

1 **IN THE OFFICE OF ADMINISTRATIVE HEARINGS**

2
3 Sharon Maiden

No. 25F-H030-REL

4 Petitioner,
5 vs.

ORDER

6 Val Vista Lakes Community
7 Association

8 Respondent.
9

10
11 A hearing in the above entitled matter is scheduled to convene at **9:00 a.m.** on
12 **March 26, 2025.**

13 Pending before the Office of Administrative Hearings is Petitioner's Motion to
14 Disqualify Carpenter Hazelwood (CHDB LAW LLP) and Petitioner's requests for
15 subpoenas for Bryan Patterson, Diana Ebertshauser, Brodie Hurtado, Mel McDonald,
16 Timothy Hedrick, Christine Rucker, Douglas Keats, Curtis Weile, Ashley Turner, and
17 Joshua Bolen.

18 The petition in this matter asserts **two legal issues**:

19 (1) An allegation that Respondent selectively enforced the Bylaws, in violation of
20 Article IV, Sections 2 and 3 of the Association's Bylaws, and

21 (2) An allegation that Respondent failed to hold an open meeting when it decided
22 to disqualify Petitioner from running for the Board, in violation of Arizona Revised
23 Statutes § 33-1804(A).

24 Petitioner has paid \$500 for a **single-issue petition**. Therefore,

25 **IT IS ORDERED** that Petitioner must:

26 (1) Pay \$500 to the Arizona Department of Real Estate no later than March 19,
27 2025, and provide a receipt to the Office of Administrative Hearings by the same day, or

28 (2) Petitioner must notify the tribunal by March 19, 2025 as to whether Petitioner
29 desires to proceed with issue 1 or 2 at the hearing.
30

IT IS FURTHER ORDERED denying Petitioner's Motion to Disqualify Carpenter Hazelwood (CHDB LAW LLP).

IT IS FURTHER ORDERED denying the requests for subpoenas as the issue for hearing is yet to be determined.

Done this day, March 12, 2025.

/s/ Velva Moses-Thompson
Administrative Law Judge

Transmitted by either mail, e-mail, or facsimile to:

Susan Nicolson
Commissioner
Arizona Department of Real Estate
SNicolson@azre.gov
vnunez@azre.gov
djones@azre.gov
labril@azre.gov
mneat@azre.gov
lrecchia@azre.gov
gosborn@azre.gov

Josh Bolen, Esq.
CHDB Law LLP
Josh.Bolen@chdblaw.com
Chuck.Oldham@chdblaw.com
minute.entries@chdblaw.com

Sharon M. Maiden
smaiden2104@gmail.com

By: OAH Staff