

## Arroyo Roble Resort Management

Spring/Summer 2018

Semi-Annual Newsletter



### Arroyo Roble Resort

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**Physical Address:**

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[www.arroyoroble.com](http://www.arroyoroble.com)

### *From the General Manager's Desk*

Greetings to our wonderful Arroyo Roble Resort Homeowners!

Summer is here and the heat is on for Sedona. Sedona and the State of Arizona is experiencing extreme drought conditions and we currently are under Stage 3 fire restrictions. Stage 3 fire restrictions means that all fires, barbeques, and smoking is prohibited within the City of Sedona and the surrounding National Forests. **This also means that all smoking on the entire resort property is banned with the exception of within your personal vehicle.**

The local police department is ticketing locals and visitors alike when someone is seen smoking and there have been numerous small fires in the area over the past few weeks. We ask all homeowners and guests to please abide by the rules and not smoke at any time. Currently we are still able to use the propane grills on the property until the next phase of restrictions goes into effect. Please do not smoke during this very dangerous time.

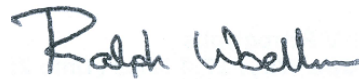
### **Attention Homeowners**

It is time again for our annual election for the Arroyo Roble Resort Board of Directors. There will be 2 positions to fill this coming election. If you are interested in running for the Board, please write to the resort Attention: Nominating Committee. Include some biographical information, qualifications and your thoughts on the priorities of the Board for the next few years. Please be sure we receive your information no later than July 15, 2018 so the nominating committee may consider you. We will publish the slate and ballots in the fall issue of the newsletter. The elections will be announced at the next Annual Homeowners meeting to be held on November 7th, 2018 at 1:00 pm in the Roca Room.

Capital Expenditures for 2018 are in full swing and we ask your patience while we drill, scrape, repair and replace. The fireplaces will have electronic start switches, new televisions in the guest bedrooms, new balcony chairs and much more are on the list for this year.

I hope that you all have had the opportunity to see the newly replaced tennis court, new pickle ball courts and basketball court as well. We have the equipment available at the front desk for you to use and enjoy.

We look forward to your next visit to the Arroyo Roble Resort!



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

## ***Planning Ahead – Those Difficult Estate Questions***

*Disclaimer: The contents of this article are intended to convey general information only and not to provide legal advice or opinions. Always consult with your own attorney, estate planner, or financial advisor on matters described herein.*

An owner at Arroyo Roble Resort owns a piece of real estate that is deeded to them and the deed is recorded with the County Recorder of Coconino County, Arizona. Arroyo Roble Resort is located in Coconino County. The Recorder's Office is in Flagstaff, Arizona, the county seat. An owner can find the history of their deeded interval at the county website:

[eaglerecorder.coconino.az.gov/recorder/web/loginPOST.jsp?](http://eaglerecorder.coconino.az.gov/recorder/web/loginPOST.jsp?)

The address for the Recorder's Office is:

Coconino County Court House  
Office of the Recorder  
110 E Cherry Ave  
Flagstaff, AZ 86001

Phone number is 928-779-6585 or 1-800-793-6181-

Arroyo Roble Resort is different from many timeshare plans in that an owner can choose, based on availability, to stay at the Resort anytime during the 14-month period starting in January and ending through February of the following year. And one does not have to consolidate one's stay into a 7-day period or stay in the same villa every year. This type of plan is described as a floating interval and floating time. Owners can exchange their time with other resorts based on their membership with RCI.

In planning ahead, the first step an owner must take is to determine how they took title to their interest at Arroyo Roble. If one has access to their original deed, they will find a description of their interest in the deed. If the deed is unavailable, a copy can be ordered from the Coconino County Recorder. If the deed was recorded in 1999 or later, an unofficial copy is published on the recorder's website.

Why is title important? How one takes title is crucial in determining who and how the interest in an Arroyo Roble timeshare can be passed on to family and heirs or sold to another party. Most often married couples take title in

Arizona as community property (assumed if not designated), community property with right of survivorship, or joint tenants (2 or more and don't have to be a married couple) with right of survivorship. Right of survivorship avoids unnecessary probate expense as the title transfers to the remaining survivor or survivors automatically with the recording of a death certificate. Obviously the wishes of the last survivor will have to be expressed in a will or passed on through intestate succession, bringing the court into the procedure.

