

1 Sandra Rodriguez  
2 4375 E. Betsy Lane  
3 Gilbert, Arizona 85296  
4 **Phone Number:** 602-688-9720  
5 **Email Address:** sandra.rodriguez0339@gmail.com  
6 **Representing:**  Self Represented, without a Lawyer

7 **IN THE SUPERIOR COURT IN THE STATE OF ARIZONA**  
8 **IN AND FOR THE COUNTY OF MARICOPA**

9  
10 SANDRA RODRIGUEZ,

11 **Plaintiff,**

12 vs.

**MARICOPA COUNTY  
SUPERIOR COURT  
Case No.: CV2024-005940  
Judge David McDowell,**

13 GARDENS GILBERT COMMUNITY  
14 ASSOCIATION an Arizona non-profit  
15 corporation; FOCUS HOA  
16 MANAGEMENT, LLC, and Arizona  
17 limited liability company; HARMIN  
18 CADIS, BROOKE SORTOR, ANNA  
19 SCHULTZ

**Defendants,**

**CERTIFICATE OF  
ADR UNREADINESS  
(SETTLEMENT CONFERENCE)**

20 Dear Honorable Judge McDowell;

21  
22 Plaintiff hereby certifies that this matter is not ready for alternative dispute resolution  
23 pursuant to Rule 16.1, Ariz. R. Civ. P., and applicable Court requirements.

24  
25 Rodriguez has made repeated good-faith efforts to engage in settlement negotiations  
26 dating back to September 25, 2024, with follow-ups on September 30, 2024, a documented  
27 refusal on October 2, 2024, a formal proposal on November 20, 2024, and additional follow-ups  
28 on December 27 and 31, 2024. These efforts were ignored or met with no substantive response  
or counteroffer. Defendants have not engaged in mutual negotiations or provided any settlement  
position.

1 Defendants cannot satisfy the requirements for settlement readiness. Discovery remains  
2 incomplete, Defendants have not produced responsive documents, have failed to provide  
3 complete Rule 26.1 disclosures, and have not cured identified deficiencies. Ongoing discovery  
4 disputes remain unresolved, and Defendants have not engaged in good-faith settlement efforts  
5 as required. (See Exhibit 3)

6 Under Rule 16.1, parties must be prepared to identify claims, defenses, evidence, and  
7 prior settlement efforts. Defendants' failure to produce evidence and refusal to engage in  
8 meaningful negotiations demonstrates they are not prepared to participate in good faith. See Rule  
9 16.1(g).

10 During the April 30, 2026 meet and confer, Plaintiff reiterated a willingness to engage in  
11 settlement. Defendants provided no offer, declined to negotiate, and maintained that their  
12 obligations were satisfied while refusing to cure deficiencies. Defense counsel attempted to  
13 submit a one-sided certificate representing that Plaintiff was not ready for settlement while  
14 omitting Defendants' own noncompliance, and further sought Plaintiff's signature on a statement  
15 of readiness despite knowledge of ongoing discovery deficiencies and the absence of good-faith  
16 settlement engagement. Plaintiff objected to that characterization as inaccurate. (See Exhibit 2)

17 Additionally, Defendants, through counsel, refused to participate in a joint statement  
18 accurately reflecting the parties' positions, as documented in correspondence. (See Exh 1) As a  
19 result, Plaintiff cannot evaluate the case, assess damages, or participate in informed settlement  
20 discussions. Defendants' conduct further impairs Plaintiff's ability to quantify and recover  
21 damages. Accordingly, alternative dispute resolution is premature and cannot proceed until  
22 Defendants cure discovery deficiencies and engage in good-faith negotiations. Plaintiff  
23 respectfully requests that the Court vacate or reschedule the settlement conference until the  
24 matter is procedurally and substantively ready.

25 As a result, Plaintiff cannot evaluate the case, assess damages, or participate in informed  
26 settlement discussions. Defendants' conduct further impairs Plaintiff's ability to quantify and  
27 recover damages. Accordingly, alternative dispute resolution is premature and cannot proceed  
28 until Defendants cure discovery deficiencies and engage in good-faith negotiations. Plaintiff

1 respectfully requests that the Court vacate or reschedule the settlement conference until the  
2 matter is procedurally and substantively ready.

