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Re: hearing

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From keith shadden <keith\_shad@hotmail.com>  
Date Wed 12/18/2024 8:46 AM  
To Jaime Cryblskey <jaime.cryblskey@cityproperty.com>

Good morning,

I would like to submit the following to the board to be considered prior to making a decision:

I received a violation for reflective material on my garage door glass cut outs.

I Appealed the violation to this board in October 2024.

This Board denied my request to overturn the violation and requested I submit my request to the architectural committee.

I submitted a request to the Architectural committee and was denied on 12.2.24 due to "reflective materials are expressly prohibited."

Both the board and the Architectural committee erred in denying both my request to overturn the violation and my request for architectural design as both used 5.10 "Windows" of the CC&R for the denial reason.

5.10 has 2 restrictions with the first "requiring window drapery or blinds to be installed on windows facing neighbors" this is unrealist and unreasonable for homeowners to comply with this restriction as this would cause damage to the homeowner's property. If the first restriction cannot be met, then the second restriction cannot be applied, as this would be selective enforcement of the CC&Rs.

Is this board requiring homeowners to install window treatments or drapes on their garage doors? If not, then the board is selectively enforcing section 5.10 and this is against the law.

Section 5.12 of the CC&R should be used as it is for garages and driveways and actually mentions the garage door but has no restrictions on material for the garage door.

Currently in Las Brisas there are 205 homes with similar garage doors as mine. Of those 38% (77) have reflective or mirror-like materials on them.

I implore you to talk to an attorney on this matter before rendering a decision.

If I am unable to resolve this matter, I will be filing a complaint with the Arizona Department of Real Estate for the selective enforcement by this HOA.

Thank you,

Keith Shadden

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From: Jaime Cryblskey <jaime.cryblskey@cityproperty.com>  
Sent: Wednesday, December 18, 2024 7:30 AM  
To: keith shadden <keith\_shad@hotmail.com>  
Subject: RE: hearing

Good morning, Keith,

Thank you for your email regarding your hearing last night. I am sorry that technical difficulties arrived last night as your admittance into the meeting was granted but showed unable to connect. I am glad the Board approved some in-person meetings for next year so this will elevate any connection issues with the virtual platform with hearings scheduled for in-person. The Board thoroughly reviewed the Architectural Committee's denial as well as your submitted documentation. You will be notified in writing shortly of their decision via correspondence sent out by my Assistant.

Please let me know if you have any further questions.

Warmest Regards,

**Jaime Cryblskey**  
Community Manager  
City Property Management Company



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602-437-4777 x2196

[jaime.cryblskey@cityproperty.com](mailto:jaime.cryblskey@cityproperty.com)

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

4645 E. Cotton Gin Loop, Phoenix, AZ 85040

**City Property Management will be closed on Monday, December 23, 2024 through Wednesday, December 25, 2024 in observance of the Christmas Holiday.**



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**From:** keith shadden <[keith\\_shad@hotmail.com](mailto:keith_shad@hotmail.com)>  
**Sent:** Tuesday, December 17, 2024 7:52 PM  
**To:** Jaime Cryblskey <[jaime.cryblskey@cityproperty.com](mailto:jaime.cryblskey@cityproperty.com)>  
**Subject:** Re: hearing

Seems you ended the meeting without my ability to be heard. Appears on your end you were having technical difficulties. Please let me know how to get my appeal in front of the board.

Thank you,

Keith Shadden

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**From:** keith shadden <[keith\\_shad@hotmail.com](mailto:keith_shad@hotmail.com)>  
**Sent:** Tuesday, December 17, 2024 7:44 PM  
**To:** [jaime.cryblskey@cityproperty.com](mailto:jaime.cryblskey@cityproperty.com) <[jaime.cryblskey@cityproperty.com](mailto:jaime.cryblskey@cityproperty.com)>  
**Subject:** Re: hearing

