North Harbor Club. This is a quant place to have a drink on the water. They have a small shop and have live music periodically. Definitely a local's favorite!

Milkbread – All day casual dining also walking distance from the condo. Has a good assortment of coffee and sweets but our favorite is the chicken Sammy – LOVE!!

Brickhouse Tavern - A refurbished cotton mill turned sleek, bustling sports bar with American eats & a large beer list. Sports bar atmosphere. A short drive away.

Alino Pizzeria – Family friendly atmosphere offering brick oven pizza and gelato. A short drive away.

Sun Up Café - Bright, simple cafe with espresso drinks, brunch entrees, sandwiches & a Bloody Mary bar. Great for breakfast or brunch. My favorite flavored coffee in the area!

Grocery Stores

Harris Teeter – Davidson Commons, 431 Peninsula Dr, Davidson, NC 28036 – walking distance



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The Fresh Market - 20623 Torrence Chapel Rd, Cornelius, NC 28031

Publix - 315 Magnolia Estates Dr, Cornelius, NC 28031

Food Lion - 20125 N Main St, Cornelius, NC 28031