DEPARTMENT OF REAL ESTATE

100 North 15th Avenue, Suite 201
Phoenix, AZ, 85007
602.771.7700

KATIE HOBBS
GOVERNOR

SUSAN NICOLSON
COMMISSIONER

HOMEOWNERS ASSOCIATION (HOA) PETITION REQUEST FORM

Use this form to begin the HOA Dispute Process with the Department of Real Estate. This completed application must be accompanied by a copy of the condominium or planned community documents that are at issue in this matter.

Once complete, the application and additional documents should be submitted through our Message Center.

PETITIONER INFORMATION (Party Filing the Petition)		
Homeowner or Association Name: Sophia(Hong) Xu		
☑ Homeowner	☐ Condominium/Community Association	☐ Planned Community Association
Address: 6843 E San Tan Way		
City: Florence	State: AZ	ZIP: 85132
Phone: 602 393 8879	Email: MINGXU69@GMAIL.COM	

SUBJECT PROPERTY (If different than Petitioner address)		
Address:		
City:	State:	ZIP:

PETITIONER'S ATTORNEY INFORMATION (if applicable)		
Attorney Name:	Law Firm:	
Address:		
City:	State:	ZIP:
Phone:	Email:	

RESPONDENT INFORMATION (Opposing Party)		
Homeowner or Association Name: Magic Ranch Community Association		
☐ Homeowner.	☐ Condominium/Community Association.	☑ Planned Community Association.
Address: c/o PMI San Tan, 24871 S. Ellsworth Rd, Suite #100-111		
City: Queen Creek	State: AZ	ZIP: 85142
Phone: 480 908 2250	Email: eric@pmisantan.com	

Questions regarding this communication can be sent to Mandy Neat, ADRE Deputy Commissioner, at 602-771-7724 or online through the ADRE Message Center

ISSUE(S)

Has a lawsuit been filed regarding this matter?	☐ Yes	☒ No

Number of issue(s) claimed in this petition:

☒ One (1) - $500.00	☐ Two (2) - $1,000.00	☐ Three (3) - $1,500.00	☐ Four (4) - $2,000.00

Alleged violation (check box and provide reference of the violation, this must be completed):

- ☐ Condominium Statutes (example. A.R.S. § 33-1243):
- ☒ Planned Community Statutes (example. A.R.S. § 33-1809(A)(1)): A.R.S. § 33-1807; A.R.S. § 33-1803
- ☐ Bylaws (Example: Article 4.1(a)):
- ☐ CC&Rs (Example: Article 4, Sec. 4.1):

Relief Requested - Other than ordering Respondent to reimburse the filing fee required by A.R.S § 32-2199.01, if the Petitioner prevails, Petitioner requests that the following relief be awarded by the Office of Administrative Hearings. Please select all that apply.

☒ Order Respondent to abide by the Arizona statute specified in the complaint section.	☒ Order Respondent to abide by the section(s) of the condominium/planned community document(s) specified.	☐ Impose a civil penalty based on the violation specified. (Penalties, if granted, are awarded to the State, not the Petitioner).

Description. Use this space to provide a one (1) sentence statement of the violation(s) for each issue claimed. Include within the statement the specific rule or statute that is allegedly in violation, the factual basis for the violation you are alleging, and the date and time of the alleged violation(s).

Respondent violated A.R.S. § 33-1807 and its own Collection Policy on March 30, 2026, at 3:19 PM by prematurely recording a property lien without providing verified delivery proof of mandatory notices to my primary residence—where I have continuously resided throughout the entire period of alleged debt accrual—while instead issuing an electronic transmission on April 3, 2026, containing an incorrect off-site rental property address. See attached 7-section brief for full details and specific relief requests regarding fee waivers, lien removal, and the reimbursement of my $500.00 filing fee.

SIGNATURE

Under penalty of perjury, I swear that this complaint is true and accurate to the best of my knowledge.

Petitioner Name: Sophia(Hong) Xu	Date: 06/26/2026
Petitioner Signature: /s/Sophia Xu	

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