

July 28, 2026 - Email from owner

Date: July 28, 2026

From: [Owner]

To: Ken Inskeep

Cc: Marie Perez; Noel Hengst

Subject: Re: Santa Rita Ranch III Document for [Home address redacted]

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.

Mr. Inskeep,

Thank you for confirming that the alleged non-compliance issue has been resolved and that the violation will be closed out accordingly.

However, your response does not address several material points raised in my original reply to the notice. I specifically requested confirmation that the Courtesy Notice would be withdrawn from my compliance history. I also objected to the notice's failure to identify the specific governing-document provision allegedly violated, its vague and inaccurate "Trash" classification, the confusion created by the notice's fifteen-day cure deadline and twenty-one-day appeal period, and the risk that a temporary condition corrected almost immediately could later be treated as an adverse compliance-history entry. Those issues are not resolved by stating that the violation will be "closed out."

Closure is not the same as withdrawal. Simply maintaining this Courtesy Notice as a non-compliance record is enough for me to object to the process. Unless the Courtesy Notice is completely withdrawn and removed from my compliance history, please treat this correspondence as my appeal and written response contesting the notice.

This written response is made pursuant to A.R.S. § 33-1803(C), which applies to a written notice alleging that a member's property condition violates the community documents, "without regard to whether" the notice imposes a monetary penalty.

Because the Courtesy Notice did not previously provide all information identified in A.R.S. § 33-1803(D), I request the Association's written explanation required by statute, including the specific governing-document provision allegedly violated, the date of the alleged violation or observation, the first and last name of the person or persons who observed it, and the process I must follow to contest the notice.

The notice identified the alleged violation as "Trash." That description was inaccurate, overly broad, and confusing. The materials referenced in the notice were wood pallets and pavers. They were not trash. Your later citation to Section 10.16 appears to rely on a nuisance, rubbish, or debris

provision, which is not the same thing as simply labeling the condition “Trash.” Homeowners should not be expected to guess which covenant the Association means, infer the Association’s legal theory from a vague category label, or piece together the basis for a violation only after objecting.

[Editorial omission: disputed inference about motive]

This email also constitutes a new records request pursuant to A.R.S. § 33-1805. Please provide all Association records related to this alleged violation, including all inspection records, photographs, notes, account entries, compliance logs, violation history entries, internal communications, communications with management personnel, communications with any board member, records identifying the observer or inspector, records reflecting the basis for categorizing the matter as “Trash,” and records reflecting any decision to issue, close, withdraw, retain, or rely upon the Courtesy Notice.

In addition, please provide all violation notices, courtesy notices, compliance notices, warning letters, inspection records, and related enforcement records issued by or on behalf of the Association from sixty days before the issuance of this Courtesy Notice through the date of this request. This request includes records sufficient to identify the date of each notice, the alleged violation category, the governing-document provision cited, the description of the alleged violation, the observation or inspection date, the status or disposition of the matter, and whether any fine, escalation, hearing, or repeat-violation treatment occurred. If the Association believes any homeowner-identifying information must be redacted, please produce redacted copies while preserving the enforcement information necessary to evaluate whether violations are handled uniformly, impartially, and consistently.

[Personal occupational and imagery details redacted] I intend to compare the Association’s enforcement records against observable conditions in the community to determine whether similar or more significant conditions received comparable treatment. If enforcement has been administered selectively or inconsistently, that will raise serious concerns regarding arbitrary enforcement.

You also stated that the Association’s documents have been vetted by HOA attorneys for compliance with Arizona law. Respectfully, that does not answer the issue. AAM saying its forms or documents were reviewed by counsel does not make this specific notice correct, compliant, or enforceable. The issue is whether this notice and this process comply with Arizona law and the governing documents. We will get to the bottom of that.

Please forward this appeal, written statutory response, and records request to the Board of Directors and to the Association’s legal counsel as needed. I am requesting a response from the Board itself, not merely from the management company, because the Board is responsible for the Association’s enforcement practices and for ensuring that those practices comply with Arizona law and the governing documents.

Once the Association has produced the required statutory explanation and records, I reserve the right to file a superseding appeal addressing the full record, including any additional deficiencies

revealed by the Association's production.

Accordingly, unless the Courtesy Notice is completely withdrawn, please provide the written explanation required by A.R.S. § 33-1803(D), produce the requested records under A.R.S. § 33-1805, and confirm whether the Board will treat this notice as withdrawn or whether it intends to retain it as part of my compliance history.

Sincerely,

[Owner] [Home address redacted] [Home locality redacted]

Editorial and provenance notes

Source record: SRC-000277. The complete raw email and original headers are retained privately.

Attachments and inline images are not reproduced in this email rendering; refer to separately listed records in the document library. Attachment filenames are not reproduced.

Narrow omission of motive-inference paragraph

Occupation and imagery details

Repeated quoted thread history omitted; separate messages retain the substantive exchange.