

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2023-018119

03/19/2025

HONORABLE CHRISTOPHER COURY

CLERK OF THE COURT
S. Ortega
Deputy

VILLA CAMELBACK HOMEOWNERS
ASSOCIATION

NIKITA VERMA PATEL

v.

JUSTINE L REINARD

JUSTINE L REINARD
5106 N 17TH AVE # 5
PHOENIX AZ 85015

JUDGE COURY

ORDER GRANTING IN-PART MOTION FOR JUDGMENT ON THE PLEADINGS

The Court has reviewed and considered the Motion for Judgment on the Pleadings, filed on February 18, 2025. No response was filed and oral argument was not requested, nor would it be helpful.

THE COURT FINDS as follows:

1. Plaintiff seeks judgment on the pleadings based on the Complaint's allegations, the statements in Defendant's Answer, and allegations of the Complaint to which Defendants did not respond.
2. Plaintiff is correct that, under Arizona law, allegations of a complaint (other than amounts owed) that are not responded to are deemed admitted.
3. Defendant Justine Reinard has failed to pay assessments due pursuant to the Declaration of Plaintiff Villa Camelback Homeowners Association (the "Association"). Defendant made a payment after the Complaint in this matter

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was filed, and she has admitted to making late payments and apologized. There is no dispute that Defendant is the owner of the subject property (Exhibit A to the Complaint). It is undisputed that the Association has a lien against Defendant's Property for the assessments and related costs due, and that Defendant is obligated to pay such assessments and related charges.

4. Given that Defendant expressly acknowledges her breach and failure to pay, Judgment on the Pleadings is warranted.
5. The amount of the liability has not been admitted. Nor has the liability of any of the fictitious Defendants been admitted.

Good cause appearing,

IT IS ORDERED granting in-part the Motion for Judgment on the Pleadings, filed on February 18, 2025 as to the liability only of Defendant Justine L. Reinard.

IT IS FURTHER ORDERED denying in-part the Motion for Judgment on the Pleadings in all other respects, including as to damages and any liability of any fictitious Defendant.