



# Dells TimberLand Camping Resort

*Kid Tested and  
approved for Family Fun*



## **Why Should I become a Seasonal at Dells TimberLand?**

Our location is great; we're located on Highway 12 and 16. We are only 2 miles from the Interstate exit #85, and only 4 miles from Wisconsin Dells and Lyndon Station. We have great facilities that are always improving, and we have a wonderful activity program and full time Recreation Director. But most of all; it's the people. The people who camp here, and the people who work here. Most campers would agree that each campground is different, and each has a unique feel about it. At Dells Timber Land our theme is Family, Fun and Friends. Established over 25 years ago, Dells Timber Land has had a long history in the Wisconsin Dells area. As time went on, we built our number of Seasonal Sites to over 80. This has made for a large, yet friendly Seasonal camping community. Regardless of when you come, if you are looking for company, there is always someone you know, and always a campfire to share. This combination of Friends, Family, Facilities, and Activity's, along with location, make Dells Timber Land the logical choice for Seasonal Campers.

## **How Do I become a Seasonal?**

If you are interested in becoming a Seasonal, you can start by filling out an Application and returning it to the Office. Applications are held for one year. When room becomes available for new Seasonals the Applications are then reviewed to find approved candidates. Candidates are then contacted to see if they are still interested. It is important that you visit here before applying to become a Seasonal. If after visiting us, you wish to apply, Applications can be obtained in person, from the Office.

## **What if I purchase a trailer from an existing Seasonal?**

Sometimes campers do become Seasonals after they purchase a trailer that is already on a Seasonal Site. This is mainly due to a convenience factor. However, purchasing a trailer in the park does not automatically entitle you to become a Seasonal. The application process still needs to take place. If you wish to purchase a trailer, and become a Seasonal, it is very important that you apply before purchasing the trailer.

## **What does it cost to be a Seasonal?**

A number of charges or fees could apply to you. There are 3 basic charges; Facility Fee, Registered Seasonal Fee, and Electric charges. Any additional fees would apply under specific conditions you have control over. The fees and a brief explanation are on the reverse side. On an average you can expect to spend between \$1300.00 and \$1500.00 per year.

**Look for us on the web @ [WWW.DellsTimberLand.com](http://WWW.DellsTimberLand.com)**

**P.O. Box 72 - Wisconsin Dells - WI. 53965 - Phone: (608)254-2429**

## **Seasonal Facility Fee, for April 15<sup>th</sup> to October 15<sup>th</sup>**

A fee of \$1145.00 plus tax is charged for each site. The fee covers the time period of April 15<sup>th</sup> through October 15<sup>th</sup> and is due on or before April 15<sup>th</sup>, unless prior arrangements have been made. This is not a rental fee or lease on the property occupied by the trailer. It is a fee for facilities and services like the recreation hall, pool and washrooms. In the event a Seasonal wishes to sell their trailer while it is on the site, the Facility Fee may (at our option) be transferred to the buyers. Three conditions apply before a transfer of the Facility Fee will be considered. First, Dells Timber Land must be notified prior to placing the trailer on the market. Second, the buyers must have submitted an Application to become a Seasonal. Third, the applicant must be approved. Each sale will be handled on a case by case basis. ( $\$1195.00 + \$65.73 \text{ tax} = \$1260.73$ ) for each unit

## **Registered Seasonal Fee, for April 15<sup>th</sup> to October 15<sup>th</sup>**

An annual fee for each Seasonal camper over age 6 (Birthday before April 15<sup>th</sup>) is charged. This fee is \$40.00 plus tax if registered before May 15<sup>th</sup> and \$50.00 plus tax if registered after May 15<sup>th</sup>. This is a registration and permit to camp fee and is not transferable to anyone. Up to six people or one family can stay at a site at one time.

## **Electric Charges**

Seasonal sites are metered for electric use, and the Seasonals are responsible for the electricity they use. Electric meter reading is scheduled for the 2<sup>nd</sup> Monday each month from April to October and billing is generated as close there after as possible. For those of you who wish to stay hooked up during the period from October 16<sup>th</sup> to April 14<sup>th</sup> we will only calculate electric bills once. The park owns all the meters and wiring in the park. We pay the electric bills monthly and then bill you for your share.

## **Seasonal Guest Fees, April 15<sup>th</sup> to October 15<sup>th</sup>**

Day and Overnight Guests of Seasonals are welcome and must be accompanied by a Registered Adult Seasonal whenever they are in the park. Also Seasonal guests must be registered by, the Seasonal they are visiting. Fees for a Guest start at \$5.00 plus tax, per person, per day or night. ( $\$4.74 + \$0.26 \text{ Tax} = \$5.00$ ). The fees change on a sliding scale and are outlined in the Seasonal Agreement. This is not an issue as long as you register and pay promptly.

## **Seasonal Winter Storage Fee, October 16<sup>th</sup> to April 14<sup>th</sup>**

The Seasonal Winter Storage Fee applies to Seasonals who have signed and returned a Seasonal Agreement for the upcoming season and wish to store their trailer on the assigned site between October 16<sup>th</sup> and April 14<sup>th</sup>. The fee is \$100.00 plus tax. ( $\$100.00 \text{ Fee plus } + \$5.50 \text{ Tax} = \$105.50$ ). Winter Storage for anyone without a valid seasonal agreement is \$200.00 plus tax.

## **Balance Carrying Fee**

A fee of \$15.00 or interest of 1.5% per month (18% Annum) will be charged on all past due balances. The charge shall be whichever is greater.

## **Seasonal Agreement Deposit**

A non refundable deposit of \$100.00 is required with each Seasonal Agreement accepted. The \$100.00 deposit will be placed on account and put toward the total balance due.