

1 **IN THE OFFICE OF ADMINISTRATIVE HEARINGS**

2 Jeremy R. Whittaker,  
3 Petitioner,

No. 25F-H026-REL

4 vs.

**Minute Entry**

5 The Val Vista Lakes Community  
6 Association,  
7 Respondent.

8 On March 05, 2025, the Tribunal received an OBJECTION AND MOTION TO QUASH  
9 SUBPOENAS DUCES TECUM on behalf of Respondent. On March 11, 2025, Petitioner  
10 submitted a written reply to Respondent's objection.

11 After review of the foregoing,

12 **IT IS ORDERED** that none of the subpoenas issued by the undersigned February  
13 28, 2025, are quashed. Each remains in full force and effect.

14 **IT IS FURTHER ORDERED** that none of the subpoenas issued by the undersigned  
15 February 28, 2025, compel the disclosure of privileged communications or records  
16 between Respondent and its client(s) that are protected by ARIZ. REV. STAT. § 12-2234  
17 and/or personal identifying information of any individual or entity not a party to this matter.

18 **IT IS FURTHER ORDERED** that any evidence obtained pursuant to subpoena  
19 may only be used as an essential building-block in the presentation of evidence, that is  
20 limited in scope, and relates only to one or more of the five (5) enumerated issues for  
21 hearing as delineated in the NOTICE OF HEARING issued by the Department of Real Estate  
22 on January 08, 2025.

23 Done this day, March 13, 2025.

24 **Office of Administrative Hearings**

25  
26 /s/ Jenna Clark  
27 Administrative Law Judge

28 Transmitted by either mail, e-mail, or facsimile to:

29 Susan Nicolson, Commissioner  
30 Arizona Department of Real Estate

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22 By: OAH Staff