



Arizona Department of Real Estate (ADRE)

Homeowners Association Dispute Resolution

www.azre.gov

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

DOUGLAS A. DUCEY
GOVERNOR

LOUIS DETTORRE
COMMISSIONER

HOMEOWNERS ASSOCIATION (HOA) DISPUTE PROCESS PETITION

LEGAL ACTION (Complete this section with the Attorney's information if the Petitioner is being represented on this matter.)

Does an attorney represent you in this matter? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Has a lawsuit been filed regarding this matter? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Attorney Name: N/A		Law Firm:	
Address:	Suite:	City:	State: Zip Code:
Office Phone:	Fax:	Email address:	

INVOLVED PARTIES (An owner's petition (complaint) must be about a dispute between the owner and the association. An association's petition (complaint) must be about a dispute between the association and the owner.)

PETITIONER IS A (check one) <input checked="" type="checkbox"/> Homeowner <input type="checkbox"/> Condominium/Community Association <input type="checkbox"/> Planned Community Association	RESPONDENT IS A (check one) <input type="checkbox"/> Homeowner <input checked="" type="checkbox"/> Condominium/Community Association <input type="checkbox"/> Planned Community Association
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RESPONDENT INFORMATION (Respondent may not be a management company but may be addressed in care of one.) The Respondent is the person or association against whom action or relief is sought, or who opposes the petition.

Homeowner (Last , First & M.I) or Association Name: Goldcrest Patio Homes Condominium Association			
Address: 14955 West Bell Road, Box 9304	City: Surprise	State: AZ	Zip Code: 85374
Best Phone Contact: 623-521-3800		Email address: cammy@westusa.com	

PETITIONER (YOUR NAME AND ADDRESS) The person or association completing this form is the Petitioner.

Homeowner (Last , First & M.I) or Association Name: Kadhum, Asmaa			
Address: 4933 W Marcus Dr	City: Phoenix	State: AZ	Zip Code: 85083
Best Phone Contact: 623-396-8593		Email address: mazin.alsalih@gmail.com	

ADDRESS OF SUBJECT PROPERTY (If different than the Petitioner's mailing address)

Address: 7101 N 36th Ave, Unit # 101	City: Phoenix	State: AZ	Zip Code: 85051
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COMPLAINT (DO NOT LEAVE THIS SECTION BLANK)

This complaint is a violation of: (Check box and provide the reference of the alleged violation/s. THIS MUST BE COMPLETED.)	
<input checked="" type="checkbox"/> Condominium Statutes (example. A.R.S. § 33-1243): <u>33-1256</u>	
<input type="checkbox"/> Planned Community Statutes (example. A.R.S. § 33-1809(A)(1)):	
<input type="checkbox"/> Bylaws (Example: Article 4.1(a)):	
<input type="checkbox"/> CC&Rs (Example: Article 4, Sec. 4.1):	

NUMBER OF ISSUES CLAIMED IN THIS PETITION

<input checked="" type="checkbox"/> 1 \$500
<input type="checkbox"/> 2 \$1,000
<input type="checkbox"/> 3 \$1,500
<input type="checkbox"/> 4 \$2,000

REVIEWED
By ADRE at 9:01 am, Jan 12, 2022





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RELIEF REQUESTED

Other than ordering Respondent to pay to the Petitioner the filing fee required by A.R.S § 32-2199.01, if the Petitioner prevails, Petitioner requests that the following relief be awarded regarding the act, omission, or condition described in this Petition.

- Order a party to abide by the Arizona statute specified in the complaint section.
- Order a party to abide by the section(s) of the condominium/planned community document(s) specified.
- Impose a civil penalty on the basis of the violation specified. (Civil penalties, if granted, are awarded to the state.)

WITNESSES (Please list any witnesses below. If there are more witnesses please list in the narrative statement below.)

