Getting Your Seasonal RV Site Ready for Summer

Securing a seasonal RV site for the summer is a great way to enjoy a home base on the water without the full commitment of a second property. But a successful season depends on what you do before you arrive. A little advance planning keeps your setup smooth and your summer relaxing. Here is how to prepare, step by step, so you can make the most of your time at a place like **appleislandresort.com**, a Vermont lakeside RV resort on Lake Champlain.

Start with a thorough inspection of your RV, focusing on systems that will get heavy use. Check the roof, windows, and door seals for any cracks or gaps that could let in moisture or pests. Look at the caulking around vents and the air conditioner. A small leak found at home is a simple fix; one discovered after a rainstorm at your seasonal site can ruin your first weekend. Test your air conditioner well before the heat arrives. Run it for an hour to make sure it cools evenly and that the drain pan is not clogged. If it struggles, you have time to get it serviced. Also check your refrigerator, both the AC and propane modes, and your water heater. These are hard to troubleshoot once you are on site and trying to settle in.

Plan Your Utility Connections

Seasonal RV sites typically offer electric, water, and sewer hookups, but each park has its own layout and connection points. Know what your site provides. Most seasonal sites use a 30- or 50-amp pedestal. Bring a surge protector and a heavy-duty extension cord rated for the amperage. A short, high-quality cord is better than a long, undersized one that can overheat. For water, a simple pressure regulator and a drinking-water hose separate from your general-use hose will save you headaches. A Y-splitter at the spigot lets you run a second hose for rinsing or washing without disconnecting your main supply.

The sewer connection deserves special attention. You will be hooked up for months, so a proper setup matters. Use a clear elbow fitting so you can see when waste is flowing, and a sturdy sewer hose support to keep the line at a constant downhill grade. A twist-on cap with a built-in hose connection for flushing is convenient. Be mindful of the tank levels even while connected. Many RVers leave the black tank valve closed until it is nearly full, then drain it, to avoid a pileup of solids in the pipe. The gray tank can stay open if the park allows it, but closing it and draining it after meals gives you extra rinse water for the sewer hose.

Set Up for the Long Haul

A seasonal site is not like a weekend trip. You will want your RV to feel more like a cottage. Start with leveling. Once you are positioned, use leveling blocks or a set of sturdy jacks to take the weight off the tires and stabilize the unit. Even a slight wobble becomes annoying after a

week. Then put down a ground cover or outdoor mat under your awning. It keeps dirt out of the RV and defines your outdoor living space. A few folding chairs, a small table, and a portable grill turn that space into an extension of your home. If the site has a fire ring, bring a grate for cooking. If not, a portable fire pit is a nice addition, but check the campground rules first. Some seasonal sites have restrictions on open flames or require elevated fire pits.

Storage is another key consideration. You will accumulate gear over the summer: chairs, kayaks, fishing rods, games, maybe a bike or two. A small deck box or a weatherproof storage tote keeps things dry and organized. Many seasonal RV sites offer on-site storage sheds, but if yours does not, a lockable deck box under your awning works well. For larger items like a canoe or a paddleboard, a simple rack on the side of the RV or a stand at the edge of the site keeps them accessible without cluttering the living space. At appleislandresort.com, where the marina and Lake Champlain are right there, having your water gear ready to go makes spontaneous afternoon paddling easy.

Create a Maintenance Schedule

A full summer at a seasonal site means your RV will be used more than it would be on a few trips. A simple maintenance schedule keeps things running. Here is a practical list to follow:

- Every two weeks: Check and clean the air conditioner filter. A dirty filter makes the unit work harder and can freeze the coils on humid days.
- Monthly: Inspect the roof seals and caulking. UV exposure and heat cycles can cause cracks. Apply a compatible sealant as needed.
- Monthly: Test the smoke and carbon monoxide detectors. Replace batteries if they are low.
- Every three months: Lubricate the stabilizer jacks and slide-out mechanisms with a dry silicone spray. This prevents squeaking and sticking.
- As needed: Wash the exterior to remove tree sap, bird droppings, and road grime. A gentle soap and a soft brush avoid scratching the gel coat.

