



Owner Newsletter

Summer 2026

A Message From Your Board President

Dear Owners,

On behalf of the board of directors, thank you for your continued support and commitment to Arroyo Roble Resort. Over the past year, we have worked through a number of significant projects and challenges while keeping our focus on protecting the long-term value of your resort. As our villa renovation project reaches completion, we are excited to begin shifting our attention toward long-term planning, financial sustainability, and continued improvements to the ownership experience.

Your board remains committed to responsible governance, thoughtful decision-making, and transparent communication. We recognize that many owners have questions about the future of the resort, and we want you to know that we are actively working with management and Vacatia to evaluate opportunities that will strengthen our Association for years to come. This includes developing long-range financial plans, completing an updated reserve study, enhancing owner communications, and exploring programs that provide additional flexibility and value for owners.

Every decision we make is guided by what we believe is in the best interest of the Association as a whole. While some initiatives take time to develop, we are committed to keeping owners informed as plans move forward.

We appreciate your patience throughout the renovation process and your continued confidence in the board. Your feedback, support, and involvement are important to us, and we look forward to sharing additional progress in the months ahead.

Thank you for being a valued part of the Arroyo Roble community. We wish you and your family a wonderful summer and hope to see you in Sedona soon.

Sincerely,

Steve Scarpulla | President | Board of Directors Arroyo Roble Resort Council of Co-Owners

A Message From Your General Manager

Dear Owners,

As we welcome the summer season, I would like to thank you for your continued support of Arroyo Roble Resort. This has been a year of significant progress as we near completion of our villa renovation project and continue working on initiatives designed to enhance the ownership experience.

In partnership with the board of directors and Vacatia, we are focused on strengthening resort operations, improving owner communication, and developing programs that support the long-term success of the resort. While many of these initiatives are still in development, we remain committed to keeping owners informed and engaged along the way.

Thank you for being part of the Arroyo Roble family. We look forward to welcoming you back to Sedona soon.

Sincerely,

Jolene Moya | General Manager

Renovation Project Nearly Complete

By the time you receive this newsletter, our villa renovation project should be complete or in its final stages. We are excited that every villa on the property will soon feature updated furnishings, finishes, and amenities.

Thank you for your patience throughout the renovation process. We look forward to welcoming you back to enjoy the refreshed accommodations.

Strategic Planning and Resort Updates

The board of directors, management team, and Vacatia continue to work together on several initiatives designed to strengthen the financial health, operations, communication, and long-term sustainability of Arroyo Roble Resort. As part of our commitment to transparency and owner communication, the board would like to provide an update on several topics that have generated significant owner interest and discussion.

Long-Term Financial Planning

One of the board's highest priorities is developing a long-term financial plan that helps ensure the continued success and sustainability of Arroyo Roble Resort.

To support this effort, the board is currently in the final stages of selecting and contracting with a professional reserve study company. Once completed, the reserve study will provide an independent assessment of the Association's future capital repair and replacement needs and will serve as a key planning tool for long-term financial decision-making.

The board has also established a Finance Committee, chaired by Treasurer Tim Little, to assist in evaluating the Association's financial position, reviewing long-term planning initiatives, and supporting the development of future financial strategies. The committee will work closely with the board, management team, and financial professionals as this process moves forward.

The reserve study, together with ongoing financial analysis, will provide the foundation for a broader multi-year financial planning effort that will evaluate reserve funding requirements, operating trends, maintenance fee revenue, rental program performance, Association-owned interval sales, and other factors that impact the Association's financial position.

The goal of this initiative is to provide the board and ownership with a clearer understanding of the Association's long-term financial needs and to support informed decision-making regarding future budgets, capital projects, and funding priorities.

We recognize the importance of long-term planning and understand the interest many owners have in the Association's future financial outlook. The board remains committed to providing updates as additional information becomes available and looks forward to sharing the results of these efforts with the ownership.

Board Leadership and Management Partnership

The Board of Directors remains responsible for the governance of the Association and for making decisions on behalf of the ownership. This includes establishing priorities, approving budgets, overseeing major projects, adopting policies and setting the strategic direction of the resort.

To support these efforts, the Association partners with Vacatia Management Services, which provides professional management, operational support, financial services, technology resources, owner services, rental program administration and other specialized expertise. Working under the direction of the Board, Vacatia provides management support, financial services, technology resources, owner services, and specialized expertise to assist the General Manager in implementing Board decisions and supporting the day-to-day operation of the resort.



