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860-376-1081 [www.sunfoxcampground.com](http://www.sunfoxcampground.com)

August 1, 2025

To our Seasonal Campers at Sunfox:

It is our pleasure to invite our seasonal campers to re-book for the 2026 camping season, and while we hope that all of our current seasonal campers who are receiving this invitation remain with us next year and for many seasons to come, we do understand that for a variety of reasons some seasonal sites may choose to not rebook. As we currently have over 200 families on an ever-growing waiting list for 2026 seasonal sites, and have had numerous inquiries from current seasonals and those on the wait list about which specific sites will be open for 2026 seasonal bookings, we ask that you please let us know of your intention to re-book your site for next year **by Monday, September 1**. Unless you indicate otherwise, if you are re-booking, we will assume that you will remain on your current site. Please let us know if you are interested in selecting a different site for 2026, as we prefer to offer our current seasonals, based on seniority, date of request and appropriateness of site & RV, choice of any existing seasonal sites that become available, as well as the selected new sites in the 101-129 range. By mid-September, we hope to begin contacting those on the waiting list with a list of any seasonal site options.

As of this time, based on what we have been directly told (as opposed to unverified rumors) , we are aware of the following site(s) that are available for 2026 seasonal bookings (and as we hear from any other of our current seasonals, we will update this list on-line):

Selected sites (approximately 12-15 of the 29 new sites) in the 101-129 range—Specific numbers will be available by Labor Day.

If you are interested in relocating, please let us know, and we will do our best to accommodate your request. *If you know of any friends on our seasonal wait list, please have them complete our "Seasonal Interest Form" on our website, as we are updating our wait list.*

The Sunfox seasonal base rate for 2025 was \$4000 for a site with water, metered electric, cable TV and sewer, and \$3800 without sewer. The base rate for our existing sites for 2026 will be \$4100 with sewer and \$3900 without sewer. This \$100 change represents an increase of approximately 2.5%, which is below current inflation and cost of living adjustments. The costs of staffing (2025 minimum wage in CT increased to \$16.35, and will go up again for 2026), cable TV programming, internet, septic, fuel and trash service fees and other operating costs continue to increase. We would like to continue to offer frequent live musical entertainment, sufficiently maintain our amenities, and provide appropriate levels of staffing. We offer a few programs that may help you save on your seasonal fees. Please note that the seasonal rate for any of our 29 NEW big-rig sites with 50 amp service will be \$4600, and these sites are intended for newer model large RVs. The specific site numbers of the 12-15 sites that will be seasonal in the 101-129 range will be available by Labor Day.

1. **Upgrade your RV**—Any seasonal purchasing a new RV for 2026 (either a 2026 or leftover 2025 model) will receive a \$50 credit, applicable to 2026 electric billings.
2. **Pay in Full Discount**—Any seasonal camper who pays in full for the 2026 season by September 1, 2025 will receive a discount of \$100 (therefore, a payment of \$4000 w/e/c/s or \$3800 w/e/c or \$4500 for 50AMP would be due). *Please note that this discount can only be offered for those campers paying by cash or check*

For those not opting to take advantage of the "pay in full discount", the payment schedule is as follows (and we have added an ACH option and the ability to pay your seasonal fees, electric bills and bulk propane on-line).

September 1, 2025: Initial deposit of \$500 (cash, check or cc)

February 15, 2026: \$1000 payment due

April 1, 2026: Balance due

*Please note new cancel policy, as we have had numerous seasonals "rebook" then cancel in Nov/Dec. If your seasonal reservation is cancelled, applicable winter storage fees will apply (\$300 for the winter, or \$2/day). In addition, for any cancel on or before December 31, 2025, a \$250 fee will be charged. If seasonal reservation is cancelled between January 1 and March 15, a \$500 fee will be charged. If cancelled after March 15, applicable monthly/weekly rates and winter storage fees will be applied, with a minimum fee of \$500 charged.*

The seasonal rate is based on two adults, with additional persons charged the following rate to be included as part of the registered party (anyone not included would pay the visitor fee for each visit, and would require a registered member of the site to be present for visitors). These are based on specific added names and are NOT transferable. Many seasonals have chosen to register their in-laws or other frequent guests, rather than paying the visitor fee each time they join you:

Children ages 1-12	\$5.00 to \$60.00, based on a fee of \$5 times child's age (for example, a 7 year-old would be \$35)
Teenagers (13-20) or Seniors	\$75.00 per teen or senior citizen (65 & over) for the entire season
Adults 21-64 years of age	\$100.00 per person for the full season

