

GUIDEBOOK

TALKING WATER

NATURE RETREAT

Chattanooga, Tennessee



TALKING WATER NATURE RETREAT



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About the property

Talking Water Nature Retreat is a family-owned & family-operated getaway nestled on 82 forested acres of Chattanooga's stunning Suck Creek Mountain.

Born from our love of hosting guests and creating a welcoming atmosphere, we combined our passion for construction with a deep commitment to sustainability. The result? Four eco-friendly, hand-built Cabins and a funky Bunkhouse that feature unique and playful uses of materials, designed to bring joy to everyone who visits.

Explore the scenic trails, unwind in nature, and enjoy the peaceful surroundings at Talking Water Nature Retreat.

Welcome to Talking Water!



6405 Suck Creek Road, Chattanooga, TN 37405

COMMUNICATION

Hosting is our passion, and we cherish the connections we make with our visitors. How cool is it that we get to make the space where lifelong memories are formed? Thank you for entrusting us with that privilege.

We are at Talking Water every day. See us around? Come say hi!

We try to honor guests' privacy, but we love to get to know anyone who wants to chat! We are happy to answer any design / construction / future plans questions!

Warmly,

SUCH & SONNER FAMILY

HICCUPS

Our 1st house rule is Assume the Best Intent. If we have not met your expectations in any way, it is not intentional.

Please let us know where you see a need for improvement. Talking Water is our passion & we love sharing it with our guests, including you.

contact info

Bobbie Such, Director

Email: Bobbie@TalkingWaterTN.com

Phone: 423-713-3641

On-platform messaging is the most efficient way to reach us. We have four young children, and to be fully present with them, there are times when non-work-related calls or texts may go unanswered. Using the messaging feature on your booking platform ensures that your communication is received and prioritized.

Last-resort contacts:

James Such: (850) 545-1538

Karen Sonner: (978) 394-6792



emergency info

- **Police, non-emergency:** (423) 698-2525
- **All Safety Emergencies:** 911
- **Erlanger Baroness Hospital** (downtown), 975 E. 3rd Street, (423) 778-7000



ESSENTIAL INFORMATION



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TIME ZONE

Talking Water is in Chattanooga & most of our guests spend their travel time downtown. Therefore, we use Eastern Standard Time like the rest of the city. **Please lock the timezone on your phone** to avoid switching between EST & CST.

CHECK-IN

4pm Eastern / 3pm Central

Your personal door code will be sent when your cabin is ready.

*we never guarantee early check-in, but we always message when we are done cleaning.

CHECK-OUT

11am Eastern / 10am Central

LOCATION

Make it easy on yourself and just click this [link](#) or type in "Talking Water Nature Retreat" on Google Maps.

MARKETPLACE

Items such as Pet Fees, Late Check-Outs, etc may be purchased **up to 24 hours before check-in.**

[MARKETPLACE LINK](#)

You are welcome to purchase tangible items such as Fresh Eggs, S'mores Kits, Grill Kits, Hiking Gear, Turkish Bath Towels, and other souvenirs from the laundry room on-site.

*Payment must be sent via Venmo, Squarespace, or AirBNB

EXTRA ITEMS

Need a blowdryer, curler, or hair straightener? Dog crate? Highchair, hiking carrier, or children's dishes?

All are provided for free, but must be requested **24 hours prior to check-in.**

BOOKING

Meadowlark must include a **guest over 25 years of age** or booking will be canceled. Supervision of children is required at all times.

