



## Aspen Parks Property Fund



Aspen Funds Management, as the manager and responsible entity for Aspen Parks Property Fund, is proud to present an exciting opportunity to invest in the holiday park industry.

The holiday and accommodation park industry was identified by Aspen as having all the hallmarks of a successful property investment with its diverse land locations, robust income streams and capital growth potential. Aspen Parks was created to take advantage of an expanding industry undergoing rapid transformation from the humble caravan park, an icon of Australian culture, to a multi-faceted accommodation facility catering to a variety of clientele, ranging from travellers, backpackers and young families, to large resource companies and their contractors.

Aspen Parks Property Fund is an unlisted property fund established in July 2004 to invest in the holiday and accommodation park industry. The Fund has quickly established a strong brand and portfolio of quality parks in premium locations around Australia. Aspen Parks' current portfolio now stands at 25 properties and gross assets of over \$270 million and the Fund has gained a track record for robust financial performance.

Investment can only be made using the application form contained in the Aspen Parks Property Fund Offer Document. You should consider this document before making any investment decision and seek financial advice if necessary.

For more details about the Fund or to receive an Offer Document please contact Aspen on:

Telephone: Freecall 1800 220 840

E-mail: [funds@aspengroup.com.au](mailto:funds@aspengroup.com.au)

Register Online: [aspengroup.com.au](http://aspengroup.com.au)



# Wymah Valley HOLIDAY PARK



## Guest Information Booklet

### Wymah Valley Holiday Park

14 Hore Road

Bowna NSW 2644

T: (02) 6020 3236

F: (02) 6020 3288

E: [wymahvalley@aspensparks.com.au](mailto:wymahvalley@aspensparks.com.au)

Freecall: 1800 776 523

AAA RATING ★★★★★

EFTPOS/Mastercard / Visa

[aspensparks.com.au](http://aspensparks.com.au)

*Something  
for everyone*

## Welcome to our Park

Thank you for choosing to stay with us at Wymah Valley Holiday Park.  
The following information is provided to make your stay more enjoyable.

<b>Office Hours</b>	Daily 8.00am - 6.00pm Off Peak 8.00am - 8.00pm Peak Season
<b>Check Out</b>	10.00am. If you require a late checkout please enquire at Reception. Late departures may incur an extra charge.
<b>Extend your stay</b>	You are welcome to stay as long as you wish at our Park. However, due to advance bookings, we can only guarantee your cabin or site to the departure date shown on your receipt. To save any inconvenience you should advise the office prior to your departure date if you wish to extend your stay.
<b>Forward Bookings</b>	To assist with your travel arrangements we can book you into other Aspen Parks around Australia.
<b>Cancellation Policy</b>	<ul style="list-style-type: none"><li>• One night's accommodation will be charged if less than seven (7) days' notice of cancellation is received.</li><li>• 50% of one night's accommodation will be charged if less than fourteen days (14) notice is received.</li><li>• Full refund will be made if cancelled greater than fourteen (14) days from arrival.</li><li>• If paid by credit card, the surcharge is refundable.</li><li>• No refund for early departure.</li><li>• Park Management reserves the right to relocate or cancel any booking at its discretion.</li><li>• All cancellations must be in writing direct to the property</li></ul>
<b>Communication</b>	<p><b>Fax</b> Service available at reception for a small fee.</p> <p><b>Mail</b> Visitors mail is kept in the office. Please enquire to collect.</p> <p><b>Television</b> There are 5 TV channels - ABC, SBS, Seven, Nine and Ten.</p>
<b>Games Room/ Movie Theatre</b>	Please leave tidy when you leave. No food or drinks in the games room and movie theatre.
<b>Torches</b>	It is suggested to carry torches at all times during the dark hours to prevent personal injury.
<b>Wildlife</b>	Please do not feed or approach the wildlife, it can have a detrimental effect on their natural diet, behaviour and health. Snakes have been sighted in the Park, if you see a snake do not approach, please inform the Park management immediately.
<b>Emergencies</b>	If the office is closed, please call on the intercom located to the left hand side of the office door or telephone: <b>Ambulance 000</b> <b>Fire 000</b> <b>Police 000</b>



## Who is Aspen Parks?



Aspen Parks is one of Australia's largest resort park operators and a leading provider of accommodation within the industry.

