

N/A

Today's Date:

5/5/25

Your Signature



This page must be completed and attached to the LAST page of your Motion/Request

I filed the ORIGINAL of the attached document(s) with the Clerk of the Superior Court in Maricopa County on: May 5, 2025
Month Date Year

I mailed/delivered a COPY of the attached document(s) to the Judicial Officer assigned to my case, Judge (or Commissioner): Coffey, on May 5, 2025 (Judicial Officer assigned to your case)
Month Date Year

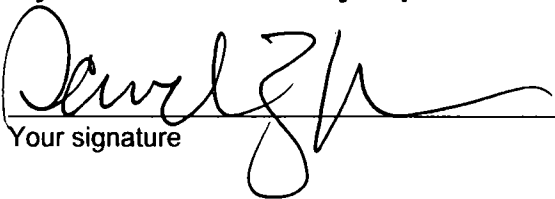
I mailed/delivered a COPY of the attached document(s) on this date:
May 5, 2025 To: Gardens Gilbert Community Association et. al
Month Date Year

(You must mail a copy of all documents to the other side and his/her lawyer)

<u>Gardens Gilbert Community Association et. al.</u> Name of Other Side	<u>Shaw & Lines, LLC/Augustus H. Shaw IV</u> Name of Other Side's Lawyer
<u>4135 S. Power Road, Ste. 133</u> Address	<u>4523 E. Broadway Road</u> Lawyer's Address
<u>Mesa, Arizona 85212</u> City, State, Zip	<u>Phoenix, Arizona 85040</u> City, State, Zip

By signing below, I state to the Court, under penalty of law, that the information stated on these pages is true and correct to the best of my knowledge and belief.

I further state that I have filed/mailed the attached document(s) as shown above. I understand that if I do not file/mail the attached document(s) as shown above, the judge in my case will not read my request/motion.


Your signature

ADDENDUM A:

SUPPLEMENTAL MOTION IN SUPPORT OF MOTION FOR RECONSIDERATION FILED ON MAY 1, 2025; NOTICE OF FILING VIDEO EVIDENCE

DEAR HONORABLE JUDGE RODERICK COFFEY;

COMES NOW Plaintiff, Sandra Rodriguez, respectfully submitting permission by the court to submit this Supplemental Motion to provide additional factual evidence supporting her Motion for Reconsideration of the denial of her Motion to Compel.

This filing includes a **USB flash drive** containing video evidence from Plaintiff's May 2, 2025, between 10:29 am and 10:44 am visit to (Defendant's) Focus HOA Management, LLC representing Gardens Gilbert Community Association, documenting the Defendants' refusal to provide the Architectural Request Forms and procedural information Plaintiff needs to begin emergency mold repairs in her home.

I. TIMELINE OF REQUESTS AND DEFENDANTS' NONCOMPLIANCE

DATE	PLAINTIFF ACTIONS AND EFFORTS
April 2, 2025	Initial email and phone call requesting Architectural Request Forms, process details, and compliance guidance; no acknowledgment or response received.
April 3–8, 2025	Follow-up emails reiterating requests and seeking confirmation; Defendants and their legal counsel failed to respond.

DATE

PLAINTIFF ACTIONS AND EFFORTS

- April 9, 2025** Formal follow-up email documenting that no response had been received, noting Defendants' ongoing failure to address prior compliance inquiries.
- April 10, 2025** Plaintiff made a phone call to Defendants, speaking with administrative assistant Jessica Munn, who deferred the matter to Community Manager Brooke Sortor but no follow-up or resolution was provided.
- April 11, 2025** Plaintiff filed a Motion to Compel with the Court after continuous nonresponse.
- April 15, 2025** Legal follow-up email citing statutory obligations and emphasizing urgency due to the mold situation.
- April 17, 2025** Clarification email documenting that, despite 15 days of prior formal requests, Defendants and their counsel continued to withhold the requested information.
- May 2, 2025** In-person visit by Plaintiff to Focus HOA Management's office (captured on video), as a final documented attempt to obtain the required documents and process details before court intervention.

SUMMARY OF TIMELINE SIGNIFICANCE

This timeline clearly shows Plaintiff's persistent, good-faith efforts over several weeks to secure necessary homeowner documents through multiple communication channels — email, phone, and in-person — despite Defendants' repeated delays, nonresponse, and obstruction. The pattern establishes that Plaintiff has exhausted reasonable avenues and has been left with no alternative but to seek the Court's assistance to protect her rights, her home, and her family's health and safety. These were **not sudden demands**; they were necessary due to the emergency mold situation and the Defendants' and their counsel's history of evasion, obstruction, and bad faith.

II. VIDEO EVIDENCE SUMMARY

The submitted video (“20250502_102448 – Sandra Rodriguez Visit to Focus HOA Management”) shows:

- ✓ Plaintiff’s explanation of the mold emergency and her prior, unanswered requests.
- ✓ Staff members, including Jessica Munn and Brittany Schultz, refusing to provide the forms and deferring to Brooke Sortor and legal counsel.
- ✓ A noticeable shift in Jennifer Munn’s tone and attitude once Plaintiff identified her address, supporting Plaintiff’s prior claims of housing discrimination and retaliation.
- ✓ Escalation by staff, including threats to call the police, rather than addressing a straightforward, lawful homeowner request.

Sandra’s conduct remained **calm, focused, and lawful**, systematically documenting her efforts — while the Defendants’ behavior was dismissive, obstructive, and retaliatory.

