



ARROYO ROBLE RESORT MANAGEMENT

Summer 2024

Welcome to summertime in Sedona! Please read the information enclosed for the latest updates on your wonderful Arroyo Roble Resort.

2024 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@arroyoroble.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 September 1, 2024 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 6, 2024 at 1:00 pm in the Roca Room.**



Ralph Woellmer,
General Manager

2024 Capital Improvements

There is a limited amount of capital improvements this year due to the financial situation discussed in the 2023 Year-end Letter as well as the Mid-Year Letter (including the Special Assessment invoice). Currently we are in the middle of renovating 4 of the resort villas with the items discussed in the above letters and these will be completed at the end of August 2024. Once the villas are completed, final plans will be completed to renovate the entire resort to tentatively start in June of 2025. The Board of Directors and the staff are very excited for the upcoming improvements and look forward to the updated villas. These improvements are the result of the recent Special Assessment invoice that each of the homeowners received. As a reminder; The Board of Directors of the Arroyo Roble Resort voted in their April 24, 2024 meeting to institute a "Special Assessment" in the amount of \$975.00 per interval (\$325.00 per interval per year for the next three years starting this June). The initial \$325.00 assessment will be due immediately in June of this year and the remaining two assessments

of \$325 per year will be in addition to the 2025 and 2026 maintenance fee billings. (Note: if a homeowner decides to prepay the entire assessment this year, they will receive a \$50.00 discount and the total amount would be \$925.00 if paid at one time.

The first \$350,000.00 of the special assessment monies received will be used to replenish the reserve accounts as stated in the year-end letter and then the remaining amount will be used toward the villa modernization/renovations.

The resort is currently renovating 4 villas in August of this year with all the items mentioned in the previous newsletter and you will be able to see the results by September. Photos of the results will be posted in the Roja Roca Room in a display for everyone to view at their convenience as well as on the resort website. The initial portion of the assessment is due immediately and late fees will incur after August 1, 2024. **PLEASE NOTE:** If the assessment is not paid, you will be unable to use your interval time at the resort per the CC & R's.

Resort Public Rental Program: Association Owned Intervals (200+): As mentioned in the Year-End letter, we have contracted with a company which specializes in renting out resort inventory to help reduce or eliminate lost revenue due to resort owned inventory. This process allows us to make the Association Owned Intervals available to rent on Booking.com, Expedia, etc. to bring in additional capital. The rental program started in February of this year and has produced approximately \$140K in net rental income through the end of April to help offset the Maintenance Fees (MF) not collected for the resort owned intervals. We will continue with the rental program and anticipate earning enough net revenue to completely eliminate the approximately \$200K MF shortfall this year. The program also offers rental guests the opportunity to see our wonderful Arroyo Roble Resort and possibly decide to purchase an interval(s) as a result.

1. **Online Reservations System:** The launch of our NEW Online Reservations System has been delayed due to final implementation of the Association Owned Interval Rental system mentioned above. With this new system, owners will be able to make your reservations online (based on current availability at that moment) including being able to select from which specific villa you reserve, or (i.e., New Creekside, Old Creekside, single level, etc.) (while following all our Reservation Rules). We anticipate this will be launched in August 2024 after completing final testing which is currently underway. Every homeowner will be required to register on the new system with their Email address and last name that is currently on file with the resort. You may then set up a password to use the new Reservations System to make your reservations immediately on-line. All current reservations you have will remain in place with the new system. You will see a summary of your existing reservations when you log in. As always, you must have paid your annual MF and Special Assessment prior to making a new reservation. (Please note that Debra will still be

available for reservations questions as always and her position is NOT being eliminated!) All the existing reservations rules will still apply. The Online Reservation System User Manual/Guide will be emailed to all homeowners and posted on the resorts website as well to ensure an easy transition to the system, once the system is completed.

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. This includes year end letters and the information on the special assessment as well. Please go to <https://arroyoroble.com/owner-info/annual-meeting-minutes/> for all the information listed above and more.

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 Service Animal and your Service Animal must be on leash at all times.

If you do not, you will be responsible for additional costs payable upon departure of your stay of \$250.00 for additional cleaning of your villa.

- 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 Diane at 928.282.7777 ext. 1148 or via email at accounting@arroyoroble.com

Arroyo Roble Resort Intervals for sale

For a limited time, the A/R Board of Directors is offering to existing owners, the opportunity to purchase interval weeks that the Arroyo Roble Resort has acquired at a fantastic price!

These weeks may be bought through Sedona Timeshare Resales and come with **NO** HOA Maintenance fees for 5 years. At a cost of \$7,000 you can acquire one or more of these weeks, with no closing costs and no HOA maintenance fees for 5 years! Please call Rod of Sedona Timeshare Resales at 928.282.4077 for additional information.



- 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

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