



ARROYO ROBLE RESORT MANAGEMENT

Spring Newsletter 2019



Ralph Woellmer
General Manager

Greetings to our wonderful Arroyo Roble Resort Homeowners. Summer is fast approaching here in Sedona and we are very excited to share the wonderful season of warm days and cool nights with all of you. We look forward to your visit this year so you can see and enjoy all the wonderful improvements here at the resort. I have listed below some very important pieces of information for you to consider for your upcoming visits to Sedona and the Arroyo Roble Resort. Some of the most important sections include:

- Information regarding our upcoming election for the Board of Directors.
- Capital Expenditures for 2019
- City of Sedona construction plans for the upcoming year(s)

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, PO Box 2264, Sedona, Az. 86339 or email your interest to Ms. Esther Goff, Director of Owner Services at egoff@arroyorable.com. 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, 2019 so the nominating committee may consider you. You will be contacted by members of the nominating committee after we receive your information. The slate and election ballots will be sent to you in the fall issue of the newsletter via email. The election results will be announced at the next Annual Homeowners meeting to be held on **November 6th, 2019 at 1:00 pm in the Roca Room.**

*Arroyo Roble
Resort
Management*

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We're on the Web!

www.arroyorable.com

Capital Improvements

The Arroyo Roble Resort has completed most of the budgeted capital expenditures for 2019 and the results are beautiful. Completed projects include:

- Three (3) new fountains around the property. One in the central courtyard and one each in the parking area of the 1100's and 1300's buildings. The fountains are truly beautiful and give our homeowners and guests a wonderful ambience.
- New sidewalk lighting throughout the resort has increased the nighttime safety and gives a lovely look in the evening hours. New lighting includes the area of the Creekside deck and bridge areas as well.
- New fireplace inserts have been installed in 24 villas and the project is anticipated to be completed in 2020. The new units are self-contained and only require a turn of the timer dial to enjoy the fire.
- The Arroyo Roble Resort is now happy to announce that we have 5 exterior stair-lifts on the single level villas! This gives our homeowners access to an additional 5 villas that are on the single level for ease of movement. While the upper single level villas are NOT ADA accessible units, the access to these units is more easily accomplished by the use of the stair-lifts if you have mobility issues with stairs. Please discuss with Debra in reservations for additional information.
- We have also completed the refreshment of the pool area as well. The waterline pool tiles have been replaced and we have a brand new pool deck treatment which upgrades the look and safety of the entire area.

**NOTICE TO ALL ARROYO ROBLE RESORT HOMEOWNERS AND
GUESTS!**

The City of Sedona will begin its newest construction projects in the uptown Sedona area starting on June 3, 2019. This improvement project is expected to last for over 12 months and will affect the traffic access to all businesses in uptown Sedona including the Arroyo Roble Resort. I strongly suggest that you visit www.simuptown.com for further information to help plan your upcoming visit to Sedona.

City of Sedona notification:

June 3 - Uptown construction begins

Post Date: 05/28/2019 12:15 p.m.

SEDONA, Ariz. -- **The first major Sedona in Motion construction project begins in Uptown Sedona on Monday, June 3.** The work will last 9-12 months. The contractor expects to maintain two-way traffic on SR89A throughout the project. The Jordan Road intersection will be closed to through traffic at State Route 89A during construction hours. Northbound motorists are asked to follow the marked detour along Forest Road, Van Deren Road, and Mesquite Avenue. Southbound motorists will be directed to Apple Avenue. Detour signs and blue business access signs will be visible to guide traffic. Please be aware of lane restrictions, reduced speeds, and flagging operations.

Stay informed. Subscribe to the weekly construction newsletter: Visit www.simuptown.com and scroll to the bottom of the web page.

Residents and Uptown business owners can get information about Uptown construction in many ways.

1. Visit the simuptown.com website and sign up for the weekly newsletter
2. Call the project hotline at 928-852-4164 for questions and concerns
3. Sign up for special Nixle construction text and/or email alerts by texting the word SIMUPTOWN to 888777. We will use the Nixle system only to broadcast late, unexpected, or time-sensitive construction changes or problems.

The city is also making a special effort to accommodate and assist Uptown business owners during construction by distributing fliers door-to-door, partnering with the chamber of commerce on special promotions, and in other ways that are described in the Business Construction Support Guide posted on the sedonachamber.com website.

About the project. This project -- the Sedona in Motion Uptown Roadway Improvements project -- will improve traffic flow, and the appearance and community feel of Sedona's Uptown area through a combination of street, hardscape and landscape improvements. Project elements have been designed to control traffic flow and remove a variety of causes of slow-downs.

Included in this project:

- Decorative raised median to direct pedestrians to controlled crossings and enhance the appearance of Uptown.

- Addition of a southbound SR89A travel lane.
- Turnaround points at the north and south ends of Uptown, including a Jordan Road roundabout.
- One-way access from 89A to free parking via Schnebly Road.
- Pedestrian control and signal timing improvements at the intersection of SR89A and Forest Rd.

Homeowner Information

Sale Special!

The Arroyo Roble Resort has some inventory available for purchase and the Board of Directors has directed the staff to offer to our homeowners a special deal for additional interval week purchases. For the first 20 homeowners that purchase an Arroyo Roble Resort owned interval week at the purchase price of \$4000 – you will receive an additional bonus week of use for the 2019 calendar year.

Smoking Policy!

A gentle reminder for all our homeowners and guests about the smoking policies here at the Arroyo Roble Resort. We follow all State of Arizona and Federal laws pertaining to smoking here at the Arroyo Roble Resort. There is NO smoking allowed in any building of the resort at any time. This includes cigarettes, vaping products, and all medically prescribed marijuana products of any type. If you do smoke in the villas at any time or within 20 feet of any entrance to any building of the property, you will be liable for additional cleaning charges which average approximately \$150 to \$300 dollars depending on the severity of the cleaning process required for the villa or building. Additionally, there is absolutely no smoking anywhere in the pool area of the resort – either inside or outside. Please be considerate of your fellow homeowners and follow the rules and regulations.

Service Animals!

Federal Law requires the Arroyo Roble Resort to accommodate service animals as defined by law. Please do not attempt to bring your personal pets to the resort as they do not fulfill the federally mandated requirements of training and specialization. If you do arrive with a trained service animal please notify the front desk immediately upon arrival or you may be asked many times during your stay about the legality of the service animal. Please also be aware that you are required to clean up after your animal. If you do not, you will be responsible for additional costs payable upon departure of your stay.

- Beginning on March 15, 2011, only dogs are recognized as service animals under titles II and III of the ADA.
- A service animal is a dog that is individually trained to do work or perform tasks for a person with a disability.
- Generally, title II and title III entities must permit service animals to accompany people with disabilities in all areas where members of the public are allowed to go.