

WELCOME TO CASA ROSA

Thank you for booking Casa Rosa. I hope you have a wonderful stay and enjoy the house and the desert as much as I do.

The last mile of the drive to the house is on flat, unpaved desert roads. The road can be bumpy and dusty but is generally suitable for standard passenger vehicles. As a courtesy to our neighbors—and to keep the dust down—please drive slowly on your approach.

I kindly ask if you would please read through this guide before your arrival. It contains important information about the house, pool and spa, fireplaces, and other features that will help you get the most out of your stay. At the very least read through this first page the rest upon arrival if you prefer.

Cell service is generally good in the area but I recommend saving or downloading a PDF of this guide just in case.

QUICK START FACTS:

CHECK-IN: From 3:00 PM
CHECKOUT: By 11:00 AM

DRIVEWAY GATE: keypad enter 4321 + SEND
The gate will open automatically when exiting by car.

FRONT DOOR:

Airbnb will provide a unique access code for your stay. This will usually correspond with the last four digits of the booker's mobile number.

WI-FI

Network: casapink
Password: 59811Belfair

HOST CONTACT: Anthony (917) 573-7896

Please feel free to call, text or email me upon arrival or at any point during your stay.

Prompt checkout at 11:00 AM is greatly appreciated so cleaners can get a jump.

BASIC HOUSE RULES:

- Please keep outdoor music low and turn it off by **9:30 PM**, in consideration of our neighbors and local noise regulations.
- **NO PETS ALLOWED.** We are animal lovers, but the house and property are not well suited for pets.
- **No glass cups, bottles or red wine in the pool area.** Plastic drinking cups and pitchers are provided.
- Please turn off the deck string lights when you come in for the night. The switch is located on the post between the patio chairs.
- Do not leave entry or patio doors open, particularly when it is windy or after dark as desert insects and critters are attracted to interior lights and can enter surprisingly quickly. Wind will bring dust.
- **Never leave a fire unattended.** All fires must be completely extinguished whenever you leave the property and before checkout.
- **HOUSE IS ON SEPTIC.** Please flush only toilet paper and human waste. All other items should be placed in the wastebasket.
- Please turn off the pool light when you are finished using the pool and close the automatic cover.
- The pool cover must be closed at checkout. If rainwater has accumulated on top of the cover please do not attempt to open it. If it has been raining or you notice water contact me and I'll have it drained. Pool guy comes every Tuesday at 11-12.
- The spa operates on an automatic three-hour cycle and is preset to 100°F.
- All kitchen trash should be separated with the two bins provided located in the pull out drawer on the right side of the sink. Trash pickup cans are in the shed outside the gate. Please place excess trash in there as needed and be sure to close the cans.
- The patio umbrella must be closed at night and whenever conditions are windy. Please secure it using the strap provided.

POOL & SPA

The pool has an automatic cover that must be retracted before use.

On the side wall of the nearby pool equipment shed, to the left of the black door, you will find two keypads. The keypad on the left operates the pool cover. The keypad on the right operates the spa and pool lights.

To open cover enter:

1234 ✓ OPEN

To close:

1234 ✓ CLOSE

The checkmark following the numerical code is required.

After entering the code, hold down either OPEN or CLOSE until the cover has completely finished moving. You will hear the mechanism stop once the operation is complete.

To operate the spa press **SPA** it will automatically activate within seconds

The spa is set on an automatic three-hour cycle and is preset to heat the water to approximately **100°F**.

Unlike many Airbnb properties, I do not charge separately for pool or spa heat. If you don't need the full three-hour cycle, please turn the spa off manually from the keypad to conserve heat and energy.

Once the water is warm, you may also prefer to turn off the jets and enjoy the spa quietly at temperature.

LIGHTS: use the buttons on the keypad

The pool lights attract desert insects after dark, so please turn them off and close the pool cover when you are finished for the evening. This helps keep the pool clean overnight. I find it better to generally keep the cover closed if I'm not actively using the pool. It may look better open but dust and debris quickly collect from even the slightest breeze. Your choice.

Pool Equipment Shed

The small outbuilding near the pool contains the pool equipment, furnace, utility sink and an additional washer and dryer. It is normally locked and accessed only by service technicians and housekeepers.

If for some reason you require the additional laundry machines, please let me know.

FIRE SAFETY

Casa Rosa has several wood-burning features. The desert is an extraordinary place to enjoy a fire, but conditions are dry and can get windy very quickly especially in the late afternoon.

