

and the letters that were sent.

### Date Observed

February 13, 2025

[View Occurrence](#)

### Reference Documents

For your convenience, the Association's governing documents, which establish the rules related to this violation, are available to view below.

<a href="#">Bylaws</a>	<a href="#">View Document</a>
<a href="#">Covenants, Conditions and Restrictions</a>	<a href="#">View Document</a>
<a href="#">Design Guidelines 4/16/2010</a>	<a href="#">View Document</a>
<a href="#">Fine Policy &amp; Appeal Process 6/1/2010</a>	<a href="#">View Document</a>
<a href="#">Design Guidelines - Driveway Extensions/Sidewalks 10/24/2023</a>	<a href="#">View Document</a>

### Messages Related to This Violation

Your questions, comments and requests regarding this violation and related occurrences of this violation are listed below, along with responses by Association personnel. The most recent messages are listed first. **Please note that any responses from Management Company personnel will be available to view on this page.** You will receive an email notification of any replies via the contact email address(es) that you include when you submit a message.

[Write a Message](#)

#### **Jaime Cryblskey (Management Company Employee)**

**September 9, 2024 3:36 PM**

*Question or Comment*

This is not the legal way of requesting this information, it must be in writing and sent certified mail.

#### **Donna M Shadden & Keith Shadden (Homeowner)**

**September 9, 2024 3:22 PM**

*Question or Comment*

Thank you but please provide the first and last name of the person or persons who observed the violation per A.R.S33-1803.

**Jaime Cryblskey (Management Company Employee)**

**September 9, 2024 12:30 PM**

*Question or Comment*

Thank you for your request for a hearing. You will be sent information regarding your hearing in a separate email.

**Donna M Shadden & Keith Shadden (Homeowner)**

**September 8, 2024 12:40 AM**

*Question or Comment*

Association's Community Manager, A letter dated August 19, 2024 was mailed to me concerning proposed violation complaint WJPADQQD my letter indicates this was a violation of section 5.10 "windows" of article 5 "Use Restriction" on page 19 of the Covenants, Conditions and Restrictions (CC&R), section "Security Doors, Screen Door and Sunscreens" of section "Design Guidelines" on page 8-9 of the Association Rules and Design Guidelines, Section "Windows" of Section Design Guidelines" on page 10 of the Association Rules and Design Guidelines. On August 28, 2024, I requested a hearing on this matter as the installed tint should not fall under the cited CC&R violation. On August 29, 2024, Jamie Cryblskey (Management Company Employee) responded and stated "I am sorry regarding the verbiage within the letter as it should not have stated security doors but page 10 of the Design Guidelines under windows its states the following: WINDOWS: Permanent draperies or suitable window treatments shall be installed on all front-facing windows within ninety (90) days of occupancy. No Reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to shelf decorate openings must be compatible, with respect to materials and color, with the style and color of the home. Reading the information above, did you still want to appeal to the Board of Directors on this matter? On September 7, 2024, I responded stating "I still wish to appeal as I do not believe the garage door is considered a window under the CC&R. The Window article under the CC&R clearly is related to the house structure and not a garage door as the garage is listed in another section of the CC&R. Definition cited under 5.10 of the CC&R and page 10 of the Design Guidelines everyone would need to put up window treatments or permanent drapery over any garage glass cut outs. Please have the Board of Directors provide clarification on this matter if "Windows" under 5.10 of the CC&R and page 10 of the Design Guidelines include garage doors? Additionally, pursuant to A.R.S. 33-1803 please provide the first and last name of the person or persons who observed the violation. This information was not provided in the letter sent to me on August 19, 2024.

**Donna M Shadden & Keith Shadden (Homeowner)**

**September 7, 2024 10:20 AM**

*Question or Comment*

by the definition, your citing for 5.10 everyone in Las Brisas is in noncompliance by not putting up window treatments or curtains within 90 days behind their garage doors. I do not believe that this section is intended for garage doors as there is a separate section for garages within the CCR

**Donna M Shadden & Keith Shadden (Homeowner)**

**September 7, 2024 10:05 AM**

*Question or Comment*

Yes I still wish to appeal as I do not believe the garage door is considered for this part of the CC&R. The CC&R for Windows clearly is related to Windows of the actual home not the garage door as those themselves would not be classified as windows for the structure.

**Jaime Cryblskey (Management Company Employee)**

**August 29, 2024 1:26 PM**

*Hearing Request*

Hello, I am sorry regarding the verbiage within the letter as it should not have stated security doors but Page 10 of the Design Guidelines under windows its states the following: WINDOWS: Permanent draperies or suitable window treatments shall be installed on all front- facing windows within ninety (90) days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the style and color of the home. Reading the information above, did you still want to appeal to the Board of Directors on this matter? Thanks, Jaime Cryblskey

**Donna M Shadden & Keith Shadden (Homeowner)**

**August 28, 2024 3:17 PM**

*Hearing Request*

I request a hearing on this matter as the installation of tint should not be considered under this article violation

**Donna M Shadden & Keith Shadden (Homeowner)**

**August 28, 2024 3:17 PM**

*Hearing Request*

I request a hearing on this matter as the installation of tint should not be considered under this article violation

**Options**