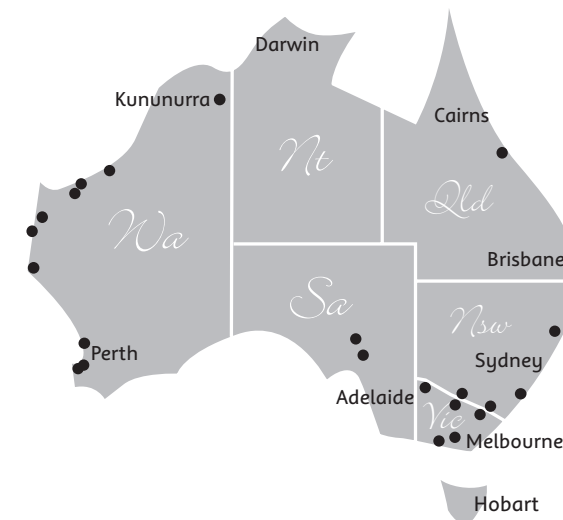
Our main aim is not only to become the biggest resort park operator in Australia, but to set new standards in the delivery of service and accommodation alternatives. Be it a family on a holiday or a weary traveller looking for a well earned rest, we will be there for you.

*Something for everyone...*

We believe our people, our service and more importantly you, are the most important part of our business. If you have any great ideas on how we can improve our standard of service, please feel free to speak to one of our park managers or return to us, free of charge, a comment card, we welcome the feedback. It's one way we feel we can offer that little bit extra to ensure our guests have an enjoyable stay.

We welcome you to join our adventure as we grow into Australia's leading provider of resort park accommodation. For updates on our newest acquisition, or great deals on offer at our current parks, go to:

[aspenparks.com.au](http://aspenparks.com.au)



## Park Facilities

<b>LPG</b>	Refills are available during office hours only. Please ensure your bottles are in date.
<b>Laundry</b>	Laundry facilities are located with the ablution blocks. Opening times and change are available from the office during office hours.
<b>Clothes Line</b>	Located near the laundry block. Guests are asked not to hang laundry around their sites or accommodation units.
<b>Irons/Boards</b>	Please enquire at the office during office hours.
<b>BBQ's</b>	Free barbecues are located at various locations in the park. Please see park map for locations. Please leave BBQ's clean after use for other guests.
<b>Cleaning</b>	Ablution blocks are closed for cleaning once per day.
<b>Rubbish</b>	Bins are located near each site. Please wrap all rubbish before placing in bins.

## Service Directory

<b>Doctor</b>	Located opposite Centro Plaza, Lavington	6025 4488
<b>Hospital</b>	Albury Base Hospital	6058 4444
<b>Banks</b>	Lavington - opposite Centro Plaza Lavington	
	CBA - Griffith Road	6025 1455
	NAB - Griffith Road	132 265
	Bendigo Bank - Griffith Road	6025 7322
<b>Churches</b>	Anglican - 472 Urano Road, Lavington	6040 2232
	Catholic - Albury Street, Holbrook	6036 2436
<b>Hairdressers</b>	Just Cuts	6040 0533
<b>Caravan Repairs/Parts</b>	Mitre 10 - Wagga Rd, Lavington	6025 2322
	Up The Road Caravans	
	457 Wagga Road Lavington	6025 1112
<b>NRMA Member Services</b>	Road Service	131 111
<b>Poisons Information</b>	Westmead Children's Hospital	131 126

## Activities

**Adventure Playground** The kids will love hanging out in the adventure playground. Heaps of fun with cool swings, a mini flying fox, bridges and gangplanks, catwalks and fireman's poles.

**Animal Nursery** Join us in the Nursery where, at 3.30pm each day, we hand feed the animals. We have a large collection of Australian farmyard animals including Bert the goat, Bonny and Rastus the deer, a gaggle of geese, Jackie and Lucky and loads of other ducks, Frank and Gigi the Al Pacca's, Jess the Kangaroo. The children will love feeding the animals.

**Archery** Our budding Robin Hoods take aim at the Archery Range. With different size bows for different size people this is a fun family activity from approx 6 years and up. Our staff will show you the fundamentals of loading, aiming and shooting but then it's all up to you! \$7 per person. Conditions apply.

**Disc Golf** Disc golf is heaps of fun and is just what the name suggests. We have a nine-hole course where the objective is to throw a special frisbee from the tee and get it in the basket with the least number of throws. As you go around the course the strangest obstacles seem to appear...