CABIN RULES

**This is our home.
Please treat it with
kindness.**

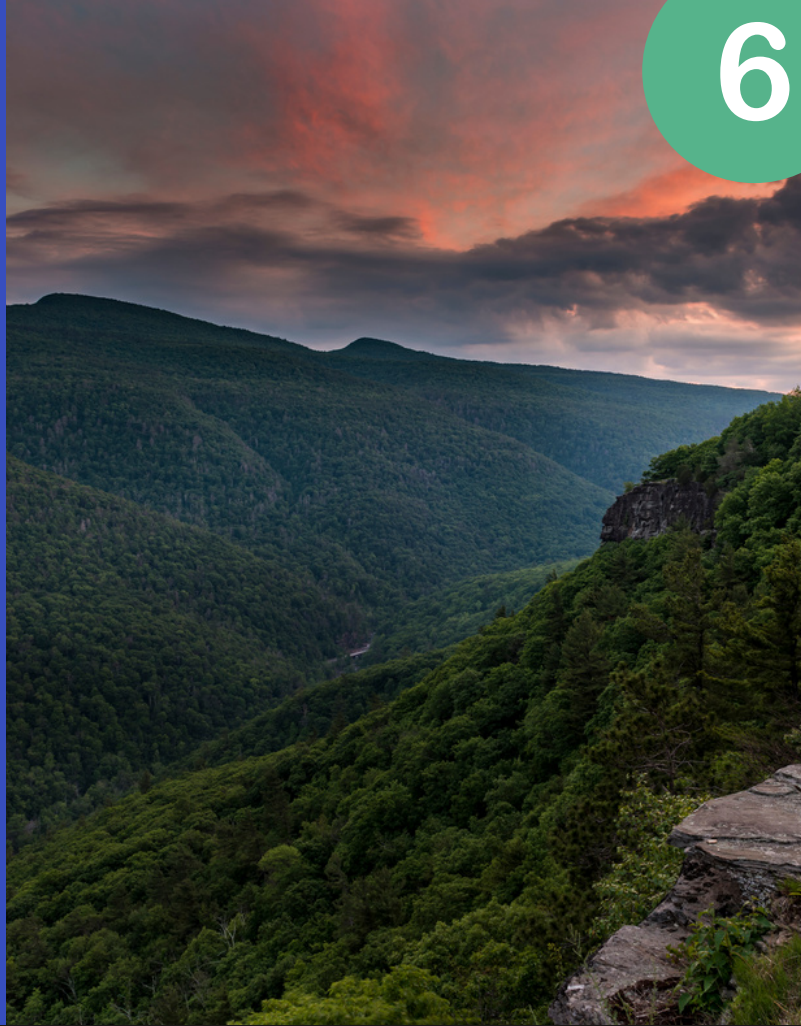
1. **Assume the Best Intent:** We are hosts because we enjoy creating positive spaces. And like you, other guests are here to relax and enjoy themselves. A little kindness goes a long way!
2. Treat Talking Water with the **care you give your own home.**
3. **No smoking or vaping** indoors or within 25 feet of doors/windows. Please use the yellow or black butt disposal bins at each cabin.
4. **Guest policy:** Only the number of guests in your reservation should spend the night. Let us know about any additional guests (within capacity).

5. **Parties & noise:** Gatherings, decorations, and outside guests should be approved of by hosts beforehand. Quiet hours are 11 PM–8 AM EST. Please respect our neighbors and other guests.
6. **Doors & codes:** Lock doors when away, and don't share the access code.
7. **Pets:** Approved pets only, fees paid, crated when unattended, leashed outdoors, and no pets in Blackbird Cabin or Meadowlark Bunkhouse.
8. **Respect our belongings:** Damages or missing items may incur a fee unless we've agreed otherwise. Report any issues upon arrival.
9. **Leave No Trace.**

Violations, harassment of our livestock, or destruction of our property will result in termination of the rental agreement without refund.

THANK YOU!

Talking Water Nature Retreat





THIS PART SUCKS

SERIOUSLY. WE ONLY INCLUDE THIS BECAUSE WE ARE MADE TO.

Most guests are wonderful, interesting people whom we sincerely enjoy interacting with, in-person and online. It's the reason we do this work.

But industry-wide, there are some bad apples. **Because of this, hosting platforms required us to list potential fees publicly.**

Please note: we rarely have to charge any fees and we do not enjoy doing so. Who enjoys conflict? Definitely not us people-pleasers.

A little communication from a guest goes a long way. Break something? Just let us know. Kindness is the best bandaid.

