

From: Lauren Vie <LVie@mulcahylawfirm.com>
Sent: Tuesday, May 5, 2020 10:18 AM
To: Cammy Bowring
Cc: Morgan Ronimus
Subject: RE: Goldcrest Patio Homes Condominium Unit 101

Hi Cammy,

Pursuant to state law, our office cannot proceed with collection efforts until the 30 days mandated by state law have passed. The letter was sent on April 21 which means that the owner has until May 21st to pay the amounts owed or work out a payment agreement with the Association. According to state law the file cannot be turned over to our office until the 30 days have expired. If you are unable to reach an agreement with the owner after 30 days the file can be turned over to our office. We have May 21st marked on our calendar so we will reach out to determine of the

In regards to the sewer issue, Article 5, Section 5.3 of the Declaration states that an owner is liable to the Association for any damage to the common elements or improvements that is the result of the negligent or willful misconduct of an owner, the owner's lessees, occupants or invitees. The cost of the repair can be charged back to the owner in the same manner as an assessment. This means that the Association has the authority to charge the cost of the repair back to the unit who caused the damage, but I suggest that you reach out to each of the units beforehand to ask them if they have flushed any diapers down the drain. The owners should be made aware of the fact that the diapers have caused damage to the common element pipes and should be told that only two units are connect to that cleanout. They may be more likely to tell the truth if they know that there are only two possible units who could have flushed the diapers. Based upon the information you provided, it sounds like unit 101 likely flushed the diapers, but the charges should not be assessed to her account until she is notified of the damage and asked if she knows how the diapers got into the pipes.

Please let me know if you have any additional questions!

Sincerely,
Lauren Vie, Esq.



Mulcahy Law Firm, P.C.
3001 East Camelback Road
Suite 130
Phoenix, Arizona 85016
(602) 241-1093
Fax: (602) 264-4663
lvie@mulcahylawfirm.com



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Pursuant to 15 U.S.C. Section 1692 E (11), please be advised that this communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose.