

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.

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

20 **Defendants,**

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

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

21 Dear Honorable Judge McDowell;

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 Rodriguez has made repeated good-faith efforts to engage in settlement negotiations
25 dating back to September 25, 2024, with follow-ups on September 30, 2024, a documented
26 refusal on October 2, 2024, a formal proposal on November 20, 2024, and additional follow-ups
27 on December 27 and 31, 2024. These efforts were ignored or met with no substantive response
28 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 ○ Gardens Gilbert Community Association
- 8 ○ Focus HOA Management, LLC
- 9 ○ Harmin Cadis
- 10 ○ Brooke Sortor
- 11 ○ 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
21
22
23
24
25
26
27
28