*let's all be a
little more like
her*



POTENTIAL FEES PER CABIN/INCIDENT:

- Broken or damaged items: replacement value
- Guests above occupancy: \$50 per guest per night
- Extreme Cleaning: \$80 to \$250
- House Rule Violation: \$30-\$50
- Late Check-Out: \$30 at the start of every 15 minutes
- Smoking Indoors: up to \$250
- Littering: \$50
- Unapproved pet: \$100

CHECK IN PROCEDURE

Check-In is anytime after 4pm EST / 3pm CST

- We always message guests when we are done cleaning, however we never guarantee early check-in.
- Your check-in message will include a unique door code for your stay. This code will work on your cabin door & the laundry room.

TIME ZONE

Talking Water is in central time zone "Slow Time" but we operate on "fast Time" like the rest of Chattanooga

- Please use [Google Maps](#) for wayfinding
- Turn in at the "Talking Water" sign - there are directional signs at the top of the driveway pointing to each cabin.

PARKING

- Blackbird has 2 marked spaces
- Chickadee has 3-5 unmarked spaces
- Goldfinch has 2 marked spaces
- Whippoorwill has 2 marked spaces
- Meadowlark has 3 spaces next to cabin

Electric Vehicle Charging:

- there are 2 pay-per-use EV chargers in front of the Meadowlark Bunkhouse
- please do not park in these spots when not charging

There is capacity for 4 more marked parking spaces and up to 8 more unmarked parking spaces. Use of these spaces requires host approval beforehand

CHECK OUT PROCEDURE

Check-Out is before 11am EST / 10am CST

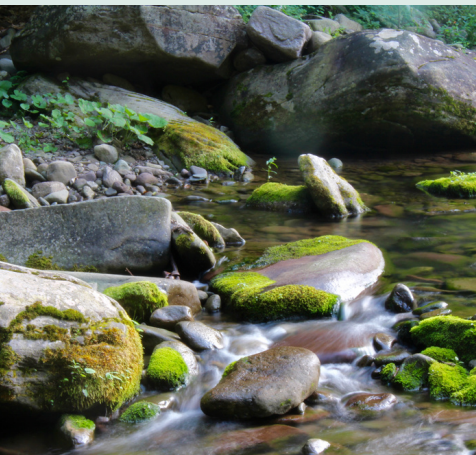
- Late Check-Outs are available for purchase on our website. Please purchase these at least the night prior to checking out.

LEFTOVER FOODS

If you want to donate unused foods for the next travelers, you may do so by leaving dry goods on the kitchen counters and other items in the fridge

Check-Out Instructions:

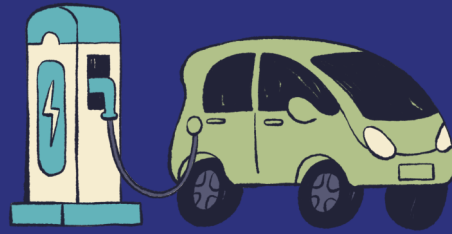
- Please open the blinds (this helps the plants & is less spooky for us to walk into)
- Wash all dishes (it is okay to leave them drying)
- Leave used towels in the tub/shower
- Return items to their original locations
- If you want to shoot us a message letting us know you have checked-out, we always appreciate it!



CHECK IN & OUT



EV PARKING



There are two
marked EV
parking spaces in
front of the
Meadowlark
Bunkhouse.



All guests are welcome to pay to
use these spaces for EV charging
ONLY, with a maximum of 4
hours per use.

Each spot
has a QR
code to scan
to pay for
use.



**Please do not
park in these
spots when not
charging**

MISCELLANEOUS



THERMOSTAT

- Each cabin* operates off a mini-split with a Nest thermostat. This [link](#) will demonstrate how to use the thermostat. (*Meadowlark runs off two mini-splits)
- Please close the doors/windows if you are running the heat/cool! Overwhelming the unit will freeze it.



FIRES

- Please extinguish all embers before leaving a fire. Water pails are provided at each fire pit.
- Inspected & tagged fire extinguishers are located in each kitchen for emergency use.
- Smokey Bear is watching! Be smart with fire.



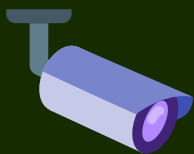
NOISE

- There is a white noise machine in every cabin. You may hear some road noises, livestock, and/or gunshots from the state forest (there are permitted hunting days).



