



ARIZONA DEPARTMENT OF REAL ESTATE (ADRE)

Homeowners Association Dispute Resolution

[www.azre.gov](http://www.azre.gov)

100 North 15<sup>th</sup> Avenue, Suite 201, Phoenix, Arizona 85007

Douglas A. Ducey  
Governor

Louis Dettorre  
Commissioner

March 31, 2022

Sent via certified mail receipt no. to:

Catalina Ridge Community Association, Inc.  
c/o Associa AZ  
6840 N Oracle Rd. Ste. 130  
Tucson AZ 85704

9489 0090 0027 6424 0519 90

**RE: Case # HO22-22/040 Steven J. Schmidt vs. Catalina Ridge Community Association**

To Whom It May Concern:

A Petition for Hearing against Catalina Ridge Community Association (Respondent) has been received by the Arizona Department of Real Estate (Department). The Department is authorized to receive Petitions for Hearing and take other actions pursuant to Arizona Revised Statutes (A.R.S.), Title 32, Chapter 20, Article 11. With this letter and the attachments, which may be sent electronically, the Respondent is **notified** of the petition. Pursuant to A.R.S. § 32-2199.01(C) & (E), Respondent is required to complete the attached response form and submit it to the Department within **TWENTY (20) days** after mailing of this letter, showing cause, if any, why the petition should be dismissed. **The response is due by April 25, 2022.** Respondent's failure to answer by this date provided is deemed an admission of the allegations made in the Petition and the Commissioner of the Department shall issue an Affidavit and Order of Default. If a timely response is received, the response will be promptly reviewed and, if the petition is determined justified, will be referred to the Office of Administrative Hearings and the hearing will be scheduled.

You may send the accompanying response form electronically via the message center at [www.azre.gov/message-center](http://www.azre.gov/message-center) and by selecting the link under "HOA Dispute Process questions or completed Petitions submit here." **Forward a copy of your response to the Petitioner as well (see below for the address).** Refer to the HOA dispute process found on [www.azre.gov](http://www.azre.gov) for any question you may have. If you choose to respond to the Petition via US mail, send it Attention: HOA Dispute Process, 100 North 15<sup>th</sup> Avenue, Suite 201, Phoenix, AZ 85007.

Sincerely,

*Abby Hansen*

Abby Hansen  
HOA Coordinator  
Department of Real Estate  
State of Arizona  
Enclosures: 2-Petition Response Form & Petition

cc: via US Mail & electronically to:  
Petitioner  
Steven Schmidt  
11039 N Joy Faith Dr.  
Oro Valley AZ 85737

cc: sent electronically to:



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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 # HO22-22/040

- \_\_\_\_\_ 1. All of the complaint items in the Petition are denied.
- \_\_\_\_\_ 2. The following complaint items are denied  
(any allegations not specifically denied will be deemed admitted).

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- \_\_\_\_\_ 3. All of the complaint items have been resolved.
- \_\_\_\_\_ 4. The number of witnesses the Respondent will call to testify at the hearing: \_\_\_\_\_.
- \_\_\_\_\_ 5. Petitioner was copied on this response.

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

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Respondent's Signature \_\_\_\_\_ Date \_\_\_\_\_



# Arizona Department of Real Estate (ADRE)

RECEIVED Homeowners Association Dispute Resolution

[www.azre.gov](http://www.azre.gov)

DOUGLAS A. DUCEY  
GOVERNOR

LOUIS DETTORRE  
COMMISSIONER

MAR 21 2022

100 North 15<sup>th</sup> Avenue, Suite 201, Phoenix, Arizona 85007

AZ Dept. of Real Estate

## 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:		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.)**

<b>PETITIONER IS A (check one)</b>	<b>RESPONDENT IS A (check one)</b>
<input checked="" type="checkbox"/> Homeowner	<input type="checkbox"/> Homeowner
<input type="checkbox"/> Condominium/Community Association	<input type="checkbox"/> Condominium/Community Association
<input type="checkbox"/> Planned Community Association	<input checked="" type="checkbox"/> Planned Community Association

**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: <b>Catalina Ridge Community Association, Inc.</b>			
Address:	City:	State:	Zip Code:
<b>c/o Associa AZ 6840 N.Oracle Rd Ste. 130</b>	<b>Tucson</b>	<b>AZ</b>	<b>85704</b>
Best Phone Contact: <b>520-742-5674</b>	Email address:		

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

Homeowner (Last, First & M.I.) or Association Name: <b>Steven J. Schmidt</b>			
Address:	City:	State:	Zip Code:
<b>11039 N. Joy Faith Dr.</b>	<b>Oro Valley</b>	<b>AZ</b>	<b>85737</b>
Best Phone Contact: <b>509-939-7764</b>	Email address: <b>spokanesteve@comcast.net</b>		

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

Address:	City:	State:	Zip Code:
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**COMPLAINT (DO NOT LEAVE THIS SECTION BLANK)**

<b>This complaint is a violation of: (Check box and provide the reference of the alleged violation/s. THIS MUST BE COMPLETED.)</b>
<input type="checkbox"/> Condominium Statutes (example. A.R.S. § 33-1243): _____
<input type="checkbox"/> Planned Community Statutes (example. A.R.S. § 33-1809(A)(1)): _____
<input type="checkbox"/> Bylaws (Example: Article 4.1(a)): _____
<input checked="" type="checkbox"/> CC&Rs (Example: Article 4, Sec. 4.1): <b>Article 7 Sec. 6 Article 7 Sec 7</b>

**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





7.6 Minimum Dwelling Unit Size and Building Height Any Dwelling unit erected, permitted or maintained on any Lot shall have a minimum livable square footage, excluding garage, porches or guest house, and patios, of two thousand five hundred (2500) square feet.

