|  |  |
| --- | --- |
|  | ***ARROYO ROBLE RESORT MANAGEMENT*** |
| Summer/Fall 2023 Newsletter  *Ralph Woellmer Picture*  Ralph Woellmer,  General Manager | In this newsletter you will find some new items to consider for your next visit to the Arroyo Roble Resort.  **2023 Board of Directors Election!**  It is time again for the annual election for the Arroyo Roble Resort Board of Directors. You will be receiving an email with the 2023 Arroyo Roble Resort Board of Directors Ballot in the next couple of days. Please take the time to review and vote for your Board of Directors. Since there were no additional homeowners interested in running in the election – two Board of Directors will be on the ballot. The homeowner that receives the most votes will receive a three-year term on the Board of Directors and the second highest vote will give the other elector a two-year term. The election results will be announced at the next Annual Homeowners meeting to be held on **November 1, 2023 at 1:00 pm in the Roca Room.**  **2023 Capital Improvements**  The Arroyo Roble Resort capital improvements for this year have evolved as a result of increasing costs, supply chain issues and changing priorities. Capital Improvements changes for this year have changed as a result of the unanticipated failure of the resorts sewer line connection to the City of Sedona last November. The end result is that the resort has been forced to reallocate funds originally scheduled for Master Bathroom/Guest Bathroom vanities and other capital expenditures to the repair and replacement of the sewer pumping stations and electronics. The cost for the unanticipated replacement of 4 main pumps, repairs to the holding tanks and replacement of all the control panels has cost the Arroyo Roble Resort over $100,000 dollars. The Board of Directors directed Mr. Woellmer to postpone all the planned changes to the vanities and some other smaller capital expenditures to cover the unanticipated costs.  Capital Improvements in progress for 2023 include:   * Replacing the carpet in the living room area of all villas with a vinyl plank flooring. (33 scheduled to be completed in 2023) * Additional Roof Replacements – 4 completed * New property emergency generator. Completed * Renovations to the housekeeping break room - completed   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 Villas Available for Rent!**  **Bring your family and friends!**  The Arroyo Roble Resort has taken back a number of villas over the past few years and are now offering these villas for rent to the homeowners or guests. If you are interested in getting additional villas for family reunions or want to visit our beautiful resort more, please contact Ms. Esther Goff - Director of Owner Services for information and costs. She can be reached at 928.282.7777 ext. 1131 or at [egoff@arroyoroble.com](mailto:egoff@arroyoroble.com).  **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 for 5 years. At a cost of $7,200 you can acquire one or more of these weeks no yearly Maintenance Fees for 5 years! Please call Rod at 928.282.4077 for all the information.  **Annual Homeowners Meeting – November 1, 2023**  Please note that the Annual Meeting of the Homeowners of the Arroyo Roble Resort Council of Co-owners will be held on November 1, 2023 at 1 pm in the Roja Roca Room at the resort. All homeowners are invited to attend and the Board of Directors will be in attendance to give an overview of the resorts operations and discuss the 2024 budget. All staff department heads will be available after the meeting for additional questions as well.  **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@arroyoroble.com](mailto:purchasing@arroyoroble.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@arroyoroble.com   For Up-to-date info on the resort, please go to [www.arroyoroble.com](http://www.arroyoroble.com)  Please click on the owner info tab and then click on what’s new! |