



ARIZONA DEPARTMENT OF REAL ESTATE (ADRE)  
Homeowners Association Dispute Resolution  
[www.azre.gov](http://www.azre.gov)  
100 North 15<sup>th</sup> Avenue, Suite 201, Phoenix, Arizona 85007

KATIE HOBBS  
GOVERNOR  
SUSAN NICOLSON  
COMMISSIONER

April 3, 2025

### HOA Notice of Petition

Las Brisas Community Association  
1600 West Broadway Road Suite 200  
Tempe AZ 85282  
Certified Mail No. 9407 1098 9864 3068 8211 88

Las Brisas Community Association  
4645 East Cotton Gin Loop  
Phoenix AZ 85040  
Certified Mail No. 9407 1098 9864 3068 8212 25

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

**RE: NOTICE OF PETITION – HOA Dispute Petition**  
**PETITIONER:** Keith A. Shadden  
**RESPONDENT:** Las Brisas Community Association  
**ADRE File No.:** 25F-H043 Shadden v Las Brisas

To Whom It May Concern:

The Arizona Department of Real Estate (“the Department”) has received a Petition for a Hearing against **Las Brisas Community Association** (Respondent), and has initiated the HOA Dispute Process pursuant to the Department’s authorization under Arizona Revised Statutes (A.R.S.), Title 32, Chapter 20, Article 11.

Under A.R.S. § 32-2199.01(C) & (E), The Respondent has **TWENTY (20) days** from the mailing of this letter to respond to the petition, showing cause, if any, as to why the petition should be dismissed.

Complete the attached Response Form, and submit it to the Department no later than **April 23, 2025**. You are also required to send a copy of your response to the Petitioner.(Contact Information provided below.) Failure to answer by the **April 23, 2025** deadline is deemed as an admission of the allegations within the Petition and an Order of Default may be issued.

Upon a timely response, the Department will review your submission and if justified, the case shall be referred to the Office of Administrative Hearings to schedule a hearing.

**Submit your response to the ADRE Message Center under the HOA Dispute Process inbox at [www.azre.gov/message-center](http://www.azre.gov/message-center) for the fastest response time or mail to: ADRE HOA Dispute Process: 100 N. 15<sup>th</sup> Ave. Suite 201 Phoenix AZ 85007**

If you have any further questions, additional information regarding this process is available at [www.azre.gov/consumers/hoa](http://www.azre.gov/consumers/hoa). If you are unable to find the answer there, please submit questions to the Department message center at the link provided above.

Please note: The physical copy of the Petition being sent through the mail contains the following:

- Notice of Petition with the Response form - 3 pages
- Petition form - 3 pages
- Narrative from Petitioner - 2 pages

There are 13 other files the Petitioner submitted. The complete copy of the Petition is being shared electronically. If you have not received the electronic copy, please be sure to check your spam/junk folder of your email.

Sincerely,



Vivian Nunez  
HOA Dispute Process  
Department of Real Estate

Enclosures: Petition Response Form & Petition

Cc: via U.S. Mail:  
Petitioner Contact Information

Keith Shadden  
18600 West Pioneer Street  
Goodyear AZ 85338  
Email: [keith.shadden@park.edu](mailto:keith.shadden@park.edu)



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**ATTENTION RESPONDENT**

Pursuant to Arizona Revised Statute § 32-2199.01 (C) you are required to file a response to the Petition with the Department of Real Estate within twenty (20) days of the notification. Failure to file a response will be deemed an admission of the allegations made in the Petition, and the Commissioner shall issue a default decision.

**Response Re: Case # 25F-H043**

- All of the complaint items in the Petition are denied.
- The following complaint items are denied (if not specifically denied, allegations will be deemed admitted)

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- All of the complaint items have been resolved
- Respondent intends to call witnesses at the hearing
  - Number of witnesses: \_\_\_\_\_
- A copy of this response was sent to Petitioner

If this matter is referred, Respondent will be represented by: (provide name and contact information)

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Respondent's Name (PRINT) \_\_\_\_\_ Date \_\_\_\_\_

Respondent's Signature \_\_\_\_\_ Date \_\_\_\_\_