We remind all seasonal campers that unless your guests are staying for less than an hour (such as dropping someone off, or meeting you for a quick dinner), the visitor fee is due. Please note that we do not charge visitor fees from day guests of our seasonals during April, or for any mid-week day guests in the spring (before Memorial Day) or fall (after Labor Day). Also, please remember that guests are those who are visiting you when you are here. We have kept our seasonal extra person fees very affordable, and suggest you add any "regular" guests to your registration (such as "in laws"), which would permit them to use your site even if you are not present. Your seasonal site may not be advertised or used as a sublet (ie. used by others who are not registered as part of your camping party when you are not present...we have 2 Park Model options if desired). However, if permitting family members or friends who are NOT registered as part of your seasonal site to utilize your site when you are not present to accept them as "guests", the published nightly or weekly site fee for a basic "tent site" will be applied and collected. Advance notice and completion of registration form is required, and Sunfox takes no responsibility for your guests/RV. Please advise them of our rules.

Unlike many campgrounds that don't open until late April (with some now delaying opening until mid-May), and many that close in mid-October, we are pleased to offer an extended 7-month camping season from early April until late October. It is our intent to once again offer a full 7-month seasonal, from April 1 (weather or other unforeseen circumstances permitting) through October 31. Please note that the 5 winter months (November 2025 through March of 2026) of unplugged on-site storage are only included in the seasonal rate if re-booking and paying the required deposit for the subsequent season. Most other campgrounds charge \$500 or more for winter storage. If you are not rebooking, the RV must be removed by November 15, or a winter storage fee of \$300 will be charged for the period of November 1 through March 15 (the Town of Lisbon assesses for personal property on October 1, so removing before then could save on personal property tax). Of course, those re-booking may still opt to remove your RV for the winter months. If comparing other campground's seasonal programs, be sure to examine the length of season, the winter storage costs and any extra fees for items such as visitors, cable TV and wifi. We strongly believe that we offer the best value for our seasonal sites, as there are numerous other local campgrounds whose shorter season, with fewer included items and activities and facilities, are well in excess of \$5000. Our seasonal rate is significantly discounted as compared to our published monthly rates (less than half the price if the site is calculated at the monthly rate for 7 months).

Enclosed you will find the seasonal agreement and registration form. Please return both forms with your deposit (our new reservation software does not permit a reservation to be made without a deposit). To ensure you receive this letter, we have mailed one copy to each camper's home address, as well as posting a copy on the Sunfox website. We would like to thank our seasonals who have paid their electric bills in a timely manner, as that money goes toward the large Eversource electric bill we receive each month. Again, it must be noted that Sunfox makes no money from electric billing, as we charge the exact amount we are billed per kw hour (despite being permitted to charge an administrative fee for meter reading, billing and collecting payments). We also want to remind our seasonals that the "break even" date for seasonal rate as opposed to the published monthly rate is around July 15, so in the rare instance that a seasonal must end their stay early, recalculating at the monthly rates may not result in any refund for a departure after July 15. Please be sure that you are able to budget properly. Unfortunately, due to multiple instances in recent years of seasonal campers having a large balance still remaining as the season draws to a close, we must adhere to our published payment schedule, and will be unable to renew seasonal contracts for those with prior unpaid balances until those balances are paid in full, which may result in site being reserved by another family. The seasonal agreement invitation to re-book is contingent on successful completion of the current camping season, as determined by Sunfox management. Invitation may be rescinded based on any issues regarding behavior, unpaid balances, unregistered guests or any other violation of Sunfox rules and regulations.

We have appreciated all the help that has been given and offered by so many of our seasonal campers. We look forward to the remainder of the 2025 season, and will be thrilled to have any of our seasonal campers volunteer to help with any of our 3 Halloween Weekends. Please be reminded that the Town of Lisbon will send you a personal property assessment form this fall—you should return that completed form in a timely manner to avoid any late fees.

Just a few additional notes...please make all members of your camping party aware that nothing but toilet paper can be flushed (there is no such thing as "flushable wipes" when it comes to campground septic systems...and recently had a pair of reading glasses clog up our honey wagon), and there have been issues with grease build-up in our systems (do not put grease down the sink). Those who get propane from Hocon should expect a delivery around Labor Day to top you off for the fall. Lastly, as a small, family campground, we take great pride in hearing positive comments regarding the interaction of our seasonals with other seasonals and with our transient campers, and appreciate your continued assistance.

Sincerely,

Dave, Jen and the entire Nowakowski family