

The CurbNTurf Host's Ultimate Fall Prep Checklist

Prepare Your Property for Peak Fall RV Season

Maximize your bookings and guest satisfaction this autumn with this essential checklist! Follow these steps to transform your property into a highly sought-after fall destination.

Property Name: _____

Date Completed: _____

Ground & Drainage Readiness

Ensure a solid foundation for every fall guest.

1. Drainage Assessment:

* Walk property after rain to identify water pooling.

* Mark soft spots in RV parking areas.

* Notes: _____

2. Quick Drainage Fixes (If Needed):

* Install French drains around problem areas.

* Create gravel trenches to redirect water.

* Grade slight slopes away from parking (1-2%).

* Cost Estimate: \$ _____ Date: _____

3. Parking Surface Reinforcement:

* Lay landscape fabric in RV spots.

* Add 4-6 inches of crushed rock base.

* Top with 2 inches of ¾" angular gravel (compacted).

* Cost Estimate: \$ _____ Date: _____

4. Mud Prevention:

* Install gravel walkways from RV spots to amenities.

* Place outdoor mats at expected RV door locations.

* Notes: _____

Weatherproofing Amenities

Protect your investment and keep guests comfortable in cooler weather.

5. Water Systems Protection:

* Insulate exposed pipes with foam insulation.

* Install frost-free spigots.

* Add shut-off valves for each RV connection point.

* Post freeze warning signs with shut-off instructions.

* Notes: _____

6. Proactive Guest Water Communication:

* Prepare a welcome message template regarding water system use in cold weather (e.g., disconnecting hoses, shut-off valve location).

* Notes: _____

7. Fire Pit & Outdoor Gathering Areas:

* Clear a 10-foot radius of leaves/debris around fire pits.

* Ensure dry, covered firewood supply.

* Provide a fire extinguisher in a weatherproof box.

* Add Adirondack chairs, benches, and string lights.

* Notes: _____

Creating the Ultimate Fall Experience

Delight your guests with cozy autumn touches.

8. Aesthetic Enhancements:

* Place decorative corn stalks, hay bales, pumpkins at entrance.

* Add fall wreaths to property structures.

- * Install solar-powered lanterns along paths.
- * Notes: _____

9. Instagram-Worthy Photo Spots:

- * Create a “Hello Fall” station (vintage ladder, plaid blankets, pumpkins, mums, sign).
- * Set up a “Cozy Fire Pit Vignette” (string lights, blanket basket, hot cocoa station).
- * Notes: _____

10. Comfort & Revenue-Boosting Amenities:

- * Offer “Fire Pit Bundles” (firewood, kindling, starters, roasting sticks).
- * Set up a “Hot Beverage Station” (coffee, tea, cocoa, seasonal creamers).
- * Provide outdoor heating (propane patio heater) for gathering areas.
- * Notes: _____

Safety & Emergency Preparedness

Protect your guests and your property.

11. Lighting Strategy:

- * Install solar path lights every 10 feet on walkways.
- * Add motion sensors at parking areas.
- * Place reflective markers for any obstacles.
- * Notes: _____

12. Weather Emergency Plan:

- * Create/post a sheet with emergency contacts & nearest shelter info.
- * List recommended local weather apps.
- * Notes: _____

Marketing Your Fall-Ready Property

Showcase your autumn oasis and attract more bookings.

13. Update CurbNTurf Listing:

- * Use high-converting fall titles (e.g., “Cozy Fall Retreat,” “Autumn Paradise”).
- * Integrate fall-specific keywords (foliage, fire pit, weatherproof, harvest).
- * Notes: _____

14. Photography Update:

- * Capture new photos of your property in fall colors.
- * Feature cozy fire pit scenes and decorated entrance shots.
- * Notes: _____

15. Request Reviews:

- * After departure, send a message encouraging guests to mention fall amenities in their reviews.
- * Notes: _____

Don't Forget: Ongoing Fall Maintenance

- Daily: Remove leaves from paths, check fire pit area.
- Weekly: Replenish firewood, check path lights, inspect drainage.
- After Each Guest: Clean fire pit, reset amenities, refresh welcome package.
- Before Each Guest: Send proactive weather communication.

Notes: _____

