DEC 2 9 2025

Braylon Hanson
10101 N Arabian Trail, Unit 2037
Scottsdale, AZ 85258

Date: 12/18/2025

Via Certified Mail

Casabella Condominium Association
c/o Associated Property Management Inc.
3260 E Indian School Rd
Phoenix, AZ 85018

Re: Account #1057203711 – Request for Hearing / Dispute of Notice of Non-Compliance

Dear Board of Directors and Management,

This letter serves as my **formal response** to the *First Notice of Non-Compliance* dated December 8, 2025, regarding alleged architectural violations related to L.V.P. flooring at Unit 2037.

I would like to note that I **did submit an Architectural Design Request** in response to the notice; however, that request was **rejected**. Given this rejection, I am hereby **formally disputing the violation as written** and **requesting a hearing before the Board of Directors** pursuant to **A.R.S. §§ 33-1803 and 33-1242**.

I respectfully request the opportunity to address this matter at a hearing and to present any relevant information or documentation for the Board's consideration. Please confirm in writing the **date, time, and format** of the hearing.

Please be advised that I hereby **designate and authorize my neighbor, Robert Gelinas, to act as my representative** in connection with this matter, including participation in any hearing, meeting, or discussion related to the alleged violation for Unit 2037.

Mr. Gelinas is authorized to receive communications, present information, and speak on my behalf regarding this issue.

Representative contact information is as follows:

Robert Gelinas
10101 N. Arabian Trail, Unit 2036
Email: bobaprilaz@gmail.com
Phone (call/text): 602-677-9628

Please direct all hearing coordination and related communications to Mr. Gelinas as well as to me.

This letter is sent timely and by certified mail to preserve all rights and remedies available to me under Arizona law. Nothing in this correspondence should be construed as an admission of a violation.

Thank you for your attention to this matter. I look forward to your written confirmation.

Sincerely,

Authentisign

Braylon Hanson

Braylon Hanson
Owner, Unit 2037
Phone: 509-302-8480
Email: braylonhansonre@gmail.com

Authentisign ID: 4C8DA6DB-63DC-F011-8195-000D3A1E5303

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Braylon Hanson
Owner, Unit 2037
Phone: 509-302-8480
Email: braylonhansonre@gmail.com

Compose

Inbox 16,068
Starred
Snoozed
Sent
Drafts 32
Purchases 452
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Labels

10 Minutes per day routi...
8432 E Chaparral - ... 2
13814 N 96TH Stre... 18
A Compliance The Mea...
A Fire 3
A HOA dispute process
A Keyboard Instruc... 5
A Music 3
A Netherlands 1
A RECORDS FOR SALE
A Roof Related Ros... 3
A Save 84
A Wayfair
A Windows

① Upgrade →

---------- Forwarded message ---------
From: **Regina Goodwin** <Regina@apm-management.com>
Date: Mon, Jan 26, 2026 at 1:09 PM
Subject: RE: Jan 29th executive meeting
To: Bob Gelinas <bobaprilaz@gmail.com>

Hi

Please be at the clubhouse at 5:45 PM for the appeal of UNIT 2037

Regards,

Regina Goodwin, CAAM®
Community Manager
Associated Property Management

From: Bob Gelinas <bobaprilaz@gmail.com>
Sent: Monday, January 26, 2026 6:57 AM
To: Regina Goodwin <Regina@apm-management.com>
Subject: Jan 29th executive meeting

Good morning Regina,

As you know I am representing Braylon Hanson for his appeal hearing on January 29th at the executive meeting. Could you please cont

Thank you,

Bob Gelinas
bobaprilaz@gmail.com

Reply Forward