DEPARTMENT OF REAL ESTATE

100 North 15th Avenue, Suite 201
Phoenix, AZ, 85007

602.771.7700

KATIE HOBBS
GOVERNOR

SUSAN NICOLSON
COMMISSIONER

July 22, 2026

HOA Notice of Petition

1776 Condo
c/o Mike O'Leary
16849 N 103 Dr
Sun City, AZ, 85351
Cert Mail: 9407109898643583506454

Via Email: 1776coa@gmail.com

RE: NOTICE OF PETITION – HOA Dispute Petition
PETITIONER: Enola Ward
RESPONDENT: 1776 Condo
ADRE File No.: 26F-H227 Ward v 1776

To Whom It May Concern:

The Arizona Department of Real Estate ("the Department") has received a Petition for a Hearing against **1776 Condo** (Respondent), and has initiated the HOA Dispute Process pursuant to the Department's authorization under Arizona Revised Statutes (A.R.S.), Title 32, Chapter 20, Article 11.

Under A.R.S. § 32-2199.01(C) & (E), The Respondent has ***TWENTY (20) days*** from the mailing of this letter to respond to the petition, showing cause, if any, as to why the petition should be dismissed.

Complete the attached Response Form, and submit it to the Department no later than **August 11, 2026.** You are also required to send a copy of your response to the Petitioner.(Contact Information provided below.) Failure to answer by the **August 11, 2026** deadline may be deemed as an admission of the allegations within the Petition and an Order of Default may be issued.

Upon a timely response, the Department will review your submission and if justified, the case shall be referred to the Office of Administrative Hearings to schedule a hearing.

Submit your response to the ADRE Message Center under the HOA Dispute Process inbox at www.azre.gov/message-center **for the fastest response time or mail to:** ADRE HOA Dispute Process: 100 N. 15th Ave. Suite 201 Phoenix AZ 85007

If you have any further questions, additional information regarding this process is available at www.azre.gov/consumers/hoa. If you are unable to find the answer there, please submit questions to the Department message center at the link provided above.

Sincerely,

Vivian Nunez

Vivian Nunez
HOA Dispute Coordinator
HOA Dispute Process
Department of Real Estate

Enclosures: Petition Response Form & Petition

Cc: via U.S. Mail:
Petitioner Contact Information

Enola Ward
16834 N 103 Ave
Sun City, AZ, 85351
Email: zbk231@gmail.com

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ATTENTION RESPONDENT

Pursuant to Arizona Revised Statute § 32-2199.01 (C) you are required to file a response to the Petition with the Department of Real Estate within twenty (20) days of the notification. Failure to file a response will be deemed an admission of the allegations made in the Petition, and the Commissioner shall issue a default decision.

Response Re: Case # 26F-H227

- ☐ All of the complaint items in the Petition are denied.
- ☐ The following complaint items are denied (if not specifically denied, allegations will be deemed admitted)

_____
_____
_____
_____

- ☐ All of the complaint items have been resolved
- ☐ Respondent intends to call witnesses at the hearing
  - Number of witnesses: _____
- ☐ A copy of this response was sent to Petitioner

If this matter is referred, Respondent will be represented by: (provide name and contact information)

_____
_____
_____

Respondent's Name (PRINT)_____ Date_____

Respondent's Signature_____ Date_____

26F-H227NOP

Final Audit Report 2026-07-21

Created:	2026-07-21
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