PLANTS

- Please don't water the plants! It is generally easier to kill plants by overwatering than it is to under-water them. Feel free to mist the plants at any time! Each cabin has a misting bottle.
- Bonus: please let in sunlight during your stay! The plants enjoy it.



SECURITY CAMERAS

- It's a bummer, but we have to have security cameras. There are cameras at the entrance to every cabin, along the driveway, inside the laundry room, and outside the pavilion.
- There are no cameras inside the cabins/private spaces.



TVS & ENTERTAINMENT

- Each cabin* has a medium-sized smart-TV. Please remember to log out of the applications. (*Meadowlark has two smart-TVs)
- Games & puzzles are available in the laundry room.
- Children's toys are located in the grey bin in the pavilion.



WIFI

- Each cabin has a dedicated wifi network. The passwords are displayed inside each cabin for privacy.

Traveling with Children

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We love welcoming families! To ensure everyone has a safe and enjoyable experience, we kindly ask our guests to prioritize **safety** and follow **Leave No Trace** principles. We're thrilled to offer a chance to connect with nature, but please do not disturb the landscape or the creatures that call it home. 😊

CHILDREN SHOULD BE MONITORED AT ALL TIMES, ESPECIALLY NEAR THE ROADWAYS & TRAILS, ON THE SLIDE, THE CLIMBING EQUIPMENT, AND NEAR ANY ANIMALS.

"LEAVE NO TRACE"

TAKE ONLY PICTURES,
LEAVE ONLY FOOTPRINTS

.....

"Leave No Trace" means taking care of everything around you (both nature and things people have made) so others can enjoy them too.

Please **no not** let your children move, alter, or damage landscaping or decor. Every stone here has been placed with intent and hardwork.

Please let us know **at least 24 hours** prior to check-in if you would like any of the following in your cabin:

Highchair



Hiking Backpack



Kid's Plates & utensils



Our cabins are cozy-size, so only request the items which you are certain to use during your stay!

Please **DO NOT** allow children to play with or around the cob oven. It is handbuilt and fragile!

Notes about goats:

Please ensure you and your children are being respectful of the animals that call this place home. Anyone found harassing the goats or other animals will be asked to leave.

Notes about chickens:

Please stay with your children around the chicken coop! It is important that kids wash their hands before touching their mouths/food after interacting with the chickens. They also should not climb the coop, kick it, mess with locks, or open any doors/drawers.

Traveling with PETS



**FROLIC THROUGH THOSE
WOODS! PLEASE DO!**
JUST PLEASE KEEP YOUR PET
ON A LEASH AT ALL TIMES
OUTDOORS & CLEAN UP AFTER
THEM

RULES

- Pets are welcome in Chickadee, Goldfinch, & Whippoorwill Cabin.
- Pets are **not** allowed in Blackbird or Meadowlark.
- All pets must be **disclosed** to hosts and **\$50 pet fee** per pet paid prior to check-in (pet fee is \$100 for undisclosed pets).
- Our working livestock (chickens, cats, & goats) call this place home, and roam the property freely to help control pests and keep the weeds at bay. Out of respect for them, pets must be **kept on a leash at all times** outdoors. If a pet is found unleashed, we will ask you to find alternate boarding for them during your stay.
- **Pick up** after your pets & make sure urination occurs away from cabins/structures.

Pets **MUST** be crated
whenever not directly
with their owners



Sleeping Arrangements

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Blackbird Cabin

2 Queen beds on the bunk bed

- Bottom bunk: 4 king pillows
- Upper bunk: 2 standard pillows

1 Twin Daybed on the screened-in porch

- Fitted sheet will already be in place
- Flat sheet will be in the closet

2 Hammocks Kits stowed in closet

3 extra blankets & 2 pillows in the closet

Chickadee Cabin

1 King bed

- 4 king pillows

1 Queen Futon

- Sheet set will be in the closet

2 Hammocks Kits stowed in kitchen trough

3 extra blankets & 2 pillows in the closet

Whippoorwill Cabin

1 King bed

- 4 king pillows

1 Sleeper Sofa

- Sheet set will be in the hope chest

2 Hammocks Kits stowed in hope chest

3 extra blankets & 2 pillows in the hope chest

Goldfinch Cabin

1 King bed

- 4 king pillows

3 Sleeper Sofas/Chair

- 2 full sheet sets & 1 twin sheet set will be in the closet

2 Hammocks Kits stowed in closet

3 extra blankets & 2 pillows in the closet

Meadowlark Bunkhouse

Built-In Queen bunk beds

- total of 4 queen mattresses
- 4 pillows per mattress (16 total)

