

LAUREL MANOR BOARDING INFORMATION PACKET



LAUREL MANOR EQUESTRIAN, LLC

12680 Seba Road
Centerton, Arkansas 72719

www.laurelmanorequ.com

Welcome to Laurel Manor!

Let me be the first to welcome you and express our thanks for your interest in boarding your horse at our barn. Here at Laurel Manor, we strive to provide a safe and friendly environment for horses and ponies of all shapes and sizes.

We welcome horse owners of all disciplines and backgrounds and work hard to create an atmosphere that feels like a second home for you and your horse. This packet outlines the essential information regarding our boarding program to include horse care, amenities, rates, additional services, and frequently asked questions.



If you find yourself wanting to know more, please visit our webpage (www.laurelmanorequ.com), give us a call (479-530-1241), or schedule a time to come on out to the property!

Thank you,

A handwritten signature in purple ink, reading "Laura McKenzie".

Laura McKenzie
Owner and Head Trainer
Laurel Manor Equestrian, LLC

Our Facility

Laurel Manor is spread over eight acres in Centerton, Arkansas. In addition to a home on the property, there is a barn, two arenas, and 7 sectioned fields for grazing.

The barn:

- 8 12' x 12' stalls
- Secured tack room
- Newly renovated social room and bathroom
- Adjacent to both indoor and outdoor arenas

Turnout:

- 7 separately fenced fields to allow grouping of horses based on size and temperament
- 7 sheds in addition to the stalls to allow up to 7 horses or ponies a non-stall boarding option

Other:

- Indoor arena with multiple mirrors affixed to the walls
 - Small dressage
- Outdoor arena with easily movable jumps
- Warmup/pony arena
- Space available for trailer storage
- Round pen
- Two outdoor wash stations

Boarding Rates

Laurel Manor offers competitive pricing for the northwest Arkansas area and we strive to offer an affordable boarding option for every type of horse owner.

Stall Board: \$475.00 per month

****Starting February 1, 2017: \$500.00 per month (includes paddock)****

Stall Board is just what it sounds like and ensures your horse will have a stall to call home each night. Laurel Manor will feed and turn out your horse as agreed and provide any special supplements that may be part of their diet.

Stall Board includes the following services:

- 12' x 12' stall inside the barn
- Shavings (8 bags per month minimum)
- Daily stall cleaning
- Up to 3 scoops (3 quarts per scoop) of grain per day
- Bermuda hay fed twice a day while in stalls or during winter months
- Supplements (provided by owner)
- Discount for lesson packages
- Blanketing (one blanket in cold weather)
 - Specific requests for temperature and blankets: \$50.00 per month
- Trailer parking



Shed Board: \$375.00 per month

Because we believe no horse should be left outside overnight without cover, we offer what we refer to as shed board. Your horse is housed in a pen with their own open entry and covered shed for them to sleep, eat, or simply hang out. Although our shed boarders are not inside the main barn, they are given the same care and attention as all our other residents!

Shed Board includes the following services:

- 12' x 12' covered shed
- Shavings (8 bags per month minimum)
- Daily shed cleaning
- Up to 3 scoops (3 quarts per scoop) of grain per day
- Bermuda hay fed twice a day while in stalls or during winter months
- Owner provided supplements free of charge
 - Discount for lesson packages
 - Blanketing (one blanket in cold weather)
 - Specific requests for temperature and blankets: \$50.00 per month
- Trailer parking
- Access to all facilities
- Supplements (provided by owner)



Stall Boarding Frequently Asked Questions

Below are some of the more common questions surrounding our boarding program. In the event you have more questions, please feel free to contact us!

Q. What kind of grain do you feed the horses?

A. We offer several different grains, including: Equine Senior, Omolene 400 and Strategy. However, you may also provide your own preferred grain and we will be happy to feed as directed.

Q. When do you feed and how much do you give the horse?

A. Each horse is provided enough food to maintain a healthy weight. Our basic boarding rates provide a maximum number of 9 quarts of performance feed and 6 flakes each day. If you feel your horse requires more or less feed, please let us know and we will ensure adjustments are made.

Q. What if my horse needs more food?

A. In this event, we require an additional fee of \$50.00 that will be added to your selected boarding rate package.

Q. Will you feed my horse supplements?

A. Only if provided by the owner. Smartpak services are preferred, but not required.

Q. Can I supply my own grain?

A. Yes. Owners will need to coordinate grain container and bag placement with the facility as space is limited inside the feed-room. If needed, Laurel Manor can pick up and refill owner's container at owner's expense plus a \$5.00 service fee.

Q. How long do stalled horses get turned out?

A. Normally horses will enjoy between 6 to 8 hours grazing our fields. In the event injury or weather prevent turnout, owners will receive notification through text, email, or phone call.

