



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

January 12, 2022

Sent via certified mail receipt no. to:

Goldcrest Patio Homes Condominium Association
c/o Jerry Latschar (Statutory Agent)
14955 W Bell Rd, Box 9304
Surprise, AZ 85374

9489 0090 0027 6391 4698 80

RE: Case # HO22-22/028 Asmaa Kadhum vs. Goldcrest Pation Homes Condominium Association

To Whom It May Concern:

A Petition for Hearing against Goldcrest Patio Homes Condominium 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 February 7, 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 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 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 15th Avenue, Suite 201, Phoenix, AZ 85007.

Sincerely,

Dan Gardner

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

RECEIVED
By ADRE at 12:03 pm, Jan 26, 2022

cc: via US Mail to:
Petitioner
Asmaa Kadhum
4933 W Marcus Dr.
Phoenix, AZ 85083

cc: sent electronically to:
mazin.alsalih@gmail.com
cammy@westusa.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 # HO22-22/028

- 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).

see attached response and evidence

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

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

Respondent's Signature *Jerry Latschar* Date 01/24/22