

SUPERIOR COURT OF ARIZONA  
MARICOPA COUNTY

CV 2008-000940

06/09/2011

HONORABLE MARK H. BRAIN

CLERK OF THE COURT  
T. Nosker  
Deputy

CLEMENTE RANCH HOMEOWNERS  
ASSOCIATION

KELLIE J CALLAHAN

v.

CAROLYN S ODELL

CAROLYN S ODELL  
1760 W CANARY WAY  
CHANDLER AZ 85248

LINDSEY N O'CONNOR

HEARING/  
PRETRIAL CONFERENCE SET

Courtroom ECB-814

9:33 a.m. This is the time set for Order to Show Cause Hearing. Plaintiff is represented by counsel, Kellie J. Callahan and Lindsey N. O'Connor. Defendant, Carolyn S. O'Dell, is present on her own behalf.

Court reporter, Lisa Bradley, is present.

Discussion is held regarding case status and service of Defendant. The Court finds the service of Defendant was completed. The Court discusses with Defendant the potential sanctions available for civil and criminal contempt, including jail time.

Plaintiff indicates that they had sought a civil contempt order but that Defendant may have remedied the issues so that only the question of attorney fees and costs remains open.

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Defendant advises the Court that she will improve the condition of her property in compliance with the Clemente Ranch HOA's CC&Rs.

IT IS ORDERED setting a Pretrial Conference on **July 12, 2011 at 10:30 a.m. (15 minutes)** in this division, at which time the Court confirm the compliance with the HOA requirements and discuss any application for attorneys' fees.

Parties are admonished to meet and confer as to the date and length of Trial, as the Court will not grant continuances nor will the Court enlarge the number of days once a Trial date has been scheduled, in view of the Court's calendar.

**JUDGE MARK H. BRAIN  
MARICOPA COUNTY SUPERIOR COURT  
EAST COURT BUILDING  
101 WEST JEFFERSON  
8th FLOOR, COURTROOM 814  
PHOENIX, AZ 85003  
602-372-1141 TEL**

9:41 a.m. Matter concludes.

ALERT: eFiling through AZTurboCourt.gov is mandatory in civil cases for attorney-filed documents effective May 1, 2011. See Arizona Supreme Court Administrative Orders 2010-117 and 2011-010. The Court may impose sanctions against counsel to ensure compliance with this requirement after May 1, 2011.