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**Hearing Response for Las Brisas Community Association Lot/Unit #: 1-175**

8 messages

**Makayla White** <makayla.white@cityproperty.com>  
To: donna.shadden@park.edu  
Cc: Jaime Cryblskey <jaime.cryblskey@cityproperty.com>

Wed, Dec 18, 2024 at 2:34 PM

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## Hearing Response Letter

### Las Brisas Community Association

Dear Donna M Shadden and Keith Shadden,

Please see attached Hearing Response Letter regarding your property at [18600 W. Pioneer St, Goodyear, AZ, 85338](#). Here you will find the Board's decision regarding your hearing.

Sincerely,

**\*\*\*Business Hours: Monday – Thursday 9:00 AM to 5:00 PM / Friday 9:00 AM to 3:00 PM\*\*\***

**Makayla White**

Community Assistant

City Property Management Company



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 602-437-4777 x 2171

 [makayla.white@cityproperty.com](mailto:makayla.white@cityproperty.com)

 [www.cityproperty.com](http://www.cityproperty.com)

 4645 E. Cotton Gin Loop, Phoenix, AZ 85040

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 **Response Letter.pdf**  
6K

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**Donna Shadden** <Donna.Shadden@park.edu>  
To: Makayla White <makayla.white@cityproperty.com>

Wed, Dec 18, 2024 at 4:04 PM

Good afternoon,

I am a little confused how the Board rendered a decision without me being able to be present at the hearing. I was online in the Zoom meeting waiting to be heard but was unable to be connected to the hearing I requested.

Thank you,

Keith Shadden  
[Quoted text hidden]

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Thank you,  
Donna M. Shadden

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**Donna Shadden** <Donna.Shadden@park.edu>  
To: Makayla White <makayla.white@cityproperty.com>

Wed, Dec 18, 2024 at 4:10 PM

Since I was unable to talk to the Board last night can you please clarify if the Board is enforcing the first restriction of section 5.10 for garages with the "windows". Which states homeowners must place window treatments or drapes over the windows of garages with this style of door?

Thank you,

Keith Shadden  
[Quoted text hidden]

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**Makayla White** <makayla.white@cityproperty.com>  
To: Donna Shadden <Donna.Shadden@park.edu>

Thu, Dec 26, 2024 at 10:58 AM

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

The Board was able to review your request and has advised that reflective materials are expressly prohibited.

Please refer to the full paragraph of section 5.10 of the CC&R's.

Thank you,

Have a great day!

**\*\*\*Business hours: Monday – Thursday 9:00 AM to 5:00 PM / Friday 9:00 AM to 3:00 PM\*\*\***

**\*\*\* Office will be closed November 28<sup>th</sup> & 29<sup>th</sup> in observance of Thanksgiving Holiday\*\*\***

**\*\*\* I will be out of office December 2<sup>nd</sup> through December 8<sup>th</sup>\*\*\***

Keep in mind you can also find answers to basic HOA questions, forms, submit architectural requests, find paint colors, and update account information on your homeowner portal. <https://cityproperty.com/hoportal/>

**Makayla White**

Community Assistant

City Property Management Company



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**Donna Shadden** <Donna.Shadden@park.edu>  
To: Makayla White <makayla.white@cityproperty.com>

Fri, Dec 27, 2024 at 1:56 PM

Good afternoon,

Thank you for the reply but I am still trying to clarify that both restrictions of section 5.10 are in effect for my garage door?

Meaning to rectify this issue not only would any reflective material need to be removed, but I am required to place window treatments or blinds on my garage door windows?

Thank is what I am asking to make sure I am in total compliance.

Thanks,

Keith

[Quoted text hidden]

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**Makayla White** <makayla.white@cityproperty.com>  
To: Donna Shadden <Donna.Shadden@park.edu>

Tue, Jan 7, 2025 at 2:18 PM

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

You do not have to install window treatments. You can leave the windows without the treatments, or you may install window treatments. If you would like to install a window treatment, then you will need to submit an architectural request form with photos of the materials to be used.

Please let me know if I can be of further assistance.

Thank you,

Have a great day!

**\*\*\*Business hours: Monday – Thursday 9:00 AM to 5:00 PM / Friday 9:00 AM to 3:00 PM\*\*\***

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**Donna Shadden** <Donna.Shadden@park.edu>  
To: Makayla White <makayla.white@cityproperty.com>

Sun, Jan 12, 2025 at 4:47 PM

Good afternoon,

I would like the Board to see the attachment and the below concerning my violation and the denial of my design request for my garage door.

My wife and I are the original owners of our home located at 18600 W. Pioneer St., Goodyear, AZ 85335. We had this home built by Taylor Morrison and chose the option to have all windows receive blinds during our build options (please see page 5 of the attachment for option labeled "Optional Window Covering Upgrade").

Taylor Morrison did not put any blinds, drapery or any window treatments on my garage door and I purchased an option to have all "windows" receive covering, this shows the creator of the CC&Rs did not believe section 5.10 is enforceable on a garage door. If the builder believed section 5.10 related to the garage door, they would have placed window covers, drapery or blinds on my garage door.

The garage door falls under section 5.12 and does not list any material restrictions.

Thank you,

Keith Shadden

Please review and remove my violation and grant my design request for the garage door.

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 **175-Shadden-6-12-15.pdf**  
385K

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**Makayla White** <makayla.white@cityproperty.com>  
To: Donna Shadden <Donna.Shadden@park.edu>

Mon, Jan 13, 2025 at 9:38 AM

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Keith,

The Board has reviewed your request previously and has denied your request twice. As Board decisions are final, another hearing will not be created. You are welcome to attend any general session Board meeting to advise the Board of your concerns regarding the CC&R's.

Thank you,

Have a great day!

**\*\*\*Business hours: Monday – Thursday 9:00 AM to 5:00 PM / Friday 9:00 AM to 3:00 PM\*\*\***

*Keep in mind you can also find answers to basic HOA questions, forms, submit architectural requests, find paint colors, and update account information on your homeowner portal. <https://cityproperty.com/hoportal/>*

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