Never leave any fire unattended. Use good judgment with the outdoor fireplace on the patio. The firepit near the pool is particularly hazardous during windy conditions. Use caution always.

All fires must be completely extinguished before leaving the property or going to bed.

Fire extinguishers are located near the indoor fireplace and beneath the patio table near the exterior fireplace. There's one in the airstream as well.

THE INDOOR FIREPLACE

The large stone front fireplace in the living room is original to the house. Most likely it was created to house a cast iron stove and was the main heat source when the casa was a homestead cabin. It had not been functioning for many years before I bought the house and I went to great lengths and expense to make it fully operational. It works great now but because of its antique design it requires a little more attention than a modern fireplace.

I understand if the following information is a bit too technical but to operate the fireplace and enjoy it comfortably please follow these instructions carefully:

1. Use manufactured fireplace logs whenever possible.

Duraflame or similar manufactured logs are strongly recommended. They

are easy to light, burn consistently and produce considerably less smoke than traditional hardwood.

I generally keep logs in the fireplace basket, with additional logs in the kitchen cabinet nearest the entryway. If there aren't any please notify me and I'll have more dropped off the following day. You can also find them at the Mesa Mart.

2. MAKE SURE THE FLUE IS FULLY OPEN BEFORE LIGHTING THE FIRE.

Pull the chain out of the clip and release it upward to open the flue.

Pulling the chain down tightly and engaging it in the clip closes the flue.

The flue is generally left open, but always confirm its position before lighting a fire. If you aren't sure please text me and we can go over it on Facetime to make sure.

3. Crack the window nearest the fireplace one or two inches.

This improves the fireplace's natural draw and greatly reduces the possibility of smoke entering the room.

4. Do not operate the bathroom exhaust fan while the fireplace is burning.

If you need to use the bathroom fan, open the bathroom window and close the door.

5. Keeping the bedroom doors closed is recommended while using the fireplace.

It will prevent the sheets etc from smelling smoky when it's time to shut down. Please keep an eye on the fire throughout its use.

If the fireplace does not appear to be drawing correctly or significant smoke begins entering the room, stop feeding the fire, let it wane. Open the entry doors to ventilate the room. Sometimes it will do this even if you follow every step to a tee. This only happens in very windy conditions.

PATIO FIREPLACE

In the corner of the patio is a vintage blue Majestic outdoor fireplace.

Wood is provided in the whiskey barrel, with additional firewood stacked against the shed in the driveway. Small kindling and fire starters should be available in the steel basin and a lighter usually hangs from the hook above the table.

Please keep the fireplace screen in place while burning. The Majestic is approximately 65 years old so please treat it gently.

Never leave the fire unattended. Again, use caution during windy conditions.

Note there is a fire extinguisher located beneath the table to the right of the door. Be prepared to use it if necessary.

OUTDOOR FIRE PIT

The outdoor fire pit is located between the house and pool. The surround was crafted with nearby native rock.

Kindling is stored near the fence and hardwood is stacked against the shed. You can use the lighter from the patio fireplace.

Again, please refrain from using the fire pit when conditions are particularly windy.

The basin has been designed to encourage a cleaner, low-smoke fire. It's a great spot to enjoy the night sky views.

THE AIRSTREAM

The trailer is a **1969 Airstream Overlander** in very good original working condition.

Like most vintage things, it remains something of a work in progress.

The Airstream serves primarily as Casa Rosa's pool house. It has hot and cold running water, a shower, toilet and a new overhead heating and cooling unit.

Most of the original built-in fans and lights remain operational.

There are also two vintage single sleeping bunks with pillows, sheets and blankets. These may only be used for overnight accommodation when arranged with me in advance. Additional guest and cleaning fees may apply.

Please make sure the Airstream door is properly secured after every use. Hold the door latch open while pushing the door completely closed, then release the latch. If it is not properly latched, desert winds can easily blow it open.

The undercounter refrigerator is currently not operational.

Wi-Fi does not currently reach the Airstream but there is good cell service.

Inside you will also find some exercise equipment as well as a high quality Bose bluetooth speaker. Please enjoy this very special piece of Casa Rosa.

PATIO & OUTDOOR DINING

The patio has a vintage dining set for four with a large 9-foot umbrella, along with modern lounge seating, a sofa, chair and stone coffee table. There are three chaise seats around the chiminea. These are Vladimir Kagan originals and are part of the same set by the pool. Please use them gently as they were designed for mid century average body weight.

There are both **charcoal and gas grills** available.