**Games Room** The games room really rocks with lots of activity, noise and action. Air Hockey - \$2 a game, leave a deposit and pick up paddles from reception. Pool Table - \$2 a game, leave a deposit and pick up gear from reception. Soccer Table - \$1 a game. Table Tennis - leave a deposit and pick up bats and balls from reception.

## Swimming Pool Policies

**All children must be accompanied by an adult**

**Under Health Department regulations the following are NOT permitted in the pool or pool area:**

**FOOD**

**ALCOHOL**

**GLASS**

**SMOKING**

**RUNNING IN POOL AREA**

**BOMBING / DIVING**

**POOL TOYS**

**SPLASHING**

**DOGS**

*To keep our pool a safe, enjoyable and pleasant facility for all of our guests of all ages to use, we require that you take note of the above and adhere to the above rules at all times.*

## Park Policies

**PLEASE NOTE: ALL ACCOMMODATION UNITS ARE NON-SMOKING**

<b>Noise</b>	For the comfort of all guests no undue noise is permitted after 10.00pm.
<b>Speed Limit</b>	At all times a strict limit of 15 kilometres per hour throughout the park.
<b>Sites</b>	Excessive electric cords to be neatly run and off the ground. Please do not erect temporary clothes lines around your site. Water waste to be emptied into sullage provided. Please leave accommodation clean and tidy or a cleaning charge may apply. No site guaranteed.
<b>Vehicles</b>	Only one vehicle per site. No repairs to be carried out in the park. Vehicles are not to be driven over or parked on vacant sites or grassed sites.
<b>Visitors</b>	Are welcome while you are present and must park in the visitor's carpark. You are responsible for your guest's behaviour. All guests should please be registered at reception by 5pm prior to staying overnight.
<b>Fish</b>	No cleaning of fish allowed in the Park. Please clean them before you bring them home.
<b>Pets</b>	We are pet friendly. Dogs must be kept on a leash at all times. Not permitted in cabins or communal areas. Dogs to be registered on checkin. Only 1 dog per site.
<b>Children</b>	All children require supervision by a parent or guardian in the swimming pool area, ablution blocks and the games room at all times. Children are not to play around the ablution blocks or on other sites.
<b>Bicycles</b>	Bicycles are not to be ridden in the park after sunset, through or around the entertainment area, BBQ area or tennis courts. Helmets must be worn at all times. Parents are required to enforce these rules.
<b>Entertainment Area</b>	Must be vacated by 10.30pm as <u>all lights go out at 10.45pm.</u>
<b>Open Fires</b>	No open fires anytime of year.
<b>Smoking</b>	No smoking in any accommodation units.
<b>Bunk Beds</b>	Children under the age of 9 years are not permitted to use the top bunk; children must not play on top bunk.
<b>WARNING!</b>	<b>PLEASE DO NOT LEAVE ANY PERSONAL ITEMS OF VALUE OUTSIDE YOUR ACCOMMODATION/SITE. PETTY THEFT CAN OCCUR.</b>

*Parents are responsible for controlling and supervising the behaviour of their children, for their own safety and the comfort of others.*

## Activities

**Barbecues** Relax and enjoy the outdoors cooking facilities while watching the kids kick around the footy, throw the frisbee, or have a bat at cricket. Barbecues are situated around the heart of the Holiday Park for you to use.

**Golf Driving Range** Relax and unwind from your busy schedule by hitting a few balls down the driving range. Bucket of 30 balls costs \$8 per person.

Peak season only.

**Movie Theatre** Movies and sporting events are shown in the Theatre by arrangement with staff. This is great for wet weather, chill-out time and winding down at the end of the day.

