

1 **IN THE OFFICE OF ADMINISTRATIVE HEARINGS**

2  
3 Nathaniel Smith

**No. 25F-H119-REL**

4 Petitioner,  
5 v.

**ORDER GRANTING CONTINUANCE AND  
SETTING PRE-HEARING DEADLINES**

6 Anthem Country Club Community  
7 Association

8 Respondent.

9  
10 At the request of Petitioner and good cause appearing, the hearing in the above-  
entitled matter is continued to **March 13, 2026** at **1:00 PM**.

11 Petitioner has elected to proceed on **Issue No. 1:** Allegations that The Association  
12 violated the Association's Declaration of Covenants, Conditions, and Restrictions,  
13 specifically 1) Article X, Section 10.11, Article XI, Section 11.1, Article XI, Section  
14 11.1(d)(ii), Article III, Section 3.3(d), and Article III, Section 3.4(a), when it deactivated  
15 Petitioner's transponder and charged a \$25 reactivation fee.

16 To prepare for the hearing,

17 **IT IS ORDERED** that on or before March 6, 2026, the parties must file their  
18 proposed exhibits (Petitioner shall mark its exhibits using letters. Respondent shall mark  
19 its exhibits using numbers);

20 **IT IS FURTHER ORDERED** that on or before March 6, 2026, the parties must file  
21 their lists of proposed witnesses, with a short statement that fairly describes the  
22 substance of each witness's expected testimony;

23 **IT IS FURTHER ORDERED** that on or before March 6, 2026, the parties may file  
24 prehearing memorandum providing pertinent information and legal authority related to  
25 their positions in this matter.

26 Done this day, February 2, 2026.

27 /s/ Velva Moses-Thompson  
28 Administrative Law Judge

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

30 Susan Nicolson

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

Commissioner  
Arizona Department of Real Estate  
snicolson@azre.gov  
mneat@azre.gov  
lrecchia@azre.gov  
labril@azre.gov  
vnunez@azre.gov  
gosborn@azre.gov  
dmorehouse@azre.gov

Nathaniel Smith  
nathan.y.smith@gmail.com

Josh Bolen, Esq.  
Morgan Slawson, Esq.  
Anthem Country Club Community Association  
CHDB Law LLP  
josh.bolen@chdblaw.com

By: OAH Staff