

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2021-001865

06/01/2021

HONORABLE MARGARET R. MAHONEY

CLERK OF THE COURT
P. McKinley
Deputy

VAL VISTA LAKES COMMUNITY
ASSOCIATION, THE

GREGORY A STEIN

v.

SUSAN M WELLMAN

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2313 E CORTEZ DR
GILBERT AZ 85234

COMM. GARBARINO
JUDGE MAHONEY

RULING

The Court has considered:

1. Defendant's Motion For More Time, filed 2/26/21;
2. Case Status Minute Entry, issued 4/16/21, filed 4/19/21;
3. Email from Plaintiff's Counsel, Greg Stein, dated 4/18/21;
4. Plaintiff's Response To Defendant's Motion For More Time, filed 4/28/21; and
5. Defendant's second Motion For More Time, filed 4/30/21.

The record reflects that Plaintiff filed its Complaint herein on 2/2/21 and service was effected on Defendant Susan Wellman ("Defendant") on 2/6/21. In her filings identified above, Defendant seeks additional time to answer or otherwise respond to the Complaint, contending that she has had trouble finding a lawyer to represent her in this matter. Ultimately, Defendant requests an extension to 5/31/21 to answer or otherwise respond. May 31, 2021 is essentially four months after Defendant was served. Plaintiff asserts in its Response To Defendant's Motion For More Time that "Defendant's property has been in violation for many years and she has

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received numerous citations from the Town of Gilbert,” attaching a Town of Gilbert Code Compliance Report, dating back to at least December of 2018.

Under the circumstances described, the Court finds good cause to grant Defendant’s request to extend her deadline to no later than 5/31/21 to file her answer or otherwise respond to Plaintiff’s Complaint. The Court is aware that Commissioner Garbarino has scheduled a default hearing on 6/2/21.

IT IS ORDERED granting Defendant’s Motion For More Time, such that if Defendant filed her answer or otherwise responded to the Complaint by 5/31/21, she will have done so timely.

* * * *

PLEASE NOTE: This Division requires that all motions, responses, replies and other Court filings in this case must be submitted individually. Counsel shall not combine any motion with a responsive pleading. All motions are to be filed separately and designated as such. **No filing will be accepted if filed in combination with another. Additionally, all filings shall be fully self-contained and shall not “incorporate by reference” other separate filings for review and consideration as part of the pending filing.**

ALERT: Due to the spread of COVID-19, the Arizona Supreme Court Administrative Order 2020-79 requires all individuals entering a Court facility to wear a mask or face covering at **all times** while they are in the Court facility. With limited exceptions, the Court will not provide masks or face coverings. Therefore, any individual attempting to enter the Court facility must have an appropriate mask or face covering to be allowed entry to the Court facility. Any person who refuses to wear a mask or face covering as directed will be denied entrance to the Court facility or asked to leave. In addition, all individuals entering a Court facility will be subject to a health screening protocol. Any person who does not pass the health screening protocol will be denied entrance to the Court facility.