Extra propane tanks are located beneath the sideboard. If you run out, replacement tanks are available locally at Mesa Market. Please always turn off the propane valve after using the grill.

The wash tub on the table can be filled with ice for wine, beer or soft drinks. Bulk ice is also available locally.

Large serving trays are provided for carrying food and drinks from the kitchen to the patio. Because access to the patio passes through the bedroom, it helps to have someone open and close the door when carrying larger trays.

Original homestead cabins are not without their quirks.

The switch for the patio string lights is mounted on the post nearest the gate.

Please turn the lights off before going to bed.

The portable Sonos speaker may be brought outside. Please keep outdoor music at a considerate level and turn it off by 9:30 PM.

Then close the gate, turn down the lights and enjoy the desert sky.

KITCHEN:

The kitchen is equipped for preparing a full dinner, whether you plan to cook inside or outside.

Cutlery is located to the left of the sink. Chef's knives and a carving set are in the wooden knife block.

Pots, pans and cast-iron skillets are stored in the base cabinets on either side of the range. Baking trays, cutting boards, a lettuce spinner and various cooking utensils are also provided.

BBQ tools are in the drawer to the right of the range.

There is an electric kettle, French press and pour-over coffee carafe. Coffee filters are kept on the counter, and a coffee grinder and juice squeezer are in the corner base cabinet along with the ice buckets.

The house water is filtered at the main and is excellent for drinking and cooking. There is no need to purchase bottled water.

The kitchen has ample crockery, glassware and wine glasses.

One bottle of complimentary wine is provided for your enjoyment. If you prefer to have the house alcohol-free during your stay, please let me know in advance and it will be removed. There's a drinks trolley with various liquors you may help yourself with the understanding that you contribute or restock before you leave.

Coffee is also provided, along with various nonperishable cooking basics. You should find butter and condiments in the refrigerator as well as salt, pepper, olive oil, vinegar, sugar and tea.

The range and oven are electric. Following a power interruption the oven may not operate until the clock has been reset. Simply reset the clock and normal operation should resume.

Please let me know about any accidental breakage. You will not ordinarily be charged; it is simply helpful for us to know what needs replacing before the next guest arrives.

MUSIC SYSTEM

There are two wired speakers in the main room that can be used for streaming.

There is also a portable **Sonos Move** in the main bedroom, which operates either over the house Wi-Fi or via Bluetooth.

The systems may be used independently or together however like all bluetooth devices it can be tricky to pair with the wired unit.

Downloading the Sonos app is generally unnecessary. From your AirPlay or Bluetooth-enabled device, look for:

Living Room Sonos Move

There is an additional portable speaker in the Airstream, although it is not connected to the house network because Wi-Fi does not currently reach the trailer.

Please remember that sound carries a remarkable distance in the desert. Keep outdoor music at a considerate volume and turn it off by 9:30 PM.

TELEVISION

There is a 55-inch Samsung television mounted in the west-facing bedroom.

The major streaming apps are installed. You may sign into your own Netflix or other streaming accounts, but please remember to sign out before checkout.

The remote is kept in the bedside drawer.

BEDROOMS

Casa Rosa has two bedrooms of approximately equal size, each with a queen bed.

One bedroom opens directly onto the patio and has blackout shades because of its eastern exposure. The other has solar shades and contains the television.

Both rooms have individual heating and cooling units, ceiling fans, reading lamps, closets with shelving and hanging space, and additional blankets.

The beds are made with organic linen bedding from The Citizenry.

BATHROOMS & SHOWERS

The main bathroom is located in the hallway between the two bedrooms.

The shower has a Speakman showerhead as well as a handheld spray. Towels, washcloths and bathmats are provided.

Although the shower has a glass wall, using the shower curtain as well will help keep water contained.

Pool towels are located in the upper cabinets.

Shampoo, conditioner and bar soap are provided, along with liquid hand soap at the sink.

There is also an **outdoor shower** on the south wall of the house, just outside the sliding bedroom doors. It has a privacy wall and a basket containing soap and shampoo.

The Airstream also has a functioning bathroom with a shower and hot water.

Please do not use hair dye in the indoor shower. The walls have a skim-coat plaster finish that can absorb dyes and oils and become permanently stained.

HEATING & AIR CONDITIONING

There are three individual ductless heating and cooling units—one in each bedroom and one in the main living area.

Remote controls are mounted nearby.

Select either **HEAT** or **COOL** depending on the season.

As a general guide:

Summer: approximately 76°F during the day and 68°F at night.

Cooler months: approximately 68°F during the day and 64°F at night.