3  
4 Plaintiff further requests that the Court consider appropriate relief under Rule 16.1(g)  
5 and Rule 37, Ariz. R. Civ. P., including sanctions, for Defendants' failure to participate in good  
6 faith in pretrial procedures and their refusal to cooperate in preparing the required joint statement.  
7

8 Respectfully submitted this 30th day of April 2026.

9  
10 

11 Sandra Rodriguez

12  
13 **A. EXHIBITS**

14 **1. Exhibit 1 – Refusal to Participate in Joint Statement (April 30, 2026**  
15 **Correspondence)**

16 **Relevance:** Demonstrates Defendants' refusal to participate in a joint statement and  
17 comply with meet-and-confer obligations, supporting lack of good faith and procedural  
18 noncompliance.

19 **2. Exhibit 2 – Defendants' One-Sided Certification of ADR Readiness (April 30, 2026)**

20 **Relevance:** Reflects Defendants' attempt to characterize Plaintiff as unready while  
21 omitting their own discovery deficiencies and lack of settlement engagement.

22 **3. Exhibit 3 – Joint Certification of Readiness for Settlement Conference (March 31,**  
23 **2026)**

24 **Relevance:** Shows Defendants' certification of completed discovery and good-faith  
25 negotiations, which is inconsistent with the current record of unresolved discovery  
26 disputes and noncompliance.  
27  
28

1 **VI. CERTIFICATE OF SERVICE**

2 I served copies of this **CERTIFICATE OF ADR UNREADINESS (SETTLEMENT**  
3 **CONFERENCE)** for on all parties of record via U.S. Mail.  
4

5 **OPPOSING PARTY INFORMATION**

6 **DEFENDANTS:**

- 7           o Gardens Gilbert Community Association  
8           o Focus HOA Management, LLC  
9           o Harmin Cadis  
10          o Brooke Sortor  
11          o Anna Schultz  
12          • **Address:** 4135 E. Power Road, Suite 133, Mesa, Arizona 85212

13 **DEFENDANT'S LEGAL COUNSEL:**

- 14          • **Name:** Augustus H. Shaw IV  
15          • **Firm:** Shaw & Lines, LLC  
16          • **Address:** 1490 S. Price Road, Suite 318 Chandler, Arizona 85286

17  
18 Respectfully submitted this 30th day of April 2026.

19 

20 Sandra Rodriguez  
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# EXHIBIT 1



Sandra Rodriguez &lt;sandra.rodriguez0339@gmail.com&gt;

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**FINAL ATTEMPT: CERTIFICATE ADR UNREADINESS & RULE 26(d) JOINT STATEMENT – DO NOT FILE WITHOUT APPROVAL**

2 messages

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**Sandra Rodriguez** <sandra.rodriguez0339@gmail.com>

Thu, Apr 30, 2026 at 6:45 PM

To: Augustus Shaw &lt;ashaw@shawlines.com&gt;

Dear Mr. Shaw,

If you wish to propose revisions, please provide a redline version reflecting your changes **no later than 7:30 p.m. tonight.**

As discussed during today's meet and confer, the filing should proceed as a Joint Statement addressing ADR unreadiness, rather than a Certificate of Readiness, as the defendant's do not meet the requirements to proceed with a settlement conference. Specifically, the prerequisites under Rule 16.1, Ariz. R. Civ. P., and the Court's settlement readiness requirements are not satisfied due to Defendants' outstanding discovery deficiencies and the absence of meaningful settlement engagement.

Please provide your redline promptly so I can incorporate any appropriate revisions and proceed with filing in compliance with the Court's order. If I do not receive it by **7:30 p.m.**, I will proceed with filing my version.

Thank you.

Sandra Rodriguez

On Thu, Apr 30, 2026 at 6:03 PM Augustus Shaw &lt;ashaw@shawlines.com&gt; wrote:

Ms. Rodriguez,

You are attempting to address two separate issues in one pleading, which is not allowed.

A Rule 26(d) Joint Statement of Discovery or Disclosure Dispute would address your Discovery and Disclosure disputes.

A Joint Request and Certification of Readiness for Setting Settlement Conference Under Rule 16(i), Ariz. R. Civ. P. is a separate pleading regarding the parties' readiness for alternate dispute resolution.

These two pleadings cannot be combined under the Rule 26(d) and under Rule 16 due to the page limit in Rule 26(d).

Therefore, I cannot participate in the attached Plaintiff's Certification of ADR Unreadiness and Rule 26(d) Joint Statement Regarding Settlement Conference as it is an improper pleading under the Rules of Civil Procedure.

I have provided you with Forms of both of the above pleadings. If you want to use them as a template, please let me know.