Q. Do you offer limited or no turnout?

A. Horses are turned out in relation to herd sizes. Starting in Spring of 2017, we will begin constructing private runs on the west side of the property.

Q. What if my horse doesn't get along well with others?

A. The safety of all our horses is a constant priority at Laurel Manor. If horses do not get along, we will work to provide a group that works. As mentioned, we are in the process of creating individual runs.

Q. How often are stalls cleaned?

A. The stalls are cleaned once a day. If horses are left in during inclement weather, the stalls will be cleaned both in the morning and before dinner.

Q. Are water troughs and buckets regularly cleaned out?

A. Yes. Water is essential for horses and it is a top priority to provide clean fresh drinking water. Troughs and buckets are checked daily and cleaned as needed. If you see a trough you believe is running low, please let Laurel Manor staff know prior to filling (it may be low for cleaning).

Q. Do you blanket my horse?

A. Yes, as required. During colder weather, we provide initial blanketing at no additional charge. However, if Laurel Manor is required to change blankets on a daily or routine basis, a fee of \$50.00 will be added to the monthly board rate. We encourage owners to routinely visit their horse and communicate with Laurel Manor their preferred method of care during the colder months. In the event our staff observes a cold horse, we will provide a facility owned blanket until the owner can provide one. We also offer blanket rentals (starting at \$15.00 and varies depending on cleaning). In addition, Laurel Manor will clean sheets and liners for \$15.00 per blanket. As storage is limited, we ask that owners take sheets and blankets home or store in their tack box after the cold season.

Q. Are there specific hours for visiting my horse?

A. The normal business hours are Monday through Saturday 7:00 am to 8:00 pm and Sunday between 8:00 am and 5:00 pm. However, there are times we are open as early as 6:00 am and as late as 11:00 pm (depending on shows or other events). Any owner wishing to ride after normal hours must communicate with Laurel Manor each time. Please keep in mind our property also serves as a home for the facility owner and for the safety of your horse and equipment, we prefer limited after hour visits. Thank you in advance for your understanding.

Q. What if my horse is sick or injured?

A. Owners will be notified by text or phone call as early as practical. If we cannot contact the owner, we will contact a vet for assistance. We will treat minor injuries as needed (cuts, scrapes or swelling) at no additional charge. Any further treatment will be charged as required. Owners will also be provided with a photo of the injury. If a vet is required to visit the horse at the facility, the owner will be provided with an invoice. Additional fees for walking or holding the horse may also apply.

Q. Will my horse be ridden without permission?

A. No. However, if an owner wishes for their horse to participate in the riding program or worked with a trainer, please coordinate with Laura McKenzie.

Q. Will tack be secured?

A. Our tack rooms are secured with a locked key pad. Further security is the responsibility of the boarder. We strongly recommend that customers label tack and equipment, as well as keep a lock on any tack boxes. Security cameras also keep a watchful eye on the barn and property.

Q. Can I let family and friends ride my horse?

A. Yes, but only if they have signed our facility's riding waiver. If a rider violates this requirement, that rider will be asked to dismount immediately. Minors must be accompanied by an adult at all times **without exception.**

Q. Can I lease my horse to a student in your program?

A. Yes. Leases or regular riding by a non-owner requires a provided copy of the lease agreement or written consent. Full leases will require a new boarding agreement to be signed by the leasee.

Q. Is the boarding payment due in advance?

A. Boarding payments are due on the first of each month. Payments not received by the 5th of each month will incur a \$25.00 late fee. Any additional services will be sent through invoice if the owner has not previously fulfilled payment. Board payments not received or communicated by the 15th will result in a two-week eviction notice.

Q. Do you offer a multiple horse discount?

A. No.

Q. How are disagreements between boarders handled?

A. If the boarders are unable to resolve an issue, please make Laura McKenzie aware and both parties will be contacted individually. If the issue persists, both parties will be asked to meet with Laura together. Repeat offenders will be asked to remove their horse from the property.



Other Services

In addition to our boarding options, Laurel Manor offers horse enthusiasts the services listed below.

Training

Training rides (average 30-45 minutes)	\$35.00
Ground work sessions (average 30 minutes)	
Once per week	\$15.00
Twice per week	\$25.00
Training ride package (8 rides per month)	\$240.00
Training ground work sessions (8 sessions)	\$200.00

Riding lessons

Pricing for boarders and non-boarders	
4 lesson package	\$140.00/\$155.00
4 lesson Initial package to LM	\$200.00/\$215.00
8 lesson package	\$240.00/\$270.00
12 lesson (show) package	\$370.00
Single lesson	\$35.00/\$40.00

Additional convenience services

Pre-lesson (catch, groom and tack)	\$10.00
Post-lesson (untack, groom and wipe tack)	\$10.00

*Please provide at least a one hour notice for if you would like to use this service. If you are scheduled for a lesson and have not arrived within 30 minutes of your lesson, your horse will be readied by staff and a fee will be applied to your invoice.

