

June 12, 2026 - Email from owner

Date: June 12, 2026

From: [Owner]

To: Ken Inskeep

Cc: Noel Hengst; Ty Schwartz; Sean Moynihan

Subject: Subject: Formal Records Request and ARC Open-Meeting Compliance Inquiry

Personal identifiers and protected personal details have been removed. This is a text rendering, not the raw email. Statements are the correspondents' positions, not adjudicated findings.

Ken,

Please see the attached formal records request and open-meeting compliance letter addressed to the Santa Rita Ranch III Board of Directors, c/o AAM.

I understand you are the AAM Area Manager for the Association. Please route this correspondence and all attachments to the Board.

The letter requests records under A.R.S. Section 33-1805 and raises legal and procedural issues regarding the Association's ARC/Architectural Committee process under the governing documents and A.R.S. Section 33-1804.

Attached are:

1. Formal Legal Inquiry and Records Request Regarding Architectural Review Committee Open-Meeting Compliance
2. Exhibit A: Ty Schwartz Facebook Messenger screenshots
3. Exhibit B: A Z N H Revocable Trust v. Sunland Springs Village Homeowners Association, No. 1 CA-CV 25-0424
4. Exhibit C: Santa Rita Ranch III Community Guidelines Section II.D excerpt
5. Exhibit D: Facebook community-page screenshots regarding ARC meeting dates, notices, and access
6. Exhibit E: Transcript and summary of Ty Schwartz Facebook Messenger thread
7. Exhibit F: Transcript and summary of Facebook community-page ARC thread

Please confirm receipt and advise when the requested records will be made available within the ten-business-day period required by A.R.S. Section 33-1805.

For clarity, I am requesting electronic production where reasonably available. If the Association intends to withhold, redact, or delay production of any responsive category, please identify the category and the statutory, privilege, or other legal basis for doing so.

Regards,

[Owner] Santa Rita Ranch III Homeowner

Editorial and provenance notes

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