

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 blue ink that reads "Laura McKenzie Duncan". The signature is written in a cursive style.

Laura McKenzie Duncan
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:

- Six 12' x 12' stalls and two 12' x 14' stalls
- Secured tack room
- Social room with bathroom
- Adjacent to indoor arena, outdoor arena, and warm-up ring

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
- Multiple grooming locations in and around barn

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: \$600.00 per month (12' x 12') or \$625.00 per month (12 x 14')

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' or 12' x 14' stall inside the barn
- Shavings (8 bags allotted per month for 12'x12'; 10 bags for 12'x14; owner may provide additional shavings)
- Daily stall cleaning
- Up to 8 quarts 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 (LM application in cold weather)
 - Basic blanketing (one blanket): \$30.00 per month
 - Customized blanketing: \$50.00 per month
- Trailer parking



Private Shed Board: \$500.00 per month

Because we believe no horse should be left outside overnight without cover, we offer a private shed board. Similar to our stall 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 with large private run
- Shavings (6 bags per month maximum; owner may provide additional shavings)
- Daily cleaning
- Regular footing for drainage
- Up to 8 quarts 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)
 - Basic blanketing (one blanket): \$30.00 per month
 - Customized blanketing: \$50.00 per month
- Trailer parking
- Access to all facilities



Private Run Board: \$475.00 per month

A more economical option for our guests is a private run with partial cover that sits adjacent to our barn. Your horse is housed in a private run with an overhang that provides shade and shield from weather. As with all our horse tenants, they are cared for and treated no differently.

Private Run Board includes the following services:

- 12' x 12' covered shed
- Daily shed cleaning
- Up to 8 quarts 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)
 - Basic blanketing (one blanket): \$30.00 per month
 - Customized blanketing: \$50.00 per month
- Trailer parking
- Access to all facilities



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 two Purina branded grains: Equine Senior and Professional Impact. However, owners may, at their expense, provide preferred grain and we will be happy to feed as requested.

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 8 quarts of performance feed and 6 flakes each day. Special feed prep (i.e. soaking or ruffage) incurs additional \$15.00 charge.

Q. What if my horse needs more food?

A. In this event, we require a minimum additional fee of \$50.00 which 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. Liquid supplements will incur additional \$10.00 fee.

Q. Can I supply my own grain?

A. Yes, however no discount is provided. Owners will need to coordinate grain container and bag placement with the facility as space is limited inside the feed-room.

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. 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 fits better. Private pasture incurs an additional \$100.00 per month.

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 fresh clean 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 may provide *initial* blanketing at no additional charge. However, if Laurel Manor is required to change blankets on a routine basis, a fee of \$30.00 will be added to the monthly board rate. Specific multi-type blanketing is \$50.00 per month. 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. In addition, Laurel Manor will clean sheets and liners for \$15.00 per blanket. As storage is limited, we ask 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 10:00 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 via text or 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 work with a trainer, please coordinate with Laura.

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 labels for tack and equipment, as well as keeping 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 lessee.

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 \$50.00 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 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(s) from the property.



Other Services*

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

Training

Training rides/sessions (4 per week)
Single sessions

Contact for price

Contact for price

Riding lessons

Pricing for boarders

| | |
|---|----------|
| 4 lesson Initial package to LM | \$415.00 |
| 4 private lesson package | \$210.00 |
| 4 semi-private/group package | \$150.00 |
| 8 private lesson package | \$415.00 |
| 8 semi-private/group package | \$280.00 |
| Single private lesson (varies by package) | \$55.00 |

***All prices subject to change.**



*A La Cart Services and Pricing**

| | |
|---|--------------------------|
| Holding fee | \$15.00 per hour |
| Holding fee after hours | \$25.00 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) | \$20.00 |
| Feet soaking (20 minutes) | \$25.00 |
| 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 |
| <u>Trailer to vet:</u> | |
| Pricing excludes holding fee and fuel | |
| Dr. Michael Lundsford (Springdale) | \$75.00 per horse |
| Dr. Paul Turchi (Fayetteville) | \$75.00 per horse |
| <u>Monthly services</u> | |
| Blanketing (routine) | \$30.00 per month |
| 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 |
| Fly spray (daily) | \$15.00 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 |

***All prices subject to change.**



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 also 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 Duncan (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 Duncan for any and all injuries and/or losses I/my son/my daughter/my ward may sustain while participating under the instruction of Laura Duncan. This release includes injuries to guests and invites of the undersigned during their use of the facility and/or instruction of Laura Duncan.

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: _____