

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2022-001790

01/24/2025

HONORABLE JOHN L. BLANCHARD

CLERK OF THE COURT
Y. Rodriguez
Deputy

MONTELENA VILLAS HOMEOWNERS
ASSOCIATION INC

ALEXANDRA KURTYKA

v.

DEBORAH MICHELE MINAMYER, et al.

DEBORAH MICHELE MINAMYER
6945 E COCHISE RD UNIT 136
SCOTTSDALE AZ 85253

ARIZONA FEDERAL CREDIT UNION
4475 E VAN BUREN ST
PHOENIX AZ 85008
JUDGE BLANCHARD

MINUTE ENTRY

East Court Building – Courtroom 613

10:01 a.m. This is the time set for Oral Argument regarding Defendant's *Motion to Withdraw Notice of Settlement*, filed October 17, 2024, and Plaintiff's *Response to Motion to Withdraw Notice of Settlement and Motion to Enforce Settlement*, filed November 4, 2024. Plaintiff, Montelena Villas Homeowners Association Inc. is represented by counsel, Alexandra Kurtyka. Defendant, Deborah Michele Minamyer is present on her own behalf. All parties are present telephonically/virtually via Court Connect.

A record of the proceedings is made digitally in lieu of a court reporter.

Argument is presented.

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Based on the matters presented,

IT IS ORDERED taking this matter under advisement.

10:29 a.m. Matter concludes.

ATTENTION SELF-REPRESENTED LITIGANTS: Unless an attorney files a notice that he or she represents a party, the person(s) not represented by an attorney will act as his or her own attorney. **The law requires the Court to hold all persons representing themselves to the same standard as a licensed attorney.** *Kelly v. NationsBanc Mortgage Corp.*, 199 Ariz. 284, 287 (App. 2001); *Homecraft Corp. v. Fimbres*, 119 Ariz. 299, 301 (App. 1978). Self-represented litigants are encouraged to review and become familiar with the Arizona Rules of Civil Procedure, paying particular attention to Rule 26. Please note that **only a licensed attorney may represent a corporation, LLC, or similar business entity in the Superior Court.** *Ramada Inns v. Lane & Bird Advertising*, 102 Ariz. 127, 426 P.2d 395 (1967).

Before the Judge can consider anything you send, you must show that you have given a copy of your request:

1. To the Clerk of the Court. The Clerk of the Court is a separately elected official. It is the Clerk's job to keep an independent record of everything that happens at the Court. The Court cannot act on a document that has not been made a part of that record; and
2. To every other party involved in the case. This allows all parties a fair chance to tell the Judge what they think before the Judge makes a decision.

Because of that, if you want the Judge to consider something you send, you must file the original document with the Clerk of the Superior Court, email a copy directly to this Division using email address: CVJ06@jbazmc.maricopa.gov, or deliver a paper copy to the Judge at the courtroom address, and mail or deliver a copy to all opposing parties. In addition, on each document, you must include a signed certificate that says whether you mailed, emailed, or hand-delivered each copy, when you did so, and states the specific people and the specific addresses to which you mailed, emailed, or hand-delivered each copy. If a party is represented by a lawyer, you must send or deliver the copy to the lawyer, not to the party. All proposed Orders submitted to this Division in hard copy form, and not electronically through eFile, must include copies of the Order with self-addressed, stamped envelopes for all parties/counsel.

Do not mail or send papers for the Clerk or other parties to the Judge.

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Information on filing documents with the Clerk of the Court can be found at:
<https://www.clerkofcourt.maricopa.gov/services/filings/filing-counters>

Information on eFiling documents with the Clerk of Court can be found at:
<https://www.clerkofcourt.maricopa.gov/records/filings>

Additionally, information regarding eFiling in Civil cases can be found at:
<https://www.azcourts.gov/efilinginformation>

If you are not represented by a lawyer, you must keep the Court updated regarding your current address and telephone number. If your address or phone number changes at any time, you must file a notice of change of address/phone number with the Clerk of Court. That form can be downloaded at no charge from the following website:

https://superiorcourt.maricopa.gov/llrc/fc_gn9/

Alternatively, you may purchase printed forms at any of the following Superior Court Law Library Resource Center locations (Monday-Friday, 8:00 a.m. to 5:00 p.m.):

Downtown Phoenix Facility

East Court Building
101 W. Jefferson St.
Phoenix, AZ 85003-2243

Southeast Facility

222 E. Javelina Ave.
Mesa, AZ 85210-6201

Northeast Court Facility

18380 N. 40th Street
Phoenix, AZ 85032

Northwest Court Center

14264 W Tierra Buena Ln.
Surprise, AZ 85374