



A Quarterly Publication
Courtesy of Arroyo Roble Resort
Post Office Box 2264
Sedona, Arizona 86339-2264

Arroyo Roble Resort Management

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From the General Manager's Desk

Dear Arroyo Roble Resort Homeowner,

Welcome to the "Summer of 2016". We have had many exciting changes in the resort this year and the staff looks forward to your return. Our very special Arroyo Roble Resort has seen the complete re-carpet of all the villas, installation of new living room couches and chairs, new artwork, with more to come. The resort's capital improvements this year also included some major underground piping to replace aging back-flow valves and another 17 villa ac/heat systems were replaced with new updated ones to comply with the new federal codes. Next year will bring new improvements to the upstairs bedroom areas as well as exterior lighting and signage.



The new Arroyo Roble Resort website is now up and running. See www.arroyoroble.com for information on the resort, including pictures, homeowner information and much more.

Please take a moment to read the article in this newsletter about the upcoming Board of Directors election. The Nominating Committee is seeking qualified homeowners who that are interested in running for a position on the Board of Directors. If you are interested, please contact the resort at 928.282.7777 extension 1131 for further information or write to: Arroyo Roble Resort, attn. Nominating Committee, PO Box 2264, Sedona Arizona 86339

Please put on your calendar that we will be having the annual meeting of the Arroyo Roble Resort Council of Co-Owners, Inc. on November 2, 2106 in the Roca Roja room at 1 pm. All are welcome to attend. The agenda of the annual meeting will include the financial status of the resort, projected year-end financials, and a recap of the capital expenditures for this year and tentative capital improvements for next year. There will be a question and answer session as well.

Sincerely,

A handwritten signature in blue ink that reads "Ralph Woellmer".

Ralph Woellmer,
General Manager/Director of Resort Operations and the entire staff at the Arroyo Roble Resort



Exciting New Website!

The new and improved Arroyo Roble Resort website is now up and running. Please go to www.arroyoroble.com to see all the new enhancements. The website has many new features for your viewing pleasure as well as many homeowner specific informational pages including online versions of the following:

- Homeowners guide
- C. C. & R.'s
- Reservations information and reservations request forms
- On-line access to pay yearly maintenance fees
- A "What's New" section to keep you up to date on changes in the resort
- Newsletters – past and present. (We will post all new newsletters exclusively on the website starting in the fall of 2016)
- Picture galleries to share with your friends and family
- Much more

Ramblings from Randy....

From time to time I am asked why we do not have more flowers around the property. We have tried planting color only to find them eaten or destroyed by the Javalina's the very next day. I believe the Javalina population has increased over the years, making the planting of certain flowers impossible.

As you might be aware, as many as 2 dozen Javalina's roam the property in the early morning and night time hours. They can do significant damage to our lawns and flowers.

To help rectify this problem, we have begun to remove, or severely cut back some of our over growth (some of our plants and trees are at least 30 years old), and we are replacing them with plants that produce some color. We are having success with day lilies and roses of different varieties. We will continue with this process all around the property. So when you are here and you see us cutting things to the ground that is what we are doing.

I could not end my ramblings without mentioning that for the people that schedule their time for blackberry

season, that we are expecting a bumper crop this year. Also please keep in my mind, that my department is always available to "try" any of your blackberry baked goods to ensure the berries quality!

Thinking of reviewing your stay? Read this first...

Often, owners and guests wish to post reviews of their stay at Arroyo Roble Resort. We encourage your reviews of the Resort and recommend posting at the following timeshare review sites:

www.RCI.com or www.tug2.net.

Please DO NOT post reviews or pictures of the Resort on the Best Western Plus Arroyo Roble HOTEL Tripadvisor page (or other) review sites.

The Hotel and Resort are two distinct entities with separate ownership, management, and interiors. The Resort does not currently manage a Tripadvisor page, and reviews placed under the Best Western's name will not be seen by Resort management and will likely go unnoticed by homeowners & guests.

Thank You Christy!



A BIG "Thank You" to Christy Evans from the resort board of directors, G.M. and homeowners.

Christy is the daughter of original developer and resort board of directors President, Phil Evans. The Evans developed and operate the Best Western Arroyo Roble Hotel & Creekside Villas where she is both a minority partner and an employee.

Also, "thank you" to the hotel (Evans Family) for making it possible for her to spend so much time for the benefit of the resort and our owners! Christy completed several major renovations at the hotel over the past five years and was pleased to use her expertise at the resort. She spent hundreds of hours over the past eighteen months selecting fabrics, custom-colored carpeting, and furnishings for the resort villa living rooms and pool table room....and it shows! She not only chose furnishings that are attractive and durable,

Guest Letter

In 2004 we were invited by friends to join them at Arroyo Roble for a week vacationing in Sedona. We could not imagine the natural beauty we were going to encounter. We soon became avid hikers enjoying exploring the many trails Sedona has to offer. Each new day was a new adventure. The color of the red rocks against the endless blue skies during the day and the millions of stars glimmering in the dark night sky is an experience we continue to appreciate and treasure. We also love to eat here in Sedona. Sedona offers some of the best restaurants that we have ever discovered. The sheer amount of fine restaurants in such a small area is wonderful. We enjoy choosing a restaurant from various cuisines as part of planning our time in Sedona.