Over the past year, the Board has worked closely with Vacatia and the on-site management team on a number of important initiatives, including financial planning efforts, enhancement of owner communications, implementation of technology improvements, rental program management, support of Association-owned inventory sales and long-term strategic planning.

One of the benefits of this partnership is access to a broader network of professionals with expertise in hospitality operations, finance, accounting, technology, owner services, marketing and resort management. These resources provide valuable support to the Board as it evaluates opportunities to strengthen resort operations and improve the ownership experience.

The Board appreciates the partnership and support provided by Vacatia while continuing to maintain direct oversight of the Association's operations, finances and strategic priorities. Together, the Board, management team and Vacatia remain focused on preserving the long-term value of Arroyo Roble Resort and enhancing the experience for current and future

Keeping Owners Informed

Improving owner communication remains a priority for the board of directors. Over the past year, owners have expressed a desire for greater visibility into upcoming board meetings and easier access to Association information.

To address these concerns, the Association will begin utilizing a meeting notification process designed to provide owners with advance notice of upcoming meetings and additional time to review meeting materials.

Under this process, owners who have provided an email address to the Association will receive a courtesy email approximately 10 days prior to each board meeting. The email will include the meeting date, time, and Zoom information. The notice will also advise owners that the meeting agenda will be posted to the Clubhouse Owner Portal no later than 48 hours prior to the meeting.

While meeting agendas may often be available earlier, establishing a 48-hour posting deadline provides a reasonable buffer when additional review, coordination, or last-minute revisions are necessary. This approach balances the board's commitment to transparency with the practical needs of preparing accurate and complete meeting materials.

Owners are encouraged to ensure their email address and contact information are current to receive these notifications. Meeting agendas, governing documents, newsletters, and other Association communications will continue to be available through the Clubhouse Owner Portal.

Association-Owned Inventory and Rental Programs

The Association currently owns 251 intervals which generate revenue through the rental program and future sales opportunities. We are pleased to report that rental revenues have performed well and have already met the Association's rental budget for the year.

Association-owned inventory represents an important asset that can help generate revenue to support the financial position of the resort. The recent addition of the Vacatia sales team provides a dedicated resource focused on marketing and selling available Association-owned intervals while also assisting owners who may be interested in purchasing additional intervals.

The board will continue to monitor rental performance, inventory levels, sales activity, and overall program results to ensure these efforts support the long-term goals of the Association.

Ownership Flexibility and Future Opportunities

The board recognizes that owners have different goals and expectations regarding their ownership. Some owners wish to continue enjoying their vacations at Arroyo Roble for years to come, while others may be interested in rental, resale, transfer, exchange, or exit options.

The board continues to evaluate programs that may provide additional flexibility for owners while protecting the interests of the Association as a whole. Potential concepts currently under review include rental opportunities, exchange enhancements, deed-back options, and other ownership solutions.

No decisions have been made at this time, and any proposed program will be carefully evaluated to ensure it is financially responsible, operationally feasible, and in the best interests of the ownership as a whole.

We understand that many owners are eager for additional information regarding these potential programs. The board remains committed to exploring available options thoughtfully and will provide updates as initiatives move forward.

For owners interested in purchasing additional intervals or exploring the sale of their existing ownership, the Association now has access to the Vacatia Sales Team. The team is available to answer questions regarding available inventory and resale opportunities.

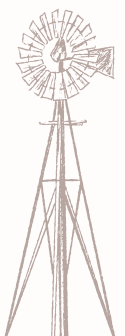
Vacatia Sales Team:



Phone: 855-641-8409



Email: arr-sales@vacatia.com



Resort Update: Lower Fountain Removal

The resort recently experienced a significant underground water leak beneath the lower fountain near the 1100 building area. After extensive evaluation, it was determined that the damage was too severe to allow for a feasible repair. As a result, the fountain was removed and the leak has been repaired.

Accounting & Payment Information

Arroyo Roble Resort no longer maintains an on-site accounting department. Owners may continue to send emails to **accounting@arroyoroble.com**, which will be monitored and managed by our off-site accounting team.

For maintenance fee payments, we encourage owners to use the online payment option available through the Clubhouse Portal to help avoid processing delays.