Name: N/A			
Address:	City:	State:	Zip Code:
Phone:		Email address:	

ALLEGED VIOLATION DESCRIPTION - NARRATIVE STATEMENT

*Use the space below to provide a one sentence statement of the violation/s for each issue claimed. Include with the statement a description, the specific factual basis of, the nature of, and the date and time of the alleged violation/s. (If you require more room write "See Attached" below and attach the document with your submission of this Petition.)

Requesting to Waive / or Adjust Unreasonable Collection Fees.

According to Article 33-1256, when HOA places a lien against a Unit they should have assessments for reasonable collection fees and for reasonable attorney fee.

Gold Crest Patio Homes Association is charging us legal fees for a lien they have placed (and released because it was invalid) against our unit Unit#101 of \$2,351.40

Please note the following regarding the lien placed on the property:

1. On 4/21/2020 HOA sent a letter notifying us of past due assessment and late fees of \$1,435.00. I replied to them asking to talk this over with HOA and proposing to pay all after going back to work. Check Attachment Point#1.
2. On 08/07/2020 we received a letter from Mulcahy Law Firm asking us to pay past due assessment, late fees, and legal fees of \$2,504.00. Check Attachment Point#2.
3. When we checked the assessments of past due payments, we found many of them already been paid to HOA and the assessment was incorrect. We provided the Law Firm with a copy of the checks used to pay monthly assessments listed in the lien ledger.
4. On 08/14/2020 The Law Firm stated that the accounting system of the HOA did not list all the payments we have paid, and that the amounts used to place the lien were incorrect. Check Attachment Point#4.
5. All our correspondence with the LAW Firm was to correct the incorrect ledger that was attached to the lien.
6. On 09/10/2020 we highlighted to the Law Firm the differences in the required payment amounts which was as follows:
The notice we got from Goldcrest HOA on 4/21/2020 states that we owe \$1,435.00
The lien you have placed on 6/15/2020 was for \$2,199.00.
The Notice that LAW Firm sent us on 8/7/2020 states that the amount due is \$2,504.00
7. On 09/14/2020 the Law Firm sent us an email stating that lien will be released because of the



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incorrect billings. Check Attachment Point#7.

8. We paid late assessments on Sep and Oct 2020, but did not pay the legal fees as the Lien was placed and released because of wrong assessments.

9. On 11/24/2021 HOA provided us with a statement (with other incorrect amounts) stating that we owe HOA an amount of \$2,703.00 as legal fees, but the ledger that was sent to us from the Law Firm when they placed the lien on our property (the lien that was released when considered invalid) stated that the legal fees were \$1,022.00. Check Attachment Point#9.

10. The incorrect statements issue happened many times since the start of this board managing the HOA, and whenever we sent them emails requesting them to correct the statements they just respon+ that is was a human error and thats it. We asked the HOA board for a meeting to discuss that many times but they did not reply to that. Check Attachment Point#10.

PETITION CERTIFICATION (MUST BE SIGNED AND DATED)

Under penalty of perjury, I swear that this complaint, consisting of 18 pages, is true and accurate to the best of my knowledge.

Asmaa Kadhum

Digitally signed by Asmaa Kadhum
DN: cn=Asmaa Kadhum, c=US, email=mazin.alsalh@gmail.com
Date: 2022.01.09 18:17:44 -07'00'

1/9/2022

PETITIONER SIGNATURE

DATE

Asmaa Kadhum

PETITIONER NAME PRINT

REMINDER: Please check and ensure:

- The Petition is fully completed;
- Please attach or include ONE COPY of the condominium or planned community documents at issue;
- The CORRECT filing fee is enclosed, or paid online through a secure link sent by ADRE once the completed petition is received;
- Petition is signed and dated;
- I have read the information provided on the ADRE's **Homeowners Association Dispute Process** webpage and understand this form.

Submit the Petition and supporting documents through the [ADRE Message Center](http://www.azre.gov) at www.azre.gov or mail to:

ADRE HOA Dispute Process
100 North 15th Avenue, Suite 201
Phoenix, AZ 85007

Americans with Disabilities Act

The Department of Real Estate complies with American Disabilities Act. Persons with disabilities may request reasonable accommodations such as interpreters, alternative formats or assistance with physical disability. Requests for accommodations must be made with 72 hours prior notice. If you require special accommodations, please contact the Department at (602) 771-7766. Questions regarding this communication can be sent to Dan Gardner, ADRE constituent services, at 602-771-7784 or online through the ADRE Message Center.

