



Dear Arroyo Roble Resort Homeowner,

Happy Holidays to all Arroyo Roble Resort homeowners!

The Budget process has been completed and I wanted to update everyone on what the Arroyo Roble Resort is looking forward to in 2019.

You should have received your 2019 Arroyo Roble Resort Maintenance fee invoice for 2019 within the next few days via mail. We will also post the information on the Arroyo Roble Resort website (www.arroyoroble.com). If you do not receive your billing invoice, please contact Ms. Darlene Wills (Director of Accounting) at 928-282-7777 extension 1148, or dwills@arroyoroble.com. Please note that the 2019 maintenance fees are due in full by January 1, 2019. Dues received after January 25, 2019, will incur required late fees per the resorts CC&R's.

The 35th Annual Arroyo Roble Resort Council of Homeowners Meeting was held on November 7, 2018, in the Rojo Roca Room of the Arroyo Roble Resort. Homeowners and the Board of Directors discussed the daily operations of the resort, including the capital expenditures for 2018, and the schedule of upcoming capital expenditures for 2019.

The Board of Director's have established the maintenance fees for the year 2019 will be **\$825.00 per interval unit**, which is a \$5.00 increase from 2018, representing less than a 1% increase. The change in the maintenance fee will cover the anticipated operating expenses and continuing capital expenditures for 2019.

Per the direction of the Board of Directors, the budget for 2019 reflects small changes in individual resort departments and continual capital expenditures.

Capital expenditures for 2018 that have been completed or are in process include:

- Replacement of all the villa balcony tables and chairs
- Purchase of televisions for the guest bedrooms (installation is in process)
- Replacement of all the beds
- Walkway and door signage has been ordered and is in process
- Completion of interior staircase handrail replacements
- Re-piping of all gas lines for fireplaces to villas
- Rewiring of telephone/television/electrical cables for guest bedrooms

Major capital expenditures for 2019 are projected to include the following major items;

- ◆ Purchase and installation of fireplace insert systems for 30 villas. The remaining villa fireplaces will be replaced in 2020.
- ◆ Purchase and installation of new fountains for the central courtyard,

- 1100's parking area, and the 1300's parking area.
- ◆ Installation of new walkway Bollard type lighting will be completed in all exterior walking area of the resort.
 - ◆ Purchase and Installation of new exterior "Stair-lifts" for the single level villas. This will give better access to the upstairs single level villas.
 - ◆ Installation of the pool area tilework and deck finish.
 - ◆ Completion of an "On-line" reservations system.

Suggestions by the attending homeowners present at the annual meeting will be looked at and addressed over the next budget cycle year. The suggestions mainly centered on the continuation of the capital improvement plan and interior improvements. Specific requests were discussed and will be taken into consideration as time and money permits.

The entire staff of the Arroyo Roble Resort wishes everyone a wonderful holiday season! We look forward to your next visit in 2019.

Sincerely,

Ralph Woellmer

Ralph Woellmer,
General Manager/Director of Resort Operations