

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2024-003271

03/28/2025

HONORABLE SUSANNA C. PINEDA

CLERK OF THE COURT
C. Lacey
Deputy

VAL VISTA CLASSIC COMMUNITY
ASSOCIATION

NIKITA VERMA PATEL

v.

LEVI ROSENBAUM

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1639 E CHELSEA LN
GILBERT AZ 85295

ROBERT E PASTOR
CV ARBITRATION
JUDGE PINEDA

MINUTE ENTRY

The Court has reviewed Plaintiff's Motion for Reconsideration of the Court's February 28, 2025 Order that this case is subject to compulsory arbitration. The Court has also reviewed Defendant's response, seeking that this matter proceed to arbitration.

While Plaintiff's claim is for monetary damages under \$50,000.00, the legislature has chosen to give HOAs a remedy to collect on unpaid HOA fees and fines by way of foreclosure. Due to the remedy sought, the Court finds that the case is not subject to compulsory arbitration.

IT IS ORDERED vacating the order assigning this case to the Arbitration Department.

IT IS FURTHER ORDERED that the parties meet and confirm within 20 days of today's order and provide the Court with a joint report and proposed scheduling order, including a date by which the parties must appear for mediation or Alternative Dispute Resolution.