Goldcrest Patio Homes Condominium
c/o The Bowring Team
at 14855 West Bell Road, Box 9304, Surprise, AZ 85374

Sent via certified mail to two (2) addresses listed below:

April 21, 2020

NOTICE PURSUANT TO ARS SECTION 33-1807(K)

Mazin Ahmed
6516 W Saddlehorn Road
Phoenix, AZ 8083

Mazin Ahmed
4933 Marcus Drive
Phoenix, AZ 85083

RE: Goldcrest Patio Homes Condominium(Unit 101)

Dear Mazin Ahmed:

Goldcrest Patio Homes Condominium is sending this notice to you regarding past due assessments and other charges owed on Lot 101 (7101 N 36th Avenue #101). As of the date of this letter, you owe the Association \$1,435.00 in past due assessments and late fees.

Accounting Ledger Enclosed.

Please make your check payable to Goldcrest Patio Homes Condominium and mail your payment to c/o The Bowring Team at 14855 West Bell Road, Box 9304, Surprise, AZ 85374. For information or questions regarding your account, contact Cammy Bowring via telephone (623-521-3800) and/or via email cammy@westusa.com.

Your account is delinquent. If you do not bring your account current or make arrangements that are approved by the association to bring your account current within thirty days after the date of this notice, your account will be turned over for further collection proceedings. Such collection proceedings could include bringing a foreclosure action against your property.

Thank you for your prompt attention to this matter.

Sincerely,

Goldcrest Patio Homes Condominium Board of Directors
Enc.



Goldcrest Patio Homes
 Arizona Association Management Group
 591 E Plaza Circle, #9
 Litchfield Park, AZ 85340

Mazin Ahmed
 6515 W. Saddlehorn Rd.
 Phoenix, AZ 85083

Property Address: 7101 N. 36th Ave. #101
 Account #: 11069

Code	Date	Amount	Balance	Check#	Memo
	Balance Forward:	0.00			
Association Dues	9/1/2018	150.00	150.00		Association Dues
Association Dues	10/1/2018	150.00	300.00		Association Dues
Association Dues	11/1/2018	150.00	450.00		Association Dues
Late Fee	11/16/2018	15.00	465.00		
Association Dues	12/1/2018	150.00	615.00		Association Dues
Late Fee	12/16/2018	15.00	630.00		
Collection Letter	12/16/2018	15.00	645.00		
Association Dues	1/1/2019	150.00	795.00		Association Dues
Collection Letter	1/16/2019	15.00	810.00		
Late Fee	1/16/2019	15.00	825.00		
Association Dues	2/1/2019	150.00	975.00		Association Dues
Late Fee	2/16/2019	15.00	990.00		
Collection Letter	2/16/2019	5.00	995.00		
Association Dues	3/1/2019	150.00	1,145.00		Association Dues
Collection Letter	3/16/2019	25.00	1,170.00		
Late Fee	3/16/2019	15.00	1,185.00		
Association Dues	4/1/2019	150.00	1,335.00		Association Dues
Late Fee	4/16/2019	15.00	1,350.00		
Collection Letter	4/16/2019	25.00	1,375.00		

Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance: 1,375.00
190.00	40.00	320.00	825.00	

✓ 150 may
1525



MAZIN AL-SALIH <mazin.alsalih@gmail.com>

Goldcrest Patio Homes Condominium Unit 101

mazin.alsalih@gmail.com <mazin.alsalih@gmail.com>

Thu, Apr 30, 2020 at 2:04 PM

To: "cammy@westusa.com" <cammy@westusa.com>

Cc: Kinda <kinda_mazin@yahoo.com>

Hi Cammy,

I received your letter dated 4/21/2020 and really its not a good timing for collections at this time.

