AZ DEPARTMENT OF REAL ESTATE

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

602.771.7700

KATIE HOBBS
GOVERNOR

SUSAN NICOLSON
COMMISSIONER

July 6, 2026

HOA Notice of Petition

Magic Ranch Community Association
1600 W Broadway Rd Ste 200
Tempe AZ, 85282
Cert Mail: 9407109898643083456235

Magic Ranch Community Association
c/o PMI San Tan
24871 S. Ellsworth Rd, Suite #100-111
Queen Creek AZ, 85142
Cert Mail: 9407109898643083456495

Via Email: eric@pmisantan.com

RE: NOTICE OF PETITION – HOA Dispute Petition
PETITIONER: Sophia Xu
RESPONDENT: Magic Ranch Community Association
ADRE File No.: 26F-H194 Xu v Magic Ranch

To Whom It May Concern:

The Arizona Department of Real Estate ("the Department") has received a Petition for a Hearing against **Magic Ranch Community Association** (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.

Attached you will find information regarding the Mediation Option offered by the Department and the Mediation Request Form. The Petitioner is open to this option and has signed the Mediation Request Form. If you are interested in the mediation option, please complete the Request for Mediation form and return it to the Department no later than **July 26, 2026**. If you do not consent to mediation, you are still required to fill out and submit Page 3 of the Notice of Petition by the **July 26, 2026**.

Complete the attached Response Form, and submit it to the Department no later than **July 26, 2026.** You are also required to send a copy of your response to the Petitioner.(Contact Information provided below.) Failure to answer by the **July 26, 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
HOA Dispute Coordinator
HOA Dispute Process
Department of Real Estate

Enclosures: Petition Response Form & Petition

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

Sophia Xu
6843 San Tan Way
Florence AZ, 85132
Email: mingxu69@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-H194

☐ 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_____