

August 28, 2026 - Email from owner

Date: August 28, 2026

From: [Owner]

To: Sean Moynihan

Cc: Kim Ferguson; Lisandra Ruiz; Ken Inskeep; Marie Perez; Noel Hengst; Kat Boswell

Subject: Re: [Matter reference redacted] / Santa Rita Ranch III HOA / [Owner]: Deficient August 28 Response; Unresolved A.R.S. § 33-1805 Production

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. Moynihan:

Attached is my response to the Association's August 28, 2026 correspondence, together with a single email-optimized exhibit packet containing Exhibits A through Q.

This response and its exhibits are directed to Santa Rita Ranch III Homeowners Association; James C. Newberry, President and Director; Kaitlyn Young, Secretary and Director; AAM, LLC; and Association counsel. Please ensure that the attached materials are promptly transmitted to the Association, each director, and AAM.

The response addresses the Association's continuing records-production deficiencies, overdue A.R.S. § 33-1803(D) explanation, pending appeal, unresolved reasonable-accommodation request, and preservation obligations. September 2, 2026 is identified as a final voluntary cure date. It is not a new statutory response period and does not extend any expired deadline.

For continuity, the exhibit packet preserves Exhibits A through N from the August 16 submission and adds Exhibits O through Q.

Please confirm receipt of both attachments and that they have been provided to the Association, Mr. Newberry, Ms. Young, and AAM.

[Owner]

Editorial and provenance notes

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