Can we talk about that after we get back to work and be able to pay what is required from us.

I am planning to pay the whole amount, after this pandemic goes away, but I want you to remove the late fees as we agreed before so the total amount to be \$1350 not \$1435.

Thanks for your understanding and appreciate your reply.

Mazin Ahmed
[623-570-4372](tel:623-570-4372)*Sent from my MetroPCS 4G LTE Android device*



MULCAHY LAW FIRM, P.C.

Beth Mulcahy
Paige Marks
Lauren Vie

info@mulcahylawfirm.com

August 07, 2020

Mazin Ahmed
7101 N 36th Ave 101
Phoenix, AZ 85051

Mazin Ahmed
4933 W Marcus Drive
Phoenix, AZ 85083

Mazin Ahmed
6515 W Saddlehorn Rd.
Phoenix, AZ 85083

RE: Association Name: Goldcrest Patio Homes Condominium Association
Owner Name: Mazin Ahmed
Unit #: 101
Total Amount Due (as of the date of this letter): \$2,504.00

Dear Mazin Ahmed:

As you know, I represent Goldcrest Patio Homes Condominium Association ("Association") with regard to the unpaid assessments, late fees, and other charges owed on Unit 101, of Goldcrest Pation Homes Condominium, according to condominium declaration recorded in document no. 2005-0507465a, and per map of record in the office of the County Recorder of Maricopa County, Arizona, recorded in book 742 of maps, page 42; Together with a proportionate interest in and to the common areas, as set forth in said declaration of horizontal property regime as shown on said plat ("Lot"). As of the date of this letter, you owe the Association \$2,504.00 in past due assessments, late fees, legal fees and other charges. **See attached ledger.** Further assessments and applicable late fees on unpaid assessments will be imposed consistent with the Association's governing documents. An additional \$104.00 will accrue for the recording of the Release of Lien.

Please make your check payable to Goldcrest Patio Homes Condominium Association and send it to Mulcahy Law Firm, P.C., 3001 East Camelback Road, Suite 130, Phoenix, Arizona 85016.

This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose.

Thank you in advance for your anticipated cooperation in this matter.

Sincerely,

Beth Mulcahy

BM: ab

cc: Goldcrest Patio Homes Condominium Association
Enc.



INVOICE

The Bowling Team
14955 West Bell Road
Box 9304 Surprise,
Arizona 85374 United
States

623-521-3800

BILL TO
Unit101
MAZIN AHMED
4933 W Marcus dr
PHOENIX, 85083-

623-570-4372
mazin.alsalih@gmail.com

Invoice Number:1

Invoice Date:May 14, 2019

Payment Due:May 15, 2019

Amount Due (USD): \$2,569.40

Items	Quantity	Price	Amount
Monthly Assessment Assessment May 2019	1	\$150.00	\$150.00
Previous Balance	1	\$1,375.00	\$1,375.00
Monthly Assessment Assessment June 2019	1	\$150.00	\$150.00
Late Fee June 2019 non payment	1	\$15.00	\$15.00
Monthly Assessment Assessment July 2019	1	\$150.00	\$150.00
Late Fee non payment July 2019	1	\$15.00	\$15.00
Monthly Assessment Assessment august 2019	1	\$150.00	\$150.00
Monthly Assessment Assessment october 2019	1	\$150.00	\$150.00
Late Fee no payment to back balance feb 2020	1	\$15.00	\$15.00
Late Fee no payment to back balance march 2020	1	\$15.00	\$15.00
monthly assessment assessment may 2020	1	\$175.00	\$175.00
Late Fee non payment may 2020	1	\$15.00	\$15.00