2 Hammocks Kits stowed in trunk

3 extra blankets in trunk

Provided Linens

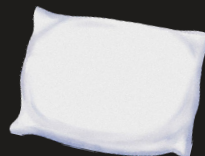
Always Include:



Prepared master bed, including comforter



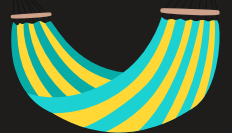
Sheets for all folding beds



Pillows



Handtowels



2 Indoor Hammocks



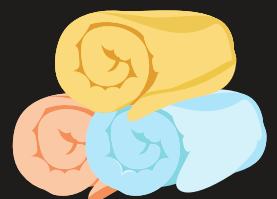
3 spare blankets



Washcloths



Makeup Towels



8 Turkish bath towels

Cabin Kitchen Amenities:



Tip: Load up on groceries at Aldi or Walmart before heading up the mountain. Both are located on Signal Mountain Road, 10 minutes away (you drive past them to get downtown).

Bunkhouse Kitchenette Amenities:



Bunkhouse does NOT have oven or kitchen sink. Please wash dishes in laundry room sink

Bathroom Amenities

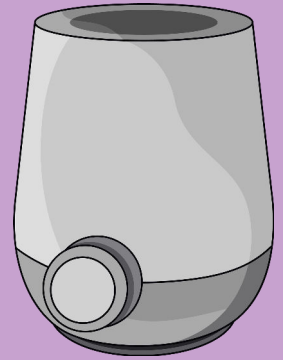
15



Shampoo, Conditioner, Body Wash,
Hand Soap, & Lotion



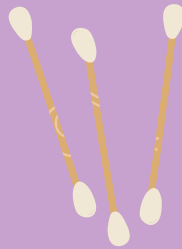
Makeup Mirror



Towel Warmer



2-3 rolls of
Toilet Paper



Q-Tips



Washcloths &
Turkish Bathtowels



Scalp Massager
(outdoor showers)

Bathrooms include:

Shower*, Toilet, & Sink

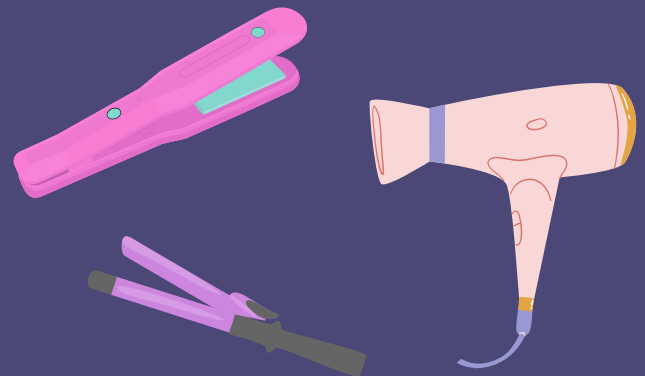
*Meadowlark bunkhouse only has an
outdoor shower

Outdoor showers are available from
last freeze through first freeze **

**Whippoorwill's & Meadowlark's outdoor showers
remain available year-round.

Meadowlark Bathhouse coming in
late 2027 & will include an indoor
shower!

Please request blowdryer, curler,
and/or straightener **at least 24
hours prior** to check-in.



We keep the cabins clutter-free for
guests who do not want these items.

Pavilion Amenities Include:



4 picnic tables.
1 serving table w. 2 benches.
4 Adirondack chairs.



Outdoor kitchen cabinets stocked with serving dishes & eating dishes. Electrical griddle with plastic utensils. Cups & cleaning supplies.



