

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2021-001865

11/08/2021

HONORABLE RICHARD ALBRECHT

CLERK OF THE COURT
J. Lizardi/S. Brown
Deputy

VAL VISTA LAKES COMMUNITY
ASSOCIATION, THE

GREGORY A STEIN

v.

SUSAN M WELLMAN

SUSAN M WELLMAN
2313 E CORTEZ DR
GILBERT AZ 85234

COMM. RICHARD ALBRECHT

MINUTE ENTRY

Courtroom: ECB 813.

9:17 a.m. This is the time set for an Order to Show Cause Hearing. Plaintiff, Val Vista Lakes Community Association is represented telephonically by counsel, Curtis Ekmark on behalf of Gregory A. Stein. Defendant, Susan M. Wellman is present telephonically on her own behalf. All participants are appearing via Microsoft Teams/Court Connect. No other parties are present.

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

Susan M. Wellman is sworn and testifies.

Discussion is held regarding Defendant's failure to comply with the June 2, 2021 Default Judgment.

Based upon matters, testimony and evidence presented to the Court,

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IT IS ORDERED that Plaintiff shall provide Defendant with two (2) weeks' notice to remove all unproved sheds or structures on the property pursuant to the June 2, 2021 Default Judgment.

IT IS FURTHER ORDERED Defendant shall utilize the two (2) week notice to remove any unapproved sheds and trash and debris that has accumulated in the backyard of her property.

IT IS FURTHER ORDERED that Defendant or any other individuals shall interfere with Plaintiff or its authorized agents with the removal of the unapproved sheds or structures located on the property.

IT IS FURTHER ORDERED affirming the injunction which states that trash and debris are not to accumulate in the yard in the future and that any trash and debris can be removed by Plaintiff.

9:32 a.m. Matter concludes.