INVOICE

The Bowring Team
14955 West B
Road Box 93
Surprise, Arizo
85374 United Stat

623-521-3800

Items

plumbing bill
diapers found in cleanout 5/4/20

monthly assessment
assessment june 2020

monthly assessment
assessment july 2020

legal fees
Mulcahy Law Firm, P.C

filing fee
file lien with maricopa county

legal fees
Mulcahy Law Firm, P.C

monthly assessment
assessment

Legal Fees
Adjustment

	Quantity	Price	Amount
	1	\$99.00	\$99.00
	1	\$175.00	\$175.00
	1	\$175.00	\$175.00
	1	\$615.90	\$615.90
	1	\$30.00	\$30.00
	1	\$24.50	\$24.50
	1	\$175.00	\$175.00
		-\$65.40	



INVOICE

The Bowring Team
14955 West Bell
Road Box 9304
Surprise, Arizona
85374 United States

623-521-3800

Total:	\$3,669.40
Payment on September 4, 2019 using a check:	\$150.00
Payment on October 7, 2019 using a check:	\$300.00
Payment on November 15, 2019 using a check:	\$150.00
Payment on January 9, 2020 using a check:	\$125.00
Payment on February 8, 2020 using a check:	\$25.00
Payment on June 16, 2020 using a check:	\$175.00
Payment on July 16, 2020 using a check:	\$175.00

\$2,504.00

Future Legal Release of Lien	\$104.00
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Amount Due (USD):	\$2,608.00
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MAZIN AL-SALIH <mazin.alsalih@gmail.com>

Goldcrest Patio Homes Condo #101

Morgan Ronimus <mronimus@mulcahylawfirm.com>

Fri, Aug 14, 2020 at 7:04 PM

To: Mazin Al-Salih <mazin.alsalih@gmail.com>, Kinda <kinda_mazin@yahoo.com>

Good afternoon,

I have confirmed that all your payments are accounted for and have been applied to your account. The accounting system used by the Association produced a very specific statement and for some reason it did not list all the payments; however, all payments were applied to the account. In fact, we created a separate spreadsheet to confirm this and I will be able to provide you with this easy to read ledger on Monday.

We are not aware of any prior agreement, and, since the account has been turned over to our firm, any payment plan agreed upon will be in the form of a formal Agreement with our firm. If you wish to submit a payment plan proposal, please email me.

Can you please clarify your last paragraph in your email? Are you requesting the names of the Board of Directors? Any questions, concerns, or comments can be sent to me via email and we will respond on the Association's behalf.

Thank you. Have a nice weekend.

[Quoted text hidden]



MAZIN AL-SALIH <mazin.alsalih@gmail.com>

Goldcrest Unit 101 Lean

Morgan Ronimus <mronimus@mulcahylawfirm.com>

Mon, Sep 14, 2020 at 7:46 PM

To: Mazin Al-Salih <mazin.alsalih@gmail.com>, Kinda <kinda_mazin@yahoo.com>

Good afternoon,

Attached to this email is a copy of the Notice of Lien and the corresponding ledger.

Please be advised our firm is preparing a Release of Lien for recording as some of the late fees assessed to the ledger used for the Lien have been credited/waived by the Association. Assuming we are able to work out a resolution in the next week regarding the remaining balance owed, we will not record a new lien. However, if we are unable to come to a reasonable resolution in the next week, then an updated Notice of Lien will be recorded.

Please contact me with any further questions. Thank you.

Sincerely,
Morgan Ronimus
Paralegal



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



Get our *Answers Newsletter and Mulcahy Memos* - Subscribe at: <http://mulcahylawfirm.com/subscribe.php>
Website: www.mulcahylawfirm.com

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.

This email constitutes service of any attached document as stated. If you are unable to open any attachment, please contact our office

The information intended only for the use of the individual(s) or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone, and return the original message to the above address via the U. S. Postal Service.