III. COMPENSATORY DAMAGES

Because of Defendants’ and counsel’s conduct, Sandra has suffered:

- ✓ Severe emotional and physical distress, including anxiety, panic attacks, insomnia, headaches, chest tightness, and gastrointestinal symptoms.
- ✓ Harm to Plaintiff’s daily functioning, including her ability to work, care for her children, manage household responsibilities, and maintain emotional health.
- ✓ Heightened risks to Plaintiff’s and her children’s mental and physical health, including the possibility of depression, chronic anxiety, elevated blood pressure, and weakened immunity, worsened by the ongoing mold exposure and legal obstruction.

These are **real, measurable harms** caused directly by the Defendants’ ongoing bad faith, compounded by the Court’s prior inaction.

IV. LEGAL AND STATUTORY BASIS

Defendants' conduct violates:

- **Arizona Planned Communities Act** (A.R.S. § 33-1805) — homeowner records access.
- **Arizona Nonprofit Corporation Act** (A.R.S. § 10-11601) — transparency obligations.
- **CC&Rs and Articles of Incorporation** — duties to act in good faith for member welfare.
- **Federal and Arizona Fair Housing Acts** — 42 U.S.C. § 3601 et seq.; A.R.S. § 41-1491 et seq. — prohibiting discrimination, retaliation, and interference with housing rights.

These governing laws and contracts are being weaponized against Sandra by a well-funded HOA and legal team using homeowner funds not for community welfare, but for legal suppression and obstruction.

V. PRAYER FOR RELIEF

Plaintiff respectfully requests that the Court:

1. **Accept and review the USB video evidence** to allow Judge Coffey to fully understand the harassment, discrimination, and retaliation Plaintiff faces.
2. **Reconsider and reverse the April 30, 2025 ruling** denying the Motion to Compel.
3. **Compel Defendants to immediately provide** the requested Architectural Request Forms, detailed procedural instructions, and contact information, and to comply with specific deadlines for review and approval once the forms are submitted, as required by the governing CC&Rs, Arizona law, and applicable HOA procedures.
4. **Acknowledge Defendants' ongoing breaches** of statutory, contractual, and constitutional duties.
5. **Issue sanctions against Defendants and their counsel** for discriminatory, retaliatory, and obstructive behavior that is worsening Plaintiff's and her children's health and safety crisis.
6. **Grant any further relief** the Court deems just and necessary, including injunctive relief and expedited hearings to protect Plaintiff's fundamental rights.

Sandra Rodriguez v. Gardens Gilbert Community Association (GGCA) et. al.

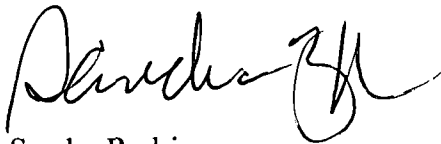
Maricopa Superior Court Case No.: CV2024-005940

Appeals Court of Arizona (District One) Case No.: 1 CA-CV 24-0803

Supreme Court of Arizona Case No.: CV 24-0286-PR

The Court should recognize that the Defendants are not passive or innocent bystanders; they are actively abusing their authority, violating their CC&Rs and Articles of Incorporation, and misusing homeowner resources to harm rather than assist a vulnerable member. Plaintiff is not simply requesting documents — she is again seeking the Court's protection from ongoing, escalating harm that threatens her family's health, home, and well-being. Due to the Defendants' and their legal counsel's repeated obstruction, Plaintiff has been left with no reasonable alternative but to ask for the Court's intervention. As with the filing of this lawsuit itself, these actions were not taken lightly or by choice, but because the Defendants have persistently refused to perform even the most basic duties, which could have been resolved quickly and without burdening the Court or exhausting Plaintiff's extremely limited resources. Plaintiff respectfully urges the Court to act to prevent further unnecessary hardship and to enforce the obligations and duties clearly established under law.

Respectfully Submitted on May 5, 2025



Sandra Rodriguez

EXHIBIT #1

(See USB Attached)

EXHIBIT #2

(See USB Attached)

EXHIBIT #3

Sandra Rodriguez v. Gardens Gilbert Community Association (GGCA) et. al.

Maricopa Superior Court Case No.: CV2024-005940

Appeals Court of Arizona (District One) Case No.: 1 CA-CV 24-0803

Supreme Court of Arizona Case No.: CV 24-0286-PR

one party (including the recording party) consents. I was present, gave my own consent, and lawfully recorded the interaction.

5. **Purpose of Submission:** This affidavit is submitted to confirm that the video provided is a true and accurate representation of the events as they occurred and has been submitted in good faith as part of the evidentiary record supporting my Supplemental Motion.

I declare under penalty of perjury under the laws of the State of Arizona that the foregoing is true and correct.

Executed this 5th day of May, 2025,

A handwritten signature in black ink, appearing to read 'Sandra Rodriguez', with a long horizontal flourish extending to the right.

Sandra Rodriguez

EXHIBIT #3

AFFIDAVIT OF PLAINTIFF REGARDING VIDEO EVIDENCE

DEAR HONORABLE JUDGE RODERICK COFFEY;

I, **Sandra Rodriguez**, declare under penalty of perjury as follows:

1. Identity:

I am the Plaintiff in the above-captioned matter and make this affidavit based on my personal knowledge.

2. Description of Video: On May 2, 2025, I personally recorded two videos submitted to the Court under the titles “**20250502_102448 – Sandra Rodriguez Visit to Focus HOA Management**” and “**20250502_103802 – Defendants Attempting to Restrain Me Until Police Arrived,**” which document my in-person attempt to obtain Architectural Request Forms and related procedural documents from the offices of Focus HOA Management, LLC.

3. Unaltered Recording: I affirm that the video was recorded on my personal device and has not been edited, altered, or modified in any way. While there are moments where the phone briefly fell from its stand or brief background content appears, the video remains in its complete, original form to preserve authenticity and accuracy.

4. Legality of Recording: Under Arizona law (A.R.S. § 13-3005), Arizona is a one-party consent state, meaning it is lawful for a party to record a conversation or interaction when