7.7 Accessory Structures Accessory structures shall include, but are not limited to, detached garages and guest homes and shall be limited to twenty (20) feet in height. Accessory structures shall be limited to 5% of the lot area or forty percent (40%) of the main Dwelling Unit, whichever is less.

## ENTITY INFORMATION

Search Date and Time: 3/21/2022 3:31:50 PM

### Entity Details

	<b>Entity Name:</b>
CATALINA RIDGE COMMUNITY ASSOCIATION, INC.	
	<b>Entity ID:</b>
14520224	
	<b>Entity Type:</b>
Domestic Nonprofit Corporation	
	<b>Entity Status:</b>
<b>Active</b>	
	<b>Formation Date:</b>
5/21/2008	
	<b>Reason for Status:</b>
In Good Standing	
	<b>Approval Date:</b>
5/22/2008	
	<b>Status Date:</b>
	<b>Original Incorporation Date:</b>
5/21/2008	
	<b>Life Period:</b>
Perpetual	
	<b>Business Type:</b>
HOMEOWNERS ASSOCIATION	
	<b>Last Annual Report Filed:</b>
2021	
	<b>Domicile State:</b>
Arizona	
	<b>Annual Report Due Date:</b>
5/21/2022	
	<b>Years Due:</b>

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6/4/2008

**Statutory Agent Information**

**Name:**

G S AGENNT SERVICES LLC

**Appointed Status:**

Active

**Attention:**

**Address:**

6700 N ORACLE RD STE 240 , TUCSON, AZ 85704, USA

**Agent Last Updated:**

2/23/2021

**E-mail:**

**Attention:**

**Mailing Address:**

**County:**

Pima

**Principal Information**

Title	Name	Attention	Address	Date of Taking Office	Last Updated
President	Susan Workman		ASSOCIA ARIZONA 6840 N ORACLE RD SUITE 130, TUCSON, AZ, 85704, Pima County, USA	12/14/2018	2/23/2021
Treasurer	Steven Schmidt		ASSOCIA ARIZONA 6840 N ORACLE RD SUITE 130, TUCSON, AZ, 85704, Pima County, USA	12/14/2018	4/14/2020
Vice-President	Phyllis Kapellen		ASSOCIA ARIZONA 6840 N ORACLE RD SUITE 130, TUCSON, AZ, 85704, Pima County, USA	10/20/2020	2/23/2021
Secretary	Gina Batali		ASSOCIA ARIZONA 6840 N ORACLE RD SUITE 130, TUCSON, AZ, 85704, Pima County, USA	10/20/2020	2/23/2021

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Title	Name	Attention	Address	Date of Taking Office	Last Updated
Director	Jason Boyd		ASSOCIA ARIZONA 6840 N ORACLE RD SUITE 130, TUCSON, AZ, 85704, Pima County, USA	10/20/2020	2/23/2021

Page 1 of 1, records 1 to 5 of 5

**Address** 

**Attention:**

**Address:** ASSOCIA ARIZONA 6840 N ORACLE RD SUITE 130, TUCSON, AZ, 85704, USA

**County:** Pima

**Last Updated:** 6/15/2015

**Entity Principal Office Address**

**Attention:**

**Address:**

**County:**

**Last Updated:**

[Document History](#)

[Name/Restructuring History](#)

[Pending Documents](#)

[Microfilm History](#)

Deposit successfully completed.



### Deposit Details

**Transaction No**

1209124

**License No**

HO22-22-040

**Name**

CAROLINE SCHMIDT

**Transaction Date**

4/1/2022 10:53:53 AM

**Clerk**

jgunderson

**Amount Paid**

\$500.00

**Change**

Voided

No

**Notes****Fees**

Quantity	Item	Price	Total
1	HOA Petition Fee	\$500.00	\$500.00
			Total: \$500.00

**Payments**

Type	Sub Type	Reference	Amount
Check		3938	\$500.00
			Total: \$500.00

Ok (/Lms/Licensing/Deposit/NavigateBackTo?backUrl=--%2FLicensing%2FHome)



Mr. Steven J. Schmidt  
11039 N. Joy Faith Dr.  
Tucson, AZ 85737

PHOENIX AZ 852

17 MAR 2022 PM 10 L



RECEIVED

MAR 21 2022

AZ Dept. of Real Estate

ADRE DISPUTE PROCESS #201  
100 N 15th AVE, SUITE #201  
PHOENIX, AZ 85007

85007-262951