Another possibility for automatically transferring interest in real property, available in Arizona and a few other states, is a beneficiary deed (also known as a TOD, Transfer on Death). This deed allows the current title holder(s) to name 1 or more beneficiaries as owners upon the passing of the original owners. The original owners maintain their ownership, legal obligations, and right to sell until their passing.

A tenancy in common is different from community property or a joint tenancy in that there are 2 or more owners that own a fractional portion of the interest in the real estate. Two owners could own on a 50/50 basis or a 25/75 or .... Three owners might own 1/3 each or some other division. Each owner has the right to convey or encumber their portion. There are no automatic rights of survivorship for this type of title.

A tenancy in common, title taken as sole and separate property, or title taken by an entity such as a trust, corporation, general partnership or limited partnership all create complications unless there is a clear and traceable designation as to who has the authority to sign for and dispose of the real estate interest, especially if the current owner has already passed. The courts step in at this point causing the estate some potentially unnecessary expense through the probate process.

However, Arizona is one of several states that allows for the transfer of a small estate after 6 months have passed and all debts of the estate are settled.

Now that we have talked about the ways of transferring title, what about the recipients of this title. Clearly all owners should talk with potential transferees to determine their interest. This is where the real planning and discussion comes in. We will talk about options next time!

## **Doe Mountain Hike Re-Visited!**

Hikes in Sedona, Oak Creek Canyon and the Village of Oak Creek vary in length and difficulty, and more often than not the payoff comes in a grand snapshot of the surrounding area.

Doe Mountain easily provides one of the grandest of views of them all, and only at the cost of a short — but somewhat taxing — hike.

The Doe Mountain trailhead, Trail 60, is at the foot of the parking lot. The trail is mostly dirt with a few shaded areas, and only one-tenth of a mile in, hikers come across two trail crossings with the Aerie Trail.

Continuing past the crossings and up some flat rock and rock steps the true trail begins. It measures just 0.7 miles in each direction, but is tough on the legs.

The path ranges between rocky terrain and somewhat steep rock, constantly zig-zagging up the face of the mountain. In the afternoon, hikers are exposed to the sun practically the entire way up, and at the top as well. Sun protection and plenty of water are necessary.

There are some higher step-ups along the way, and a steady foot is key while getting across the parts that are more like a rock's edge than a hiking trail. It is recommended to bring along a hiking stick or pole, and wear reliable footwear.

Despite the short distance, the technicality and steepness still make it a roughly 20-minute trek. While hiking east, getting close to a large red cliff wall just before a right-handed switchback signals that the summit is near.

After having turned left once more and heading east again, there are a pair of somewhat narrow chutes flanked by rock that must be overcome.

Past the chutes is the summit, which is completely flat but also relatively unshaded. Trails that guide hikers around the wide-open area are still clearly marked.

The view from any point at the summit stretches for miles. From the south, the light green roofs of buildings at Sedona Red Rock High School are visible. In view toward the east are some homes and the area where Capitol Butte and Devil's Bridge are.

To the north is Bear Mountain, and to the northwest is a huge valley with little in between, and where Seven Canyons is located. To the west, part of State Route 89A toward Cottonwood is visible, as well.

"The views are just amazing," Jason Megraw, a San Diego, Calif., resident, said.

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Most of the terrain around the edges are flat rock, so it would not be surprising to come across snakes, scorpions or other critters. Winds in the afternoon can gust with some strength, so beware when close to the edges around the summit, as the drop offs are treacherous.

In case of emergency, there is cellphone service throughout the hike and at the top.

### **Getting There**

The most direct route to the Doe Mountain and Bear Mountain trailhead parking lot is from SR 89A in West Sedona. Head north on Dry Creek Road about 3 miles until it runs into a stop sign where the only option is to turn right or left.

Go left onto Boynton Canyon Road and about 1.7 miles until reaching another stop sign. Go left again onto Boynton Pass Road and 0.4 miles down the road will be the Fay Canyon trailhead parking lot. Continue straight about another 0.7 miles, and the parking lot is on the left, marked as the Doe Mountain and Bear Mountain trailhead parking lot.

A valid Red Rock pass is required to park. Daily passes are \$5, weekly passes are \$15 and annual passes are \$20.