Augustus H. Shaw IV†\*

Shaw & Lines, LLC

1490 S. Price Rd., Suite 318  
Chandler, Arizona 85286

Phone 480-456-1500

e-mail [ashaw@shawlines.com](mailto:ashaw@shawlines.com)

web site [www.shawlines.com](http://www.shawlines.com)

†Licensed in Arizona and Nebraska

\*President- College of Community Association Lawyers

\*Faculty Associate Professor - Arizona State University O'Connor College of Law

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**THIS FIRM MAY ACT AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

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**From:** Sandra Rodriguez <[sandra.rodriguez0339@gmail.com](mailto:sandra.rodriguez0339@gmail.com)>

**Sent:** Thursday, April 30, 2026 5:16 PM

**To:** Augustus Shaw <[ashaw@shawlines.com](mailto:ashaw@shawlines.com)>

**Subject:** RODRIGUEZ DRAFT: ADR UNREADINESS & RULE 26(d) JOINT STATEMENT – DO NOT FILE WITHOUT APPROVAL

Dear Mr. Shaw,

I would not file any joint or stipulated document without mutual consent. Please also refrain from signing my name or representing my position without my authorization. I do not authorize you to sign or file anything on my behalf. Your recent statements are inaccurate and do not reflect what was discussed during our April 30, 2026 meet and confer. To ensure clarity and an accurate record, I have drafted the attached document as a Rule 26(d) joint statement reflecting the parties' respective positions based on that discussion.

As discussed during the call, Defendants did not provide a settlement offer, did not engage in mutual negotiations, and maintained that their discovery obligations were satisfied while declining to cure identified deficiencies. Your references to

prior "*mutual negotiations*" are not supported by any produced communications, and a unilateral communication from Plaintiff does not constitute good-faith settlement negotiations under Rule 16.1 or the Court's ADR requirements. Please note you did not provide any copy of the email you referenced as evidence of mutual settlement negotiations. I immediately disputed that assertion because no such communication exists. You later referenced a single settlement offer I sent in 2025, which you on behalf of declined.

Defendants continue to assert compliance with discovery obligations despite the absence of responsive production and unresolved deficiencies. These positions are reflected in the draft to ensure the Court has an accurate understanding of the current status of both discovery and settlement readiness.

You also suggested that Plaintiff should not proceed with notifying the Court regarding the settlement conference noncompliance. As discussed during the call, given the ongoing discovery issues and lack of meaningful settlement engagement, it is necessary to present these matters to the Court.

For your review, I have attached a draft of the **Certificate of ADR Unreadiness and Rule 26(d) Joint Statement Regarding Settlement Conference**.

Please provide your edits as soon as possible; no later than 6:30 pm. If you agree with the document, I can send a final version for your signature. If you do not agree, I will incorporate your revisions, send a final copy, and proceed with filing tonight as discussed during our call. If we are unable to reach an agreement, I will proceed with filing my own statement.

This communication is a good-faith effort to cooperate in preparing a joint statement as required by Judge McDowell's order. However, the inclusion of inaccurate or unsupported statements undermines that process. Please include your narrative so it can be accurately reflected.

Sincerely,

Sandra Rodriguez

On Thu, Apr 30, 2026 at 2:35 PM Augustus Shaw <[ashaw@shawlines.com](mailto:ashaw@shawlines.com)> wrote:

Ms. Rodriguez,

Please note that my signature is at the bottom of the attached.

If you plan to file something, please remove my signature unless I have reviewed and authorized the filing FIRST.

Please let me know and thanks!

Augustus H. Shaw IV†\*

Shaw & Lines, LLC

1490 S. Price Rd., Suite 318  
Chandler, Arizona 85286

Phone 480-456-1500

e-mail [ashaw@shawlines.com](mailto:ashaw@shawlines.com)

web site [www.shawlines.com](http://www.shawlines.com)

†Licensed in Arizona and Nebraska

\*President- College of Community Association Lawyers

\*Faculty Associate Professor - Arizona State University O'Connor College of Law

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**From:** Sandra Rodriguez <[sandra.rodriguez0339@gmail.com](mailto:sandra.rodriguez0339@gmail.com)>

**Sent:** Thursday, April 30, 2026 2:19 PM

**To:** Augustus Shaw <[ashaw@shawlines.com](mailto:ashaw@shawlines.com)>

**Subject:** Re: Rodriguez v. Gardens Gilbert Community Association - Certificate of Unreadiness for Settlement

Dear Mr. Shaw,

Your certificate is misleading in that it fails to clearly state that Defendants, through counsel, have not engaged in any meaningful settlement negotiations and have not cured the outstanding discovery deficiencies. I will amend the certificate to accurately reflect today's meet-and-confer. As discussed, you agreed to provide a copy, and I will file once finalized. I will file by end of day. You may amend the certificate as requires to accurately reflect the current settlement status. As agreed during today's meet and confer, I will sign and file it upon completion.