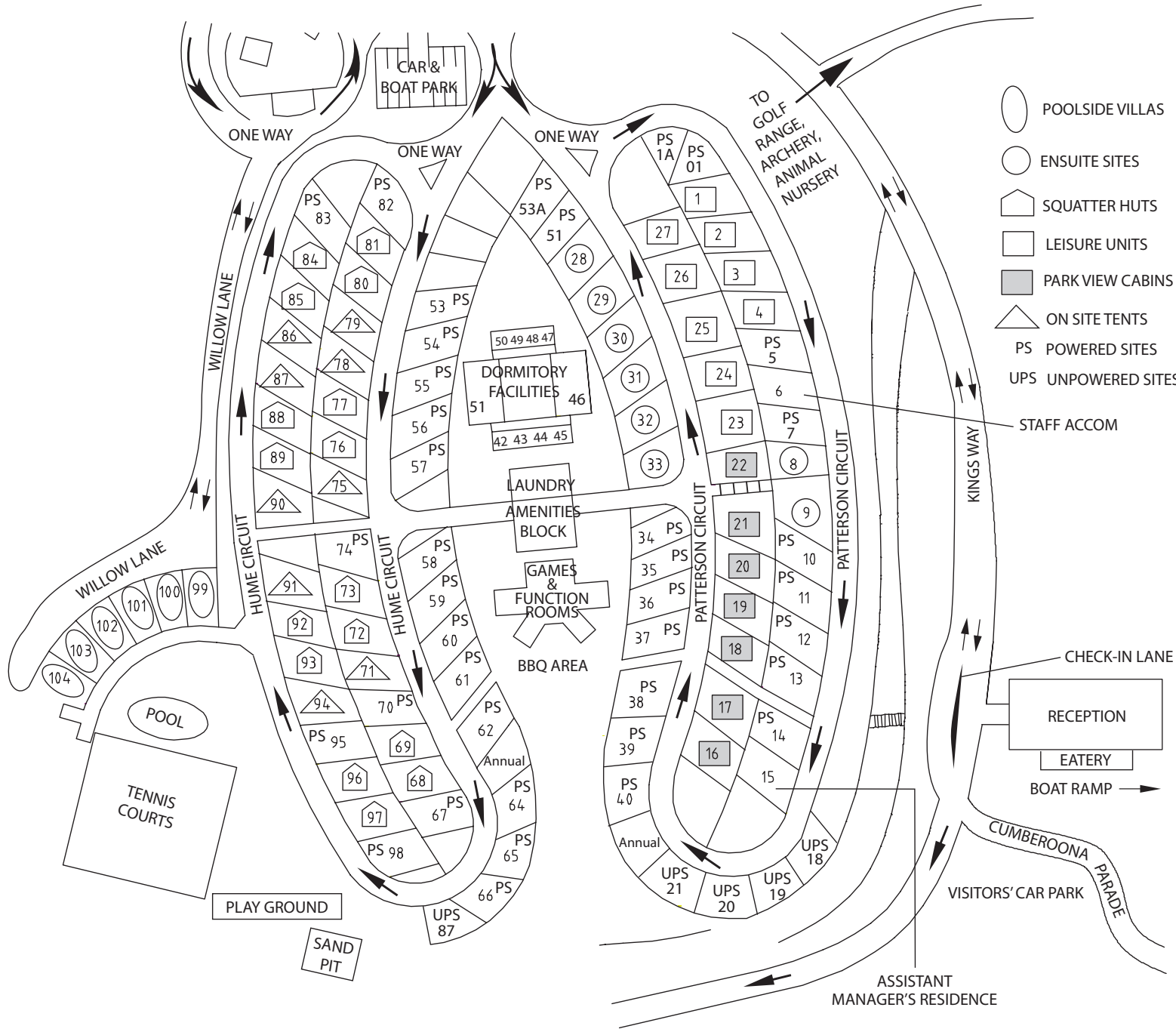
**Swimming Pool** The pool is situated with the Tennis courts on one side so you can watch the match of the day while relaxing. On the other side is the Adventure Playground where you can keep an eye on the adventurous ones. The pool is perfect for lazing around on warm days from Sept-April. Hours 9am - 8pm or at Managers discretion.

**Tennis** Two grass synthetic courts are floodlit so they can be used during the day and night till 10.00pm. All racquets and balls are available at reception on a deposit system.

**Fields, Courts and Pitches** You can be the most energetic person or just enjoy watching. We have it all for you. Volleyball, Badminton, Basketball, Frisbee's, Cricket, Hopscotch, Handball, Croquet, Bocce, Soccer and Footballs, they are all available at Wymah Valley Holiday Park. And not to be left out, the Van Gough's of the Park will spend many hours designing and building world class masterpieces in the Sand Pit.

**Sunsets** There are many advantage points for you to watch the magical sunsets over the lake.

# PARK MAP



- POOLSIDE VILLAS
- ENSUITE SITES
- SQUATTER HUTS
- LEISURE UNITS
- PARK VIEW CABINS
- ON SITE TENTS
- PS POWERED SITES
- UPS UNPOWERED SITES

STAFF ACCOM

CHECK-IN LANE

CUMBERONA PARADE

MANAGER'S RESIDENCE

RECEPTION  
EATERY  
BOAT RAMP

ASSISTANT MANAGER'S RESIDENCE