If you prefer to pay by mail, please send payments to:

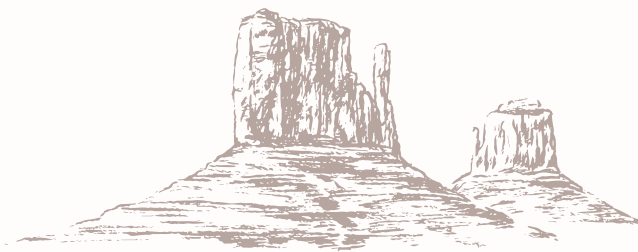
Arroyo Roble Resort
P.O. Box 78843
Phoenix, AZ 85062-8843

Please note: Credit card payments made online are subject to a processing fee. Mailed payments may take several weeks to be received and processed. Payments not received and processed by the due date may be subject to applicable finance charges.

Owners will be required to provide a credit card at check-in; however, the card will not be authorized.

Owner FAQ Resource Coming Soon

Due to the volume of questions we receive from owners, we are currently developing an updated Frequently Asked Questions (FAQ) resource that will address many of the topics owners have asked about, including resort operations and financial information. Providing this information through the Clubhouse Owner Portal will help ensure all owners have access to the same information in one convenient location. The FAQ is a work in progress, and we appreciate your patience as we finalize the content. Thank you for your feedback and understanding.



First Notice of Annual Meeting and Call for Candidates

The **Annual Meeting of the Arroyo Roble Resort Council of Co-Owners, Inc.** ("Association") will be held on **Wednesday, Nov. 4, 2026, at 1 p.m. MST** at Arroyo Roble Resort, located at 100 Arroyo Roble Road, Sedona, Arizona 86336.

At this meeting, the members will conduct an election for the board of directors. The Association is seeking two qualified candidates. The candidate receiving the highest number of votes will serve a three-year term, and the candidate receiving the second-highest number of votes will serve a two-year term.

Serving on the board of directors is an important volunteer opportunity to help guide the business affairs and operations of the Association. Board members are responsible for attending board meetings, reviewing meeting materials, participating in discussions regarding Association matters, and making decisions that are in the best interests of the Association and its members.

To be eligible for election, candidates must be members in good standing and meet all qualifications established by the Association's governing documents and applicable law. Candidates should also be willing and able to attend scheduled board meetings and the Annual Meeting, either in person or via telephone or video conference, throughout their term of service. Please note that board members serve on a voluntary basis and are not compensated for their service.

Members interested in serving on the board of directors are invited to submit a candidate summary of 200 words or fewer outlining their qualifications and interest in serving.

Submission of a candidate summary does not guarantee nomination by the Nominating Committee or inclusion in the election materials. All candidate submissions received by the deadline will be forwarded to the Association's Nominating Committee for review and consideration in accordance with the Association's governing documents. The Nominating Committee will evaluate eligible submissions and make nominations for election to the board of directors pursuant to the procedures established in the Bylaws.

If selected by the Nominating Committee, the candidate's summary will be included with the election materials distributed to the membership.

Candidate Summary Submissions

Due: Friday, Aug. 14, 2026, at 5 p.m. MST

Email: governance@vacatia.com

Subject: Arroyo Roble Candidate Summary

Thank you for your continued patience, feedback, and support. We look forward to welcoming you and your families back to Sedona soon!

Summer Adventures Nearby

Sedona comes alive in summer, and there is no shortage of ways to explore the red rock country surrounding Arroyo Roble Resort. Here are just a few highlights for your visit:

Outdoor Adventures

- **Slide Rock State Park:** Cool off in one of Arizona's most beloved natural swimming holes, where Oak Creek flows over smooth sandstone into a natural water slide. A true summertime classic for all ages.
- **Devil's Bridge Trail:** Hike to Sedona's largest natural sandstone arch for stunning panoramic views. Plan to arrive early — it's one of the most popular trails in the area.
- **Oak Creek Canyon Scenic Drive:** Wind through one of Arizona's most breathtaking canyons, with opportunities to hike, fish, wade, and take in towering red rock walls along the way.
- **Pink Jeep Tours:** Experience Sedona's rugged backcountry on an off-road adventure through iconic red rock formations. Tours are available for all comfort levels and are a Sedona tradition.
- **Verde Valley Wine Trail:** Explore a growing wine region just down the road, with tasting rooms in Cornville, Cottonwood, and beyond — some even offer kayak-to-winery tours along the Verde River.

Family Fun

- **Blazin' M Ranch:** Enjoy a western-style dinner show complete with cowboy entertainment, chuck wagon food, and good old-fashioned family fun just outside of Cottonwood.
- **Sedona Trolley:** A relaxed and narrated tour of Sedona's most scenic spots — a great way to get oriented and see the red rocks without the hiking.
- **Jerome Ghost Town:** Step back in time in this funky, historic hillside mining town just 30 minutes away, featuring quirky shops, local art galleries, and sweeping Verde Valley views.