Pay attention to the battery bank if you are not plugged in all the time. Seasonal sites often have full hookups, but if you dry camp occasionally, check the water level in flooded lead-acid batteries and keep the terminals clean. A battery monitor helps you track usage so you are not caught with a dead battery on a cloudy day.

Know the Campground Rules and Community

Every seasonal RV park has its own set of rules about quiet hours, pet policies, speed limits, and the use of generators. Read them before you arrive. Some parks restrict the hours you can

run a generator, even on a seasonal site. Others have specific rules about the type of sewer hose you can use or how high your antenna can be. Respecting these rules keeps the community pleasant for everyone. It also prevents a knock on your door from the camp host on your first evening.

Seasonal sites often have a strong sense of community. People return year after year, so being a good neighbor goes a long way. Introduce yourself when you see someone outside. Offer a hand if someone is struggling to back into their site. Join in on potlucks, bingo nights, or the weekly corn hole tournament. These activities are part of the appeal of a seasonal site and help you feel at home. If the park has a clubhouse or activity center, stop by and check the bulletin board for announcements. You will quickly learn the rhythm of the place.

Prepare for Weather and Bugs

Summer in Vermont can bring heat, humidity, thunderstorms, and the occasional cold snap. Pack for all of it. A box fan or a small oscillating tower fan helps on still nights. A dehumidifier inside the RV prevents that musty smell that can develop in humid weather. For storms, make sure your awning is tied down properly or retracted if high winds are forecast. A set of heavy-duty awning tie-downs and stakes is cheap insurance.

Bugs are part of lakeside life. Mosquitoes and black flies can be persistent, especially near dawn and dusk. Bring a good repellent and consider a portable bug zapper or a thermacell device for the outdoor area. Citronella candles help too. If the site has a screened room or a pop-up canopy with mesh walls, that can be a game changer for evening meals. Also pack a basic first aid kit with antihistamine for bites and a sting relief wipe. You will use it.

Make a Summer Calendar

One of the best parts of a seasonal site is the ability to plan your summer around what you love. Sit down with your family or travel companions before the season starts and sketch out a rough calendar. Mark the long weekends when guests might visit. Note the park’s special events, like a Fourth of July parade or a Labor Day potluck. Block out a few weekends for day trips to local attractions, like a hike on the Long Trail or a visit to a nearby farmers market. Having a plan prevents the classic problem of arriving at your seasonal site and spending the whole weekend just trying to decide what to do.

At the same time, leave room for spontaneity. The best memories often come from an unplanned campfire chat, a sunset paddle, or a sudden invitation to a neighbor’s barbecue. A seasonal site gives you a base, but it is the people and the place that make the summer special.

Final Checks Before the Season Starts

A week before your first stay, do a dry run at home. Hook up the water and electricity, turn on the fridge, and let the system run for a day. This catches any lingering issues from winter storage. Check the tire pressure and the lug nut torque. Make sure the propane tanks are full and that the regulator is working. Pack a dedicated bin with all your seasonal site gear: the sewer hose, the water pressure regulator, the surge protector, the leveling blocks, and the ground mat. Having everything together means you are not digging through storage bins on your first afternoon.

When you arrive at your seasonal site, take your time setting up. Do not rush through the leveling and utility hookups just to get to the fun part. A careful setup pays off all summer. Walk the site with a critical eye. Is the sewer connection downhill from the RV? Is the electric pedestal within easy reach? Are there low-hanging branches that could scratch the roof? A few minutes of adjustment now saves you from problems later.

Seasonal RV sites offer a unique blend of travel and home base living. With a little preparation, your summer can be smooth, comfortable, and full of the kind of easy, lakeside days that make the whole effort worthwhile.