



# ARROYO ROBLE RESORT MANAGEMENT

Spring/Summer 2022  
Newsletter

In this newsletter you will find some new items to consider for your next visit to the Arroyo Roble Resort.

## **2022 Board of Directors Election!**

It is time again for the 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](mailto:egoff@arroyorable.com). Please 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 June 15, 2022 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 all homeowners in the fall issue of the newsletter and via email. The election results will be announced at the next Annual Homeowners meeting to be held on **November 2, 2022 at 1:00 pm in the Roca Room.**



Ralph Woellmer,  
General Manager

## **2022 Capital Improvements**

The Arroyo Roble Resort has a large number of improvements in process this year. The improvements in progress include:

- Installation of comfort height toilets in the villas.
- Bathroom fixture upgrades
- New villa accessories, vacuums, desks, chairs
- Additional seating and safety improvements at the playground area
- Additional Roof replacements
- Lighting improvements in the villas including entry lights, wall sconces, vanity lights, kitchen lighting, fireplace, and stairwell lights

Additional improvements are planned for the future years, please be sure to continue to give us suggestions on items we can add or change in future years.

**Reminders for all homeowners and guests:**

**Arroyo Roble Resort Website**

The Arroyo Roble Resort website serves as a central place for information on the resort. The owners section includes reports on the Annual Meetings, Board of Directors meeting minutes, older newsletters as well as copies of all the legal documents.

### **Arroyo Roble Resort Intervals for sale**

For the past few months, the A/R Board of Directors have offered to existing owners, for a limited time, the opportunity to purchase interval weeks that the Arroyo Roble Resort has acquired. These weeks may be bought through Sedona Timeshare Resales and come with **no** HOA fees through 2027. At a cost of \$6,000 you can acquire one or more of these weeks, no closing costs and no HOA fees for 5 years! Please call Rod at 928.282.4077 for all the information.

### **Recreation Facility Access**

All access to the recreation facilities and pool area is through the front desk only. **Everyone** is required to sign in at the front desk. The Arroyo Roble Resort continues to have an unprecedented amount of “non-owners” attempting to use the facilities of the resort in increasing numbers over the past few years. The growth of tourism in the Sedona area and the lack of access to local area recreation facilities is exasperating the situation as well.

The Board of Directors consistently reviews the situation and has directed the staff to have all access to the main recreation facility building be through the front desk area. This includes the pool gate area which will remain closed. This enables the front desk staff the opportunity to have everyone sign in prior to using the facilities, giving our homeowners a better experience knowing that those that are in the facility are fellow homeowners or guests. We ask that you do not let people in through the other doors in the recreation facility at any time. Unauthorized access to the resort facilities without signing in at the front desk will result in immediate removal. Staff members and those with special permission have access keys for entrance as required.

### **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.

**Overdue Maintenance Fees = Cancelled Reservations**

Please be aware that if you have not paid your yearly maintenance fees and are in an overdue status, you will not be able to make reservations for the current year. **Any reservations you have already made will be cancelled as well.** If you are in an overdue status, please contact David at 928.282.7777 ext. 1118 or via email at [purchasing@arroyorable.com](mailto:purchasing@arroyorable.com)



- 100 Arroyo Roble Road
- Mailing Address:
- PO Box 2264 Sedona, AZ 86339-2264
- Phone: 928-282-7777
- Fax: 928-282-0738
- E-mail: [info@arroyorable.com](mailto:info@arroyorable.com)

For Up-to-date info on the resort, please go to [www.arroyorable.com](http://www.arroyorable.com)

Please click on the owner info tab and then click on what's new!