Sincerely,

Sandra Rodriguez

On Thu, Apr 30, 2026, 2:09 PM Augustus Shaw <[ashaw@shawlines.com](mailto:ashaw@shawlines.com)> wrote:

Ms. Rodriguez,

As discussed, please see the attached. Please let me know if I may sign and file on your behalf. This must be filed today.

Augustus H. Shaw IV†\*

Shaw & Lines, LLC

1490 S. Price Rd., Suite 318  
Chandler, Arizona 85286

Phone 480-456-1500

e-mail [ashaw@shawlines.com](mailto:ashaw@shawlines.com)

web site [www.shawlines.com](http://www.shawlines.com)

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---

**From:** Augustus Shaw

**Sent:** Thursday, April 30, 2026 10:30 AM

**To:** Sandra Rodriguez <[sandra.rodriguez0339@gmail.com](mailto:sandra.rodriguez0339@gmail.com)>

**Cc:** Brooke Sortor <[Brooke@focushoa.com](mailto:Brooke@focushoa.com)>; Harman Cadis <[harman@focushoa.com](mailto:harman@focushoa.com)>; Anna Schultz <[anna6890@yahoo.com](mailto:anna6890@yahoo.com)>

**Subject:** RE: Request for Production #3: Gardens Gilbert Community Association Addendum Completion Request

Ms. Rodriguez,

The attached document is a Resale and Disclosure document pursuant to A.R.S. 33-1806. It would not be addressed or covered under Rule 34, Ariz. R. Civ. P.

I have forwarded your request to the Association, who will determine whether a response is required pursuant to A.R.S. 33-1806.

If you disagree with the above analysis, I am free for a meet and confer. Please let me know if you would like to schedule a meet and confer regarding this issue.

Augustus H. Shaw IV†\*

Shaw & Lines, LLC

1490 S. Price Rd., Suite 318  
Chandler, Arizona 85286

Phone 480-456-1500

e-mail [ashaw@shawlines.com](mailto:ashaw@shawlines.com)

web site [www.shawlines.com](http://www.shawlines.com)

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---

**From:** Sandra Rodriguez <[sandra.rodriguez0339@gmail.com](mailto:sandra.rodriguez0339@gmail.com)>

**Sent:** Thursday, April 30, 2026 8:00 AM

**To:** Augustus Shaw <[ashaw@shawlines.com](mailto:ashaw@shawlines.com)>

**Cc:** Brooke Sortor <[Brooke@focushoa.com](mailto:Brooke@focushoa.com)>; Harman Cadis <[harman@focushoa.com](mailto:harman@focushoa.com)>; Anna Schultz <[anna6890@yahoo.com](mailto:anna6890@yahoo.com)>

**Subject:** Request for Production #3: Gardens Gilbert Community Association Addendum Completion Request

Good Morning Mr. Shaw representing Gardens Gilbert Community Association and Focus HOA Management, LLC;

I request that Gardens Gilbert Community Association and/or Focus HOA Management, LLC complete the HOA Addendum, Sections 1–29.

This information is responsive to Plaintiff's Requests for Production and must be produced under Rule 34, Ariz. R. Civ. P. Please provide the completed Addendum and all responsive materials by *end of day Friday, April 30, 2026*.

If not received, I will include this deficiency in my pending Motion to Compel (third request) and seek relief under Rule 37, including an order compelling production and appropriate sanctions.

If I do not receive timely acknowledgment and production by that deadline. Please note: this issue will be raised with the Court and addressed during today's meet-and-confer. I look forward to receiving your call at 1:00 PM during our scheduled meet and confer.

Sincerely,

Sandra Rodriguez

---

**Augustus Shaw** <[ashaw@shawlines.com](mailto:ashaw@shawlines.com)>  
To: Sandra Rodriguez <[sandra.rodriguez0339@gmail.com](mailto:sandra.rodriguez0339@gmail.com)>

Thu, Apr 30, 2026 at 6:51 PM

I'm going home for the evening. We had plenty of time to resolve this issue over the past few weeks.

