

1 **IN THE OFFICE OF ADMINISTRATIVE HEARINGS**

2
3 In the Matter of

4 John Krahn, Janet Krahn, Joseph Pizzicaroli,
5 Michael Holland, John R Krahn Living Trust, and
6 Janet Krahn Living Trust

7 Petitioners

8 vs

9 Tonto Forest Estates Homeowners Association

10 Respondent
11

No. 24F-H033-REL
25F-H002-REL
25F-H006-REL
25F-H009-REL

**ORDER CONSOLIDATING CASES
-AND-
SETTING HEARING**

12
13 In January 2024, Petitioner John Krahn, et al, filed a case in 24F-H033. Petitioners
14 have now filed 3 subsequent cases all with differing hearing dates. Therefore, on the
15 tribunal's own motion and pursuant to A.A.C. R2-19-109 in the interest of judicial
16 economy;

17 **IT IS ORDERED** consolidating 25F-H002-REL, 25F-H006-REL and 25F-H009-
18 REL into 24F-H033-REL. All filings shall be filed under **24F-H033-REL**.

19 **IT IS FURTHER ORDERED** continuing the hearing dates in 24F-H033-REL, 25F-
20 H006-REL and 25F-H009-REL and setting a hearing on **December 16, 2024 at 1:00 p.m.**
21 on all four matters. The hearing in this matter will be conducted either by video
22 conferencing or telephone participation through Google Meet as follows:

23 Meeting ID

24 <https://meet.google.com/otp-rmph-stm>

25 or

26 Phone Numbers

27 (US)+1 505-738-1444

28 PIN: 929 098 096#

29 Click on the Google Meet video conference link if you wish to join by video
30 conference. To join by telephone, please dial the ten digit telephone number. You will
then be immediately prompted to enter the PIN followed by the # sign.

A party may also appear in person for this matter at the Office of Administrative
Hearings in Phoenix. If a party wishes to appear in person, please advise the Office of

Office of Administrative Hearings
1740 West Adams Street, Lower Level
Phoenix, Arizona 85007
(602) 542-9826

Administrative Hearings at least 7 days prior to hearing that you will be appearing in person.

Any person attending the hearing in person should follow all applicable social distancing and masking guidelines as noted on the Office of Administrative Hearings website. Those guidelines can be accessed here: www.azoah.com.

IT IS FURTHER ORDERED all exhibits shall be filed and exchanged no later than **December 9, 2024**.

Done this day, October 11, 2024.

/s/ Adam D. Stone
Administrative Law Judge

After the conclusion of the hearing, you may, but are not required to, fill out an evaluation to assist the Office of Administrative Hearings (OAH) in fulfilling its statutory duty to obtain statistical feedback from litigants about their experience in the OAH process. Your feedback cannot be seen by the judge. If you wish to fill out an evaluation about your experience at the OAH, please click here to obtain a fillable PDF form: [https://www.azoah.com/Evaluation%20\(1\).pdf](https://www.azoah.com/Evaluation%20(1).pdf) and then email the completed survey to oah@azoah.com

Transmitted by either mail, e-mail, or facsimile to:

Susan Nicolson
Commissioner
Arizona Department of Real Estate
Attn:
SNicolson@azre.gov
vnunez@azre.gov
djones@azre.gov
labril@azre.gov
mneat@azre.gov
lrecchia@azre.gov
gosborn@azre.gov

Joseph Pizzicaroli
jtpizzicaroli@gmail.com
Holland Family Trust
c/o Michael Holland
MHolland999@yahoo.com

Tonto Forest Estates Homeowners
Association
Barbara Bonilla
barbarab@ogdenre.com

John R and Janet Krahn Living Trust
jnjkrahn@gmail.com

By: OAH Staff

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30