From: Mazin Al-Salih <mazin.alsalih@gmail.com>

Sent: Friday, September 11, 2020 1:37 PM

To: Morgan Ronimus <mronimus@mulcahylawfirm.com>; Kinda <kinda_mazin@yahoo.com>

[Quoted text hidden]

[Quoted text hidden]

2 attachments



Recorded Lien.pdf
1572K



Ledger 6-11-20.pdf
33K

Goldcrest Patio Homes
Customer Open Balance
All Transactions

Type	Date	Num	Due Date	Split	Open Balance	Amount
Unit 101						
Invoice	05/01/2019	18	05/01/2019	-SPLIT-		1,525.00
Invoice	06/01/2019	53	06/16/2019	Monthly asse...		150.00
Invoice	06/16/2019	747FC	07/01/2019	late fee	15.00	15.00
Invoice	07/01/2019	88	07/16/2019	Monthly asse...		150.00
Invoice	07/16/2019	748FC	07/31/2019	late fee	15.00	15.00
Invoice	08/01/2019	123	08/16/2019	Monthly asse...		150.00
Invoice	08/16/2019	749FC	08/31/2019	late fee	15.00	15.00
Invoice	09/01/2019	158	09/01/2019	Monthly asse...		150.00
Payment	09/04/2019	424		Undeposited ...		-300.00
Invoice	10/01/2019	193	10/01/2019	Monthly asse...		150.00
Payment	10/07/2019	425		Undeposited ...		-300.00
Invoice	11/01/2019	228	11/01/2019	Monthly asse...		150.00
Payment	11/15/2019	428		Undeposited ...		-300.00
Invoice	12/01/2019	263	12/01/2019	Monthly asse...		150.00
Payment	12/10/2019	723		Undeposited ...		-150.00
Invoice	01/01/2020	298	01/01/2020	Monthly asse...		175.00
Payment	01/09/2020	724		Undeposited ...		-150.00
Payment	01/09/2020			Undeposited ...		-150.00
Invoice	02/01/2020	333	02/01/2020	Monthly asse...		175.00
Payment	02/08/2020	727		Undeposited ...		-175.00
Payment	02/08/2020	728		Undeposited ...		-25.00
Invoice	03/01/2020	368	03/01/2020	Monthly asse...		175.00
Payment	03/13/2020	729		Undeposited ...		-175.00
Invoice	04/01/2020	403	04/01/2020	Monthly asse...		175.00
Payment	04/09/2020			Undeposited ...		-175.00
Invoice	04/09/2020	705FC	04/09/2020	reimburseme...	99.00	99.00
Invoice	05/01/2020	438	05/16/2020	Monthly asse...		175.00
Invoice	05/16/2020	750FC	05/31/2020	late fee	15.00	15.00
Invoice	06/01/2020	473	06/01/2020	Monthly asse...		175.00
Payment	06/16/2020			Undeposited ...		-175.00
Invoice	07/01/2020	508	07/01/2020	Monthly asse...		175.00
Payment	07/16/2020			Undeposited ...		-175.00
Invoice	08/01/2020	543	08/16/2020	Monthly asse...		175.00
Payment	08/13/2020			Undeposited ...		-175.00
Invoice	08/13/2020	706FC	08/13/2020	-SPLIT-	615.90	615.90
Invoice	08/13/2020	1289...	08/28/2020	legal fees	30.00	30.00
Invoice	08/13/2020	1290...	08/28/2020	legal fees	24.50	24.50
Invoice	08/13/2020	1291...	08/28/2020	legal fees	247.60	247.60
Invoice	08/13/2020	1292...	08/28/2020	legal fees	104.00	104.00
Invoice	09/01/2020	563FC	09/16/2020	Monthly asse...		175.00
Payment	09/08/2020	778		Undeposited ...		-175.00
Payment	09/08/2020	631		Undeposited ...		-175.00
Payment	09/08/2020	779		Undeposited ...		-300.00
Payment	09/08/2020	780		Undeposited ...		-300.00
Invoice	10/01/2020	711FC	10/16/2020	Monthly asse...		175.00
Payment	10/13/2020	731		Undeposited ...		-175.00
Payment	10/13/2020	735		Undeposited ...		-150.00
Payment	10/13/2020	734		Undeposited ...		-150.00
Payment	10/13/2020	733		Undeposited ...		-150.00
Payment	10/13/2020	732		Undeposited ...		-150.00
Invoice	10/14/2020	746FC	10/14/2020	-SPLIT-	1,552.50	1,552.50
Invoice	10/14/2020	1293...	10/29/2020	legal fees	128.50	128.50
Invoice	11/01/2020	751FC	11/16/2020	Monthly asse...		175.00
Payment	11/10/2020	741		Undeposited ...		-175.00
Invoice	12/01/2020	788FC	12/16/2020	Monthly asse...		175.00
Payment	12/16/2020	634		Undeposited ...		-175.00
Invoice	01/01/2021	824FC	01/16/2021	Monthly asse...	175.00	200.00
Payment	01/14/2021	150		Undeposited ...		-175.00
Payment	01/21/2021	742		Undeposited ...		-25.00
Invoice	02/01/2021	865FC	02/16/2021	Monthly asse...		200.00
Payment	02/10/2021	744		Undeposited ...		-200.00
Invoice	03/01/2021	901FC	03/16/2021	Monthly asse...		200.00
Payment	03/16/2021	745		Undeposited ...		-200.00
Invoice	04/01/2021	973FC	04/16/2021	Monthly asse...		200.00
Payment	04/14/2021	746		Undeposited ...		-200.00
Invoice	05/01/2021	1013...	05/16/2021	Monthly asse...		200.00
Payment	05/10/2021	296		Undeposited ...		-200.00