We are constantly impressed by Arroyo Roble Resort. We have found the staff at Arroyo Roble Resort to be friendly, accommodating and courteous. Some have become our dear friends. We now own 3 weeks and look forward to the updates and improvements the resort completes each year. The grounds are beautifully maintained and the villas meticulously cleaned. The staff really knows how to enhance and complement Sedona's beauty. It is a pleasure to have access to the Oak Creek on the property and hear the soothing and comforting sounds of the creek from some of the villas day and night as we relax and sleep. Having the additional bedroom and private bathroom in all the villas offers us the opportunity to share the resort and Sedona with friends and family when we visit.

Crewson Andrew Martin

Michael Soohoo

Upgrades!

You will all be very happy to know that we have been continually upgrading the Arroyo Roble Resort wireless system to ensure that you have improved speeds and more reliable connections!

Please remember if you will be sending a guest to use your reservation here at the Resort, you must notify us. If your guest(s) name(s) are not on the reservation they will be denied access until we are able to reach you to verify the information.

The new couches and side chairs will arrive this summer (here is a preview of them). The villas look amazing with the new light fixtures over the dining room table, the art work, carpet, lamps and new furniture. We hope that you love the updated look of the living room area as much as we do.

Attention all Homeowners

Board of Directors 2016-2017 Elections

Once again it is time to plan for the annual elections for the Board of Directors. There are two expiring terms this November; those seats are currently held by Mr. Phil Evans – Board of Directors President and Mr. Dave Brown – Board of Directors Secretary. The nominating committee is now seeking volunteers to run for these two very important seats.

Persons with a background in finance/accounting, hospitality, marketing, et cetera:

The boards of directors are actively seeking your service! In addition to the current election, there can be vacancies from time to time, which must be filled by appointment by the nominating committee!

If you have skills that would be well utilized in the oversight of operations of the resort, and are interested in serving on the Board, please write to the resort – Attention: Nominating Committee. Include some biographical information, qualifications and describe what you see as the Boards priorities over the next few years.

Please note; remuneration of board members is limited to a mileage reimbursement for auto travel of up to 200 miles from the resort OR an overnight stay at the resort.

Please be sure that we receive your information no later than August 6, 2016. We will publish the slate and ballots in the fall issue of the newsletter due out in October. The election results will be announced at the next Annual Homeowners meeting to be held on November 2, 2016 at 1:00 pm in the Roca Room

An Unusual Downpour



What an unusual downpour (just like an amazing summer Monsoon) in May. The picture is the parking area in front of the Front Desk. It was quite the storm, wind, a lot of hail and of course heavy rains.

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Resort and Sedona Information

Phone: 928-282-7777

Website: www.arroyoroble.com

E-mail addresses:

GeneralManager@arroyoroble.com

Accounting@arroyoroble.com

Administration@arroyoroble.com

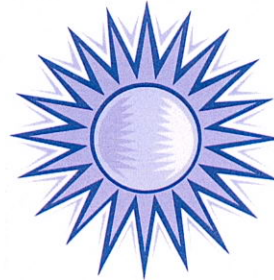
OwnerServices@arroyoroble.com

Reservation@arroyoroble.com

RCI@arroyoroble.com

*For area weather, road conditions
and other local information, set your
AM radio dial on **KAZM 780**.*

Reports are broadcast on each hour, after
the news, and again on the half-hour.



but most were purchased direct from manufacturers, stretching your resort's dollars to their absolute maximum benefit!

Owners are dazzled by the stunning print of the Sedona landscape in the lobby! It's magnificent!

Her latest achievement for the resort was the completion of a new website! She provided the website design firm with layout, wrote much of the copy and directed the on-site photography. Owners can now make reservation requests, view all resort documents, newsletters, activities, hiking trails, updates, and more! We think you will be proud to share this site with friends so they can see your special vacation retreat on Oak Creek!

Christy stated, "It is gratifying to see the resort maintained in beautiful condition. My parents and grandparents worked hard since its inception, over thirty-three years ago, to make...and keep it something special. Some of my earliest memories are of this property; playing with my sister in the creek and swimming in the indoor/outdoor pool! This place is a major part of our family's history and I love being a part of it!"

And....

We need your articles for the newsletter. Send us your favorite Sedona/Arroyo Roble experiences. You can mail them to PO Box 2264 Sedona, AZ 86339 Attn: Newsletter.

Calendar of Events:

For information on daily events in the area visit:

www.visitsedona.com