I'm sure the Court will provide a one-day extension and we can deal with this tomorrow.

[Quoted text hidden]

# EXHIBIT 2



1 DATED this 30<sup>th</sup> day of April 2026.

2 SHAW & LINES, LLC

3  
4 /s/ Augustus H. Shaw, IV

5 Augustus H. Shaw, IV, Esq.  
6 1490 South Price Road, Suite 318  
7 Chandler, Arizona 85286  
8 *Counsel for Defendants*

9  
10 \_\_\_\_\_  
11 Sandra Rodriguez  
12 4375 East Betsy Lane  
13 Gilbert, Arizona 85296  
14 *Plaintiff, Pro Per*

15 ORIGINAL submitted for filing  
16 This 30<sup>th</sup> day of April 2026, with:

17 Clerk of the Court  
18 Maricopa County Superior Court  
19 Via TurboCourt (online filing)

20 COPY of the foregoing served by email and mail to:  
21 This 30<sup>th</sup> day of April 2026, to:

22  
23  
24  
25 \_\_\_\_\_  
26 By: /s/ Diane Fincher  
27  
28

# EXHIBIT 3



1 there are some pending discovery disclosure disputes that should not limit the parties  
2 ability to be prepared for settlement conference purposes between the parties and would  
3 not interfere with a meaningful settlement conference;

4         2.       The parties have engaged in good-faith settlement discussions and have  
5 been unable to reach an agreement. If the parties intended to engage in a private mediation  
6 or settlement conference, they have done so and have exhausted those efforts;

7         3.       There are no pending or anticipated partially or fully dispositive motions  
8 which would need to be decided prior to the parties engaging in good-faith settlement  
9 discussions in an effort to reach a complete settlement in this matter;

10        4.       The parties understand and agree that they are obligated to contact the judge  
11 *pro tempore* within ten (10) calendar days of receipt of the ADR Notice of Appointment  
12 of judge *pro tempore* to initiate a joint telephonic conference to arrange the time and  
13 location of the settlement conference, or respond as so directed by the judge *pro tempore*  
14 with dates for the settlement conference;

15        5.       The parties understand and agree that they shall attend the settlement  
16 conference in-person, virtually or telephonically as directed by the judge *pro tempore*. The  
17 party or party representative will have full settlement authority and be available  
18 throughout the settlement conference;

19        6.       The parties shall timely comply with the submission requirements set forth  
20 in Rule 16.1, Arizona Rules of Civil Procedure, or as otherwise directed by the judge *pro*  
21 *tempore* responsible for conducting settlement conference; and

22        7.       The parties are aware of Rule 16.1(g) and Rule 16(h), Arizona Rules of Civil  
23 Procedure, which would allow the court to enter sanctions if the information certified here  
24 to be true is not or if the parties are not prepared to participate in a settlement conference  
25 or fail to participate in the conference in good-faith.

26        8.       Undersigned counsel confirm that they discussed Rule 16 and this  
27 Certification with their clients, who have acknowledged an understanding of their  
28

1 individual participation obligations.

2  
3 DATED this 21<sup>st</sup> day of April 2026.

4 SHAW & LINES, LLC

5 /s/ Dominick D. Detente  
6 Augustus H. Shaw, IV, Esq.  
7 Dominick D. Detente, Esq.  
8 1490 South Price Road, Suite 318  
9 Chandler, Arizona 85286  
10 *Counsel for Defendants*

11 /s/  
12 Sandra Rodriguez  
13 4375 East Betsy Lane  
14 Gilbert, Arizona 85296  
15 [sandra.rodriguez0339@gmail.com](mailto:sandra.rodriguez0339@gmail.com)  
16 *Plaintiff, Pro Per*

17 ORIGINAL submitted for filing  
18 This 31<sup>st</sup> day of March 2026, with:

19 Clerk of the Court  
20 Maricopa County Superior Court  
21 Via TurboCourt (online filing)

22 COPY of the foregoing served by email and mail to:  
23 This 31<sup>st</sup> day of March 2026, to:

24 Sandra Rodriguez  
25 4375 East Betsy Lane  
26 Gilbert, Arizona 85296  
27 [sandra.rodriguez0339@gmail.com](mailto:sandra.rodriguez0339@gmail.com)  
28 *Plaintiff, Pro Per*

By: /s/ Diane Fincher