*Approved outside riding instructors or trainers are subject to a \$15.00 facility usage fee. Paid at owner's expense.

These prices are subject to change. Owners will be given a minimum seven-day notice.

A La Cart Services and Pricing

Holding fee	\$10.00 per hour
Holding fee after hours	\$15.00 per hour
Wound ointment	\$.50 per use
Bute	\$.50 per use
Bute (LM provided)	\$1.00 per use
Medications (feed medication)	\$5.00 per week
Medication (topical provided by owner)	\$7.00-\$15.00 per week
Dressings & bandages (owner provided)	\$15.00-\$50.00 per week
Cold hose (15 minutes)	\$10.00
Feet soaking (20 minutes)	\$10.00
Standing wraps (owner provides)	\$2.50 per leg
Standing wraps (LM provides)	\$5.00 per leg
Poultice	\$10.00
Show pre-prep: (pull mane, clip bridle path, whiskers, fetlocks)	\$50.00
Show prep: (clean up mane, bridle path, whiskers, fetlocks)	\$25.00
Bathing:	

(basic care; additional whitening)	\$10.00
(whitener for white socks stockings and or flaxen mane and tail)	\$15.00
(whitening greys and palominos)	\$20.00

Trailer to vet:

Pricing excludes holding fee and fuel

Dr. Gary France (Pea Ridge)	\$50.00 per horse
Dr. Paul Turchi (Fayetteville)	\$75.00 per horse
Dr. Chris France (Huntsville)	\$125.00 per horse
Dr. Gary White (Sallisaw, OK)	\$125.00 per horse

Monthly services

Grooming (4 sessions; 15- 20 minute sessions)	\$40.00
Grooming (daily; 15- 20 minute sessions)	\$150.00
Fly mask (daily on & off)	\$10.00 per month
Hoof oil (4 session)	\$5.00 per month
Fly spray (daily)	\$15.00 per month
Blanketing (routine)	\$50.00 per month

Washing machine use:

Coolers and Liners	\$15.00 per use
Turnout sheets (thin)	\$15.00 per use
Saddle pad	\$5.00 per use
Multiple pads & rags	\$25.00 per month
Unlimited use of machine	\$50.00 per month

Ways to Save!

Lesson horse program

Is your horse suitable for riding lessons? Does it need extra exercise? Your horse can earn \$5.00 for each lesson. Not only will your horse help decrease the bill, your horse will get extra attention and training. All horses receive grooming before and after each ride. You may even make special requests for equipment or riders.

*A maximum of two rides per week (total of \$40.00 boarding credit, or additional lessons, or training with Laura). A written contract is required.

*This program is not included for leases (full or half) or special contract amongst customers.

Please know that at Laurel Manor we are horse owners and lovers just like you and we work very hard to care for each horse on the property. We cannot watch over your horse 24 hours a day, 7 days a week and we will not notice every scratch and bump or misplaced item. We depend on you to let us know if you see something wrong. We will always welcome and encourage your input.





Laurel Manor Registration & Liability Form

12680 Seba Road, Centerton, AR 72719

(479) 530-1241 laurelmanorequ@gmail.com

REGISTRATION

NAME: _____ DOB: _____ AGE: _____

PARENT/GUARDIAN (if applicable): _____

ADDRESS: _____

PHONE: _____ WORK PHONE: _____

EMAIL: _____

EMERGENCY CONTACT: _____

EMERGENCY PHONE: _____

LIABILITY RELEASE

_____(name), would like to participate in equine activities under the instruction of Laura McKenzie (affiliated, but not limited to, "Laurel Manor Equestrian, LLC" 12680 Seba Road, Centerton, AR 72719). I acknowledge the risk and potential risk of participation in equine activities. However, knowing these risks, I hereby, intending to be legally bound, for myself, my heirs, and assigns, executors or administrators, waive and release forever all claims and damages against Laura McKenzie for any and all injuries and/or losses I/my son/my daughter/my ward may sustain while participating under the instruction of Laura McKenzie. This release includes injuries to guests and invites of the undersigned during their use of the facility and/or instruction of Laura McKenzie.

WARNING: IN ACCORDANCE WITH ARKANSAS LAW, AN EQUINE ACTIVITY SPONSOR IS NOT LIABLE FOR AN INJURY TO, OR DEATH OF, A PARTICIPANT IN EQUINE ACTIVITIES RESULTING FROM THE INHERENT RISK OF EQUINE ACTIVITIES. A.C.A. § 16-120-202.

SIGNATURE _____ DATE: _____