8:56 AM

11/24/21

Accrual Basis

Goldcrest Patio Homes
Customer Open Balance
All Transactions

Type	Date	Num	Due Date	Split	Open Balance	Amount
Invoice	06/01/2021	1052...	06/16/2021	Monthly asse...		200.00
Payment	06/15/2021	297		Undeposited ...		-200.00
Invoice	07/01/2021	1089...	07/16/2021	Monthly asse...		200.00
Payment	07/11/2021	298		Undeposited ...		-200.00
Invoice	08/01/2021	1132...	08/16/2021	Monthly asse...		200.00
Payment	08/19/2021	299		Undeposited ...		-200.00
Invoice	09/01/2021	1174...	09/16/2021	Monthly asse...		200.00
Payment	09/08/2021			Undeposited ...		-200.00
Invoice	10/01/2021	1211...	10/16/2021	Monthly asse...		200.00
Payment	10/11/2021	222		Undeposited ...		-200.00
Invoice	11/01/2021	1249...	11/16/2021	Monthly asse...		200.00
Payment	11/05/2021			Undeposited ...		-200.00
Total Unit 101					3,037.00	3,037.00
TOTAL					3,037.00	3,037.00

Unit 101	Date	Description	Inv.	Charge	Payment	Balance
	May 1st 2019	Balance forward from AAMG	1	\$1,375.00		\$1,375.00
	May 1st 2019	May 2019 Assessment	1	\$150.00		\$1,525.00
		Late Fee waived due to Management change				
	June 1st 2019	June 2019 Assessment	1	\$150.00		\$1,675.00
Not Paid	June 16th 2019	June 2019 late fee	1	\$15.00		\$1,690.00
	July 1st 2019	July 2019 Assessment	1	\$150.00		\$1,840.00
Not Paid	July 16th 2019	July 2019 late fee	1	\$15.00		\$1,855.00
	Aug 1st 2019	August 2019 Assessment	1	\$150.00		\$2,005.00
		Aug Late fee waived due to contact from owner				\$2,005.00
	Sept 1 2019	Sept 2019 Assessment	152	\$150.00		\$2,155.00
	Sept 4 2019	payment received check #424 - aug / sept 2015	152 / 1		\$300.00	\$1,855.00
	Aug 1st 2019	October 2019 Assessment	1	\$150.00		\$2,005.00
	Oct 7th 2019	payment received check #425 - July/ Oct 2015	1		\$300.00	\$1,705.00
	Nov 1st 2019	Nov 2019 assessment	224	\$150.00		\$1,855.00
	Nov 15th 2019	payment received check #428 - June/ nov 2015	224 / 1		\$300.00	\$1,555.00
	Dec 1st 2019	Dec 2019 Assessment	259	\$150.00		\$1,705.00
	Dec 10 2019	payment received check #723 Dec 2015	259		\$150.00	\$1,555.00
	Jan 1st 2020	Jan 2020 assessment	295	\$175.00		\$1,730.00
short 25	Jan 9th 2020	payment received check # 724 Jan 202C	295		\$150.00	\$1,580.00
	Jan 9th 2020	payment received check # 725 May 2019	1		\$150.00	\$1,430.00
	Feb 1st 2020	Feb 2020 Assessment	334	\$175.00		\$1,605.00
	Feb 8th 2020	Payment received check # 727 Feb 202C	334		\$175.00	\$1,430.00
	Feb 8th 2020	payment Received check 3 728 Jan 202C	295		\$25.00	\$1,405.00
	Mar 1st 2020	Mar 2020 assessment	374	\$175.00		\$1,580.00