Local Dining & Shopping

- **Tlaquepaque Arts & Crafts Village:** A beautifully designed open-air shopping village modeled after a traditional Mexican village, with galleries, boutiques, and dining options perfect for an afternoon browse.
- **Uptown Sedona:** Stroll along Arizona 89A and browse local shops, crystal galleries, and art studios, with plenty of restaurants and cafes along the way.
- **Elote Café:** A Sedona favorite known for its creative Southwestern cuisine. Reservations are highly recommended — this one fills up fast.

Everything You Need, All in One Place

Clubhouse is your owner portal — where you manage your account, book stays, and access everything you need, all in one place.

How to Log in to Clubhouse

Visit vacatia.com/clubhouse/login to log in using your personal Vacatia ID and password. For help creating or accessing your account, our Resort Services team is happy to assist.

Clubhouse Features

The image displays two screenshots of the Vacatia Clubhouse interface. The left screenshot shows the 'Set Up Autopay' page, which includes a notification about automatic charging of maintenance fees. Below this, there are two tabs: 'Enroll With Bank Account' and 'Enroll With Credit Card'. The 'Enroll With Bank Account' tab is active, showing fields for Name*, Account Type* (a dropdown menu), Routing Number*, and Account Number*. A 'Back' button and an 'Enroll in Autopay' button are at the bottom. The right screenshot shows the 'Make a Payment' page. It has two tabs: 'Pay With Bank Account' and 'Pay With Credit Card'. The 'Pay With Bank Account' tab is active, showing fields for Name*, Account Type* (a dropdown menu), Routing Number*, and Account Number*. Below these is a 'How much would you like to pay?' field with a value of 277.81. A 'Back' button and a 'Pay' button are at the bottom. To the right of the payment form is a 'PAYMENT SUMMARY' box. It contains the following information: 'Palm Springs Tennis Club \$277.81', 'CONTRACT ID: PSTC-1010101', 'Payment Amount \$277.81', and 'Account Balance \$277.81'.

- **Make Maintenance Payments. View your balance and pay securely online.**
- **Set Up Autopay.** Never miss a maintenance fee deadline. Just set it and forget it.
- **View Your Statements.** Access your payment history, rental statements, and account details anytime.
- **Stay Informed.** Access owner communications, board meeting notices, meeting minutes, newsletters, and other Association documents — all in one place.

Have a question about your ownership?

Our Clubhouse and Resort Services team are your best resources. For ownership questions, account updates, rental information, and anything related to your membership, please reach out directly.

Connecting you to the right person quickly is what we are here for.

Call Resort Services: **855-859-6983** | Resort Direct: **928-282-7777**



OwnerPLUS

POWERED BY *Vacatia*

Your Ownership Just Got More Flexible

As a Arroyo Roble Resort owner, your vacation options do not have to stop at Sedona. We are excited to introduce OwnerPLUS, Vacatia's internal exchange benefit that gives you the flexibility to explore our growing collection of resorts across the country.

How OwnerPLUS Works

With OwnerPLUS, you can choose to convert any week any year to FlexPoints — your currency for new adventures. Use them to stay at other Vacatia-managed resorts and discover new destinations with the same sense of home you already love.



Scottsdale Camelback Resort

Scottsdale, Arizona | Studio, 2BR & 3BR villas

Desert living with a different skyline. Eleven acres at the base of Camelback Mountain, steps from world-class golf, Old Town dining, and the Sonoran Desert.



Landmark Holiday Beach Resort

Panama City Beach, Florida | 2BR, 3BR & townhouse units

Gulf Coast sun, sugar-white sand, and a balcony view of the water. A very different kind of week, and one that families tend to book again.



Gold Point Resort

Breckenridge, Colorado | Studios to 3BR villas

Sweeping Rocky Mountain views. World-class skiing, hiking, and mountain biking at your doorstep, with Main Street just a short bus ride away.

A benefit built for flexibility. Whether you want to mix up your travel routine, explore a new destination with family, or simply have more options, OwnerPLUS puts that choice in your hands. This is just the beginning. More details are on the way.

To learn more about how OwnerPLUS can expand your vacation options, reach out to Customer Care at **855-859-6983**. We would love to walk you through it.