

1 **IN THE OFFICE OF ADMINISTRATIVE HEARINGS**

2 In the Matter of:

3 AZNH Revocable Trust,  
4 by and through  
5 John & Susan Sullivan, Trustees, Real  
6 Parties In Interest

7 **Petitioner,**

8 v.

9 Sunland Springs Village Homeowners  
10 Association,

11 **Respondent.**

No. 25F-H115-REL

**ADMINISTRATIVE LAW JUDGE  
DECISION**

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12 **HEARING:** April 6, 2026 at 1:00pm

13 **APPEARANCES:** Attorney Chad Gallagher appeared on behalf of Respondent  
14 Sunland Springs Village Homeowners Association with witness Kathy Fowlers. No one  
15 appeared on behalf of Petitioner.

16 **ADMINISTRATIVE LAW JUDGE:** Nicole Robinson

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17 **FINDINGS OF FACT**

18 1. On January 14, 2026, the Arizona Department of Real Estate  
19 (“Department”) referred the above-mentioned matter to the Office of Administrative  
20 Hearings (“OAH”), an independent state agency, for an evidentiary hearing.

21 2. On January 30, 2026, the Department issued a NOTICE OF HEARING, setting  
22 a hearing at **1:00pm on March 6, 2026**. The Registrar mailed copies of the NOTICE OF  
23 HEARING to Petitioner at its address and email address of record.

24 3. The hearing was postponed and rescheduled to be heard at **1:00pm on**  
25 **April 6, 2026**. On February 18, 2026, an ORDER GRANTING CONTINUANCE was issued to  
26 the parties via email which provided the new hearing date and provided the OAH address  
27 to appear in-person.  
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By: OAH Staff