**2025 Arroyo Roble Resort New Years Notes!**

Happy New Year all Arroyo Roble Resort homeowners.

Welcome to 2025 and wintertime at the Arroyo Roble Resort. The staff hope that everyone had a safe and wonderful holiday season filled with family, friends, and shared experiences. We look forward to seeing all of you this year.

Some housekeeping items for you as we go into the new year.

* **Maintenance Fee:** **Your 2025 Maintenance Fees (MF’s) and any remaining 2025 Special Assessments were sent out to you on November 12, 2024 and are due by January 25, 2025. If you have not paid your yearly dues for this 2025 prior to January 25th, you will be unable to make reservations to use your time. Any existing reservations are also subject to being cancelled per the resorts CC&R’s, so please be sure to pay your MF’s as soon as possible. This year’s MF is $1120.00 per interval with an additional $325 per interval for the Special Assessment if you have not paid in full. You may go to:** [**https://arroyoroble.com/owner-info/pay-maintenance-fee/**](https://arroyoroble.com/owner-info/pay-maintenance-fee/) **for additional information on paying your yearly fees.**
* **Special Assessment: The special assessment that you were invoiced for last year is also due at this time. If you elected to pay the special assessment in 3 installments, your current year assessment of $325.00 per interval is due by January 25, 2025 as well. You will be unable to make reservations at the resort unless the MF and Special Assessments are paid in full for the year. See above for information on paying the special assessment or maintenance fee. The total amount due for your 2025 Maintenance Fees and Special Assessments is $1445 per interval.**
* **Online Reservations: We encourage all homeowners to use the online reservations system!** The online reservations system is operational and available for all homeowners to make their own reservations 24/7. Please use the resort website at [www.arroyoroble.com](http://www.arroyoroble.com) and go to the reservations page for all the information you need to make your reservations. You are able to see availability and other options by using the online system. Please note that if you are having an issue with the online system, you are always able to contact Debra in the reservations department for help. Her number is 928.282.7777 ext. 1122
* **Renovations 2025:** We will be renovating an additional 29 villas this year starting in July! This renovation project is being funded by the special assessment and capital expenditures in the yearly budget. We look forward to seeing the exciting renovations showcasing the changes made in the 4 test villas done in 2024. The renovated villas will be spectacular and we look forward to sharing the improvements with everyone.
* **Public Rental Program:** The public rental program (with a few villas available via Booking.com, Expedia.com) is progressing very well. The program was started in February 2024 and enough revenue was generated in 2024 to replace the MF from the 200 resort owned intervals. 2025 is looking even better with approximately 30% of the budgeted rental income already reserved. This rental income will enable the resort to replace the MF of the resort owned inventory and continue with scheduled improvements on the property.