These are recommendations only. Please adjust the temperature to your comfort while using the system responsibly.

At checkout, please turn off the bedroom units. The living room unit may remain on.

The remote controls work best when pointed toward and used relatively close to their respective units.

The bright LED temperature displays in the bedrooms have been covered with removable dark tape to reduce nighttime light. You may remove the tape if you prefer.

Occasionally a remote may need to reboot. Simply remove and reinstall its batteries

RUBBISH & RECYCLING

The kitchen garbage containers are in the pull-out cabinet to the right of the sink.

Please use the **front container for regular trash** and the **rear container for recycling**.

At the end of your stay, please take all trash and recycling to the silver containers near the road by the entrance.

Trash pickup is normally Friday.

There is also a container on the front patio for temporary garbage or larger items.

ABOUT CASA ROSA

Casa Rosa is a small original c.1959 Joshua Tree homestead cabin that has been expanded, restored, and furnished with a combination of vintage and contemporary pieces.

Much of the living room furniture consists of collectible vintage design, including a circa-1970 Pierre Chapo leather sofa and elm coffee table, Belgian chairs upholstered in lambswool bouclé, and a circa-1950 Italian bar cart.

The oil paintings date from 1962 and depict Mallorcan scenes. The Wes Lang work is also an original.

If you're interested in any of the pieces or would like information about finding something similar, please feel free to ask.

THE 1969 JEEP CJ5

The Jeep parked beside the Airstream is a **1969 Kaiser Jeep CJ5** with its original paint.

It spent much of its life in Baja California before being acquired and refurbished for Casa Rosa.

It functions partly as a decorative object but is also fully operational and occasionally used for local trips into the hills.

The Jeep is not available for guest use.

PRIVATE STORAGE AREAS

Driveway Shed:

The garden shed near the driveway contains house supplies, tools, cordless equipment and two off-road motorcycles.

It is kept locked and is off limits to guests.

Pool Equipment Shed:

The pool shed contains mechanical equipment and service facilities and is generally reserved for housekeepers and service technicians.

SECURITY CAMERAS

There are exterior security cameras around the property.

They are used for property security and monitor exterior access areas only. They do not monitor interior spaces, the pool or the private outdoor shower area.

The outdoor shower is additionally screened for privacy.

EMERGENCIES & URGENT REPAIRS

For an immediate emergency, please call **911**.

For a house problem or urgent repair, please call or text me. I have a local helper who can generally respond on short notice.

The nearest major medical facility is:

Hi-Desert Medical Center

6601 White Feather Road
Joshua Tree, CA 92252

Joshua Tree National Park

The nearest park entrance is the **West Entrance Station**, reached via Park Boulevard and approximately 15 minutes from Casa Rosa.

A park pass is required for entry, so check current National Park information before heading out.

Walking From Casa Rosa

There are miles of dirt roads and open desert around the house.

For a longer walk, turn left out of the driveway, right at Alta and continue north toward Richmond Road. Turn left and continue approximately 200 yards. Large areas of public land begin beyond this area toward the water tower in the hills.

Please remember that desert terrain can be deceptive and can get very hot even in winter. Carry water, protect yourself from the sun and keep track of your route back to the house. Bring your mobile device always.

SOCIAL MEDIA

Instagram account is **@casarosa_jt**

Feel free to follow, mention or tag if you post any photographs taken during your stay.

CHECKOUT

Checkout is **11:00 AM**.

Before leaving, please go through this checklist:

- Close exterior doors and windows.
- Make sure all indoor and outdoor fires are completely extinguished.
- Close the pool cover and turn off the pool and spa lights.
- Leave HVAC units on daytime temp settings or turn off.
- Close and secure the patio umbrella.
- Tidy up, if there's excess trash take it to the road bins. Please make sure the kitchen is left neat.
 - Look around check for personal belongings. If you leave something and want it shipped we can do that but there will be a charge to cover time and expense.
- Make sure the Airstream door is properly latched.

There is no need to strip the beds or undertake any extensive cleaning. That's what our cleaning team is for.

THANK YOU

Thank you for taking the time to read this guide and for trusting Casa Rosa with your stay.

This is a home I care a great deal about and hope that you can appreciate the time and care I put into this incredible property. I don't get to use it as much as I used to but I'm happy to be able to offer it to those that can.

Please never hesitate to call or text if you have a question, need a recommendation or encounter a problem.

Enjoy the quiet and the desert. There is nowhere else quite like it.

Anthony Punnett

Last updated September 2026