Communal firepit & firewood.

Pavilion is open to all guests.
Booking of entire Songbird Village reserves private usage for overnight guests.



*Oven availability subject to change

The cob oven (next to the pavilion) is available to use for Summer 2026* with additional fees & permission from host.

Cabin Patios Include:



Mother Nature!
Please take care



Firewood



Campsite Grill



Firepit

Grill supplies (charcoal, lighters, lighter fluid, & firestarter) are available for purchase from the laundry room

****Meadowlark has a 36" Blackstone (propane) grill in place of campsite grill. Please follow care instructions when using**



Private Events

Weddings, Micro-Weddings, & Elopements
Bachelor/Bachelorette parties
Wellness/Yoga Retreats
Religious Retreats
Sports Travel
Family or Friend Reunions
Small Corporate Retreats
Artist Retreats

We love hosting events! Share your idea & we will see if we are a good fit!



Private Workshops

Check out our website for more info & to book!

Earthbuilding
Plaster
Hempcrete
Cordwood
Reciprocal Roof
and more!



Laundry Room

Hours:

8AM - 11AM

&

4PM - 10PM



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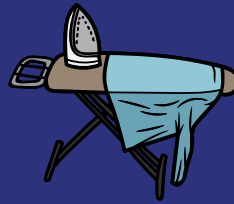
Please ONLY enter through laundry room door, NOT through Meadowlark Bunkhouse entrance & keep noise down to respect Meadowlark guests

Provided for guest use:



Detergent

Wool Dryer Balls



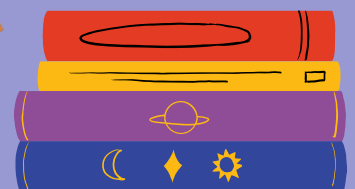
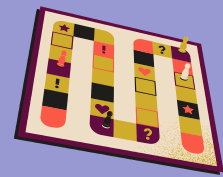
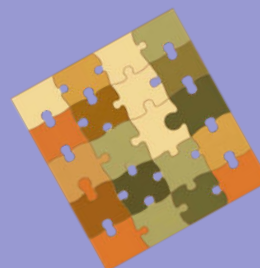
Iron, Ironing Board,
& Steamer

The same door code for your cabin lets you into the laundry room.



There are 2 washers and 2 dryers available to guests outside of cleaning hours, i.e. from 11am to 4pm.

Games & Books



Merchandise

is available

for sale by the

honor system.

tumblers, fire kits,
stickers, s'more kits, etc.



please pay
for what you
take!



LEGEND

- WAYPOINT
- DESTINATION (BLUE HOLE)
- 🏠 CABINS
- 🏠 PAVILION
- 🏠 SOLAR SHED

TRAILS

- 🟡 BILLY GOAT TRAIL
- 🟢 FLATFOOT TRAIL
- 🟠 HELLBENDER TRAIL
- 🔴 WOODCHUCK TRAIL
- 🟤 SIREN'S WAY
- ⬛ ROAD

PROPERTY MAP



TRAIL MAP



TRAIL STATS

ELEVATION GAIN - 394 FT
 BILLY GOAT TRAIL - 1/4 MI
 FLATFOOT TRAIL - 1 MI
 WOODCHUCK TRAIL - 1/4 MI
 SIREN'S WAY - 1/4 MI
 HELLBENDER - 1/2 MI

SCENIC WAYPOINTS

1 - KELLY'S POINT 6 - MOON CIRCLE
 2 - FERN GARDENS 7 - KERMIT'S BLUE
 3 - WEEPING ROCKS HOLE
 4 - CHALKBOARD ROCK
 5 - BLUE GROTTO

We suggest that you download the orange OnX App, wear closed-toe shoes, and bring a drink. And please keep an eye out for snakes!

Hiking Kits, including Nalgens, are available for purchase from the laundry room.

