

1 **BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS**

2 In the Matter of:

3 **Keith A. Shadden,**

4 Petitioner

5 vs.

6 **Las Brisas Community Association,**

7 Respondent

File No.: 25F-H043

Docket No.: 25F-H043-REL

NOTICE OF HEARING

(Assigned to ALJ Velve Moses-Thompson)

8 YOU ARE HEREBY NOTIFIED that under Arizona Revised Statutes (“A.R.S.”) § 41-
9 1092.01, a hearing on the above-captioned matter will be conducted through the Office of
10 Administrative Hearings, an independent agency.

11 **Date of Hearing:**

June 16, 2025 at 1:00 p.m.

12 **Location:**

13 **Office of Administrative Hearings**

14 **1740 W. Adams St.**

15 **Lower Level**

Phoenix, Arizona 85007

16 Any person affected by this action must appear in person and can be represented by
17 counsel. Parties or witnesses wishing to appear by video conference or telephone may, not later
18 than 7 calendar days prior to the hearing date, request that the assigned Administrative Law
19 Judge permit them to appear by video conference or by telephone. This must be done by
20 contacting the Office of Administrative Hearings directly. Parties must be present during the
21 giving of all evidence to have a reasonable opportunity to inspect all documentary evidence and
22 examine witnesses. Parties must also be present to evidence and argument on all relevant issues.
23 Parties must be present to have subpoenas issued by the Administrative Law Judge to compel
24 attendance of witnesses and production of evidence.

25 Information regarding procedures, practice pointers, or the online filing of motions is
available through the Office of Administrative Hearings’ website at www.azoah.com, or by
calling their offices at (602) 542-9826.

1 The Office of Administrative Hearings has designated Velva Moses-Thompson, at the
2 address listed above, as the Administrative Law Judge for these proceedings.

3 If the Respondent does not appear, the hearing will proceed in the Respondent's absence.
4 If the Petitioner does not appear, the Petition may be dismissed.

5 You are requested to be present at the hearing and produce all association rules and
6 regulations and any amendments thereto, correspondence, associate policy statements and other
7 relevant evidence, including photographs. **You are requested to bring three (3) copies of any
8 documentary or photographic evidence.** You may present evidence through your own
9 testimony and through the testimony of witnesses on your behalf. It is your responsibility to
secure the attendance of your witnesses.

10 Additional information regarding rules for OAH, hearing procedures, preparing for your
11 hearing, and frequently asked questions, may be found on OAH's website at www.azoah.com.

12 **If you have filed any motions prior to the receipt of this Notice of Hearing, you must
13 re-file the motions with the Office of Administrative Hearings (OAH) electronically or at
14 the address listed above. With this notice, all oral and written communication should be
15 directed to the OAH and a copy must be provided to the opposing party.**

16 **As the hearing is now scheduled before an Administrative Law Judge, there is no
17 need by either party to copy the Arizona Department of Real Estate with motions,
18 responses or further correspondence on the matter.**

19 Under the Americans with Disabilities Act (ADA), the Office of Administrative Hearings
20 endeavors to ensure the accessibility of its hearings to all persons with disabilities. Persons with
21 disabilities may request reasonable accommodations such as interpreters, alternative formats, or
22 assistance with physical accessibility. Requests for accommodations should be made as early as
possible to allow time to arrange the accommodations. If you require accommodations, please
contact the Office of Administrative Hearings at (602) 542-9826.

DISPUTE

23 Petitioner alleges the Respondent of "using incorrect CC&R section (5.10) to create
24 violation for garage door glass cutouts which fall under section 5.12."
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