	Mar 13th 2020	Payment received check # 729 Mar 202C	374		\$175.00	\$1,405.00
	Apr 1st 2020	Apr 2020 Assessment	409	\$175.00		\$1,580.00
	Apr 9th 2020	Payment received check # 773 apr 202C	409		\$175.00	\$1,405.00
	May1st 2020	May 2020 Assessment	1	\$175.00		\$1,580.00
	May 4th 2020	plumbing bill diapers found in clean out	1	\$99.00		\$1,679.00
	May16th 2020	May 2020 late fee	1	\$15.00		\$1,694.00
	June 1st 2020	June 2020 Assessment	1	\$175.00		\$1,869.00
	June 16th 2020	payment received check # 774 jun 202C	1		\$175.00	\$1,694.00
	June 30th 2020	June Late Fee	1	\$15.00		\$1,709.00
	July 1st 2020	July 2020 assessment	1	\$175.00		\$1,884.00
	July 16th 2020	Payment Received check # 776	1		\$175.00	\$1,709.00
	July 17th 2020	Legal fees - Mulcahy law firm	1	\$615.90		\$2,324.90
	July 17th 2020	Filing Fee - Maricopa County	1	\$30.00		\$2,354.90
	july 31st 2020	July Late Fee	1	\$15.00		\$2,369.90

Aug 1st 2020	Aug 2020 Assessment	1	\$175.00	\$2,544.90
Aug 1st 2020	Legal fees - Mulcahy law firm	1	\$24.50	\$2,569.40
Aug 12th 2020	Payment			\$2,369.40
Aug 13th 2020	Payment			\$2,194.40
Aug 27 2020	Legal Fees		\$247.60	\$2,442.00
Future	Release of Lien		\$104.00	\$2,546.00



MAZIN AL-SALIH <mazin.alsalih@gmail.com>

Unit #101

Mazin Al-Salih <mazin.alsalih@gmail.com>

Wed, Dec 1, 2021 at 7:25 PM

To: Robert Kellerman David Villasenor Unit 107 <rjk8@msn.com>, Cammy Bowring <cammy@westusa.com>, Kinda <kinda_mazin@yahoo.com>

Robert,

In regards to the HOA statement that the HOA sent us, find our comments below:

1. Regarding the late fees for the amounts that we owe to the previous HOA management, we had an agreement with the previous manager to waive all late fees when we complete all payments, and we have completed all payments and you should respect his word to us.
2. Regarding the plumbing charges, since it is a joint line the charge should be split between the 2 units. The tenant of 101 said they didnt do it and the 102 said they didnt do it. You cannot believe one over the other.
3. The \$175 of Jan2021, we paid that in time and attached is the receipt.
4. The legal fees, your lawyer sent me a ledger with all their fees (attached) and it doesnt show either the 1,552.50 nor the 128.50 so I believe that those were entered wrong.

We request a meeting with you and the board to discuss and resolve all of that.

Thanks,
Mazin and Asmaa

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Mazin Ahmed

3 attachments**HOA statement nov 2021.pdf**

44K

**Ledger 8.14.2020.pdf**

84K

**Payment Receipt for Invoice #1 Jan2021.pdf**

339K