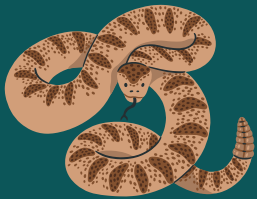
Wildlife



- Keep children nearby. Do not allow them to run ahead.
- Keep pets on a leash at all times outside.
- Remain aware of your surroundings & signs of wildlife nearby.
- Stay on the designated paths.
- Make noise while you travel.
- Keep a cell phone on you.



Animals & Humans coexist - and have coexisted - in this region throughout time. However, it is important to remain aware of & respectful of wildlife.



Hiking Safety tips by the National Parks Service can be found [here](#).





NO SMOKING

No smoking indoors or within 25 feet of doors & windows
This includes any substance you might enjoy :)

Cigarettes smoked away from the cabins may be disposed of in the
marked yellow bins. Please do not litter!

Disregarding these rules will result in an automatic fine
and termination of booking.

Local Bests

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Local Juice

- Owned by our lovely & talented friend, Gisela
- Downtown

Mad Priest Coffee

- Rebel spirit
- Downtown

Milk & Honey

- Positive energy abounds!
- Northshore

Aretha Frankenstein's

- The BEST pancakes
- Call to make sure no line
- Northshore

Bluegrass grill

- Wonderful locals
- Popular breakfast spot
- Downtown

Boathouse

- Seafood & views of the Tennessee River
- North of downtown

Old Man Rivers

- Local chef & his crew making killer foods & drinks in an old house
- Bottom of Suck Creek Road

State of Confusion

- Never-fail with great food & better atmosphere for whole family
- Downtown



Bread & Butter

- Pastries & loaves
- Red Bank

Niedlov's

- Sit down & stay awhile
- Downtown



Real Roots Cafe

- Great local family
- Northshore

Sluggo's

- So delicious
- Northshore



Bitter Alibi

- Cozy, near UTC
- Downtown

Boneyard Bar

- Fun vibe
- Downtown

Clever Alehouse

- Great food
- Red Bank

Hair of the Dog Pub

- Casual people-watching
- Downtown

Naked River Brewing

- Good spot to take kids/pets
- Downtown by skate park

Pickle Barrel

- Funk-lover's & people-watcher's paradise
- Top pick - strictly over-21
- Downtown



Yummy Thai

- Want the best nearby takeout? Only go to the food truck
- Red Bank



Sitar Indian

- Great, especially for lunch buffet
- Downtown



Crust Pizza

- Take-out window!
- Red Bank

Southside Pizza

- So good!
- Downtown



Alleia

- Awesome Italian
- Downtown



SABOR

- Central American & Asian a-la-carte fusion (informal)
- Order at the counter
- Red Bank



Hot Chocolatier

- Artisan chocolates made before your eyes
- Downtown



Clumpie's Ice Cream

- Local Treasure
- Several locations around downtown/northshore

To-Dos

Visit Chattanooga has fantastic itineraries which we cannot top.

Check them out [here](#).

However, our top *heck-yeah* recommendations are:



History Deep Dives

- Read up on the history of the Cherokee Nation & the Trail of Tears. Walk along **The Passage** at the Aquarium (and go inside the Aquarium because it lives up to the hype).
- Take a ride up the **Incline Railway** and visit the **Battles of Chattanooga** to see a reenactment of cannon fire. Take in the significance of Chattanooga to the end of the Civil War.

Local Events

<https://noogatoday.6amcity.com/events#/>



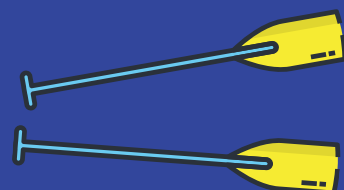
Stroll

- Walk the **Walnut Street** pedestrian bridge. Window shop around northshore's **Coolidge Park** & pick up a rental bicycle by the aquarium to see downtown.
- Park near the intersection of Market & Main streets. Wander - **most shops are locally-owned** by great people.

Hike!



- Trails at **Talking Water**.
- Trails in **Prentice Cooper** (especially Snooper's Rock).
- **Sunset Rock** via Craven's House.
- **Rainbow Lake** on Signal Mtn (swing by Pruett's Grocery to make a picnic!)



Kayak, Rent a Pontoon, Swim!
We are truly River City