◀ Safari 7:28 PM Tue Dec 17

Cancel



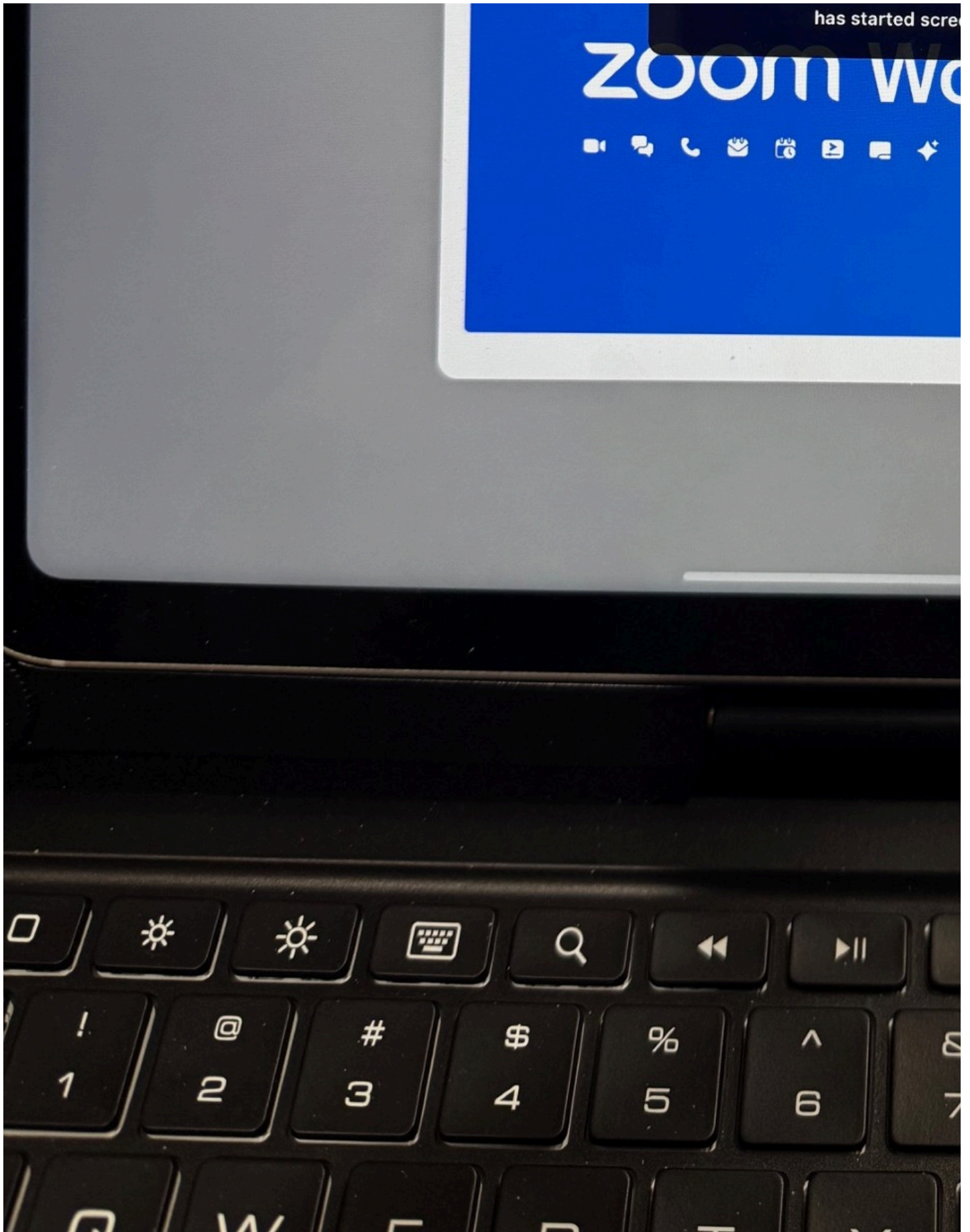
**LBS Dece**

Scheduled: Today,

The host will ad



Jaime Cryblskey, City Pr



This what I saw on my end

Sent from my iPhone

On Dec 17, 2024, at 7:31 PM, keith shadden <[keith\\_shad@hotmail.com](mailto:keith_shad@hotmail.com)> wrote:

Not sure why but seems our trying to add me to the hearing.

I called int at 3076301328

