



July 9, 2025

Dear Arroyo Roble Resort Homeowner,

Subject: Special Assessment Notification – Due August 22, 2025

We hope this letter finds you well and enjoying the benefits of ownership at our beautiful resort. As your Board of Directors, we are committed to maintaining the long-term value, aesthetic integrity, and financial health of Arroyo Roble Resort. With this in mind, we are writing to inform you of a **necessary 2025 Special Assessment** that will be implemented with the due date of **August 22, 2025**.

Despite our diligent efforts to manage expenses and forecast budgets accurately, the resort is currently facing significant **cash flow constraints** due to a combination of factors:

- **Rising operating and maintenance costs** across utilities, insurance, and labor
- **Escalating costs related to planned and in-progress renovations** to preserve and enhance the resort's infrastructure and amenities
- A substantial number of **delinquent or defaulted ownership intervals** (currently approximately 300 intervals), which has created an ongoing gap in assessment income
- **General inflationary pressures and unexpected repairs** that exceeded prior year projections

Assessment Amount and Deadline

The **Special Assessment amount is \$1,500 per interval week owned, and payment is due by August 22, 2025**. If this **Special Assessment is not paid in full by August 22, 2025, OR your Account is Delinquent, any existing Reservations will be canceled promptly on September 1, 2025**. This Notice is being mailed and emailed.

We understand that assessments are a serious matter and do not take this request lightly. Your continued support and stewardship are what allow us to protect the long-term vision for Arroyo Roble Resort.

Thank you for your understanding, trust, and ongoing commitment to keeping Arroyo Roble the exceptional destination we all cherish.

Sincerely,

Dave Brown

President of the Board of Directors

Arroyo Roble Resort
Executive Committee

David C. Brown, President of the Board of Directors
Sharon Trischan Vice President
Tom Canepa Secretary
Scott Klarkowski Treasurer
Randy McGrane Board Member

Arroyo Roble Resort Management
<i>Jolene Moya</i> Jolene Moya, General Manager
<i>Ralph Woellmer</i> Ralph Woellmer, Director of Resort Operations