

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2025-062973
CV 2025-012980

12/03/2025

HONORABLE ADELE PONCE

CLERK OF THE COURT
L. Gilbert
Deputy

LISA MARX

LISA MARX
13610 N 111TH AVE
SUN CITY AZ 85351

v.

TARA CONDOMINIUMS ASSOCIATION INC,
et al.

TARA CONDOMINIUMS
ASSOCIATION INC
13621 N NEWCASTLE DR
SUN CITY AZ 85351

CHARLES H OLDHAM
DOCKET CV TX
JUDGE PONCE

MINUTE ENTRY

Before the Court is the emergency motion for temporary restraining order without notice filed by Plaintiff Lisa Marx (“Plaintiff”) in CV2025-062973. The motion asks the court to enter a lodged temporary restraining order without notice against Tara Condominiums Association Inc. (“Defendant”). Plaintiff, however, did not file a proposed temporary restraining order, and it is unclear what specific order she wishes for the Court to enter at this time. Plaintiff’s complaint and motion outline concerns that the Defendant condominium association, to which Plaintiff belongs, made changes in their policies that now require homeowners to be responsible for obtaining individual insurance that was previously provided by the Defendant association. Plaintiff alleges the changes were made in violation of statutes and the rules and policies concerning policy changes in the condominium association. Plaintiff’s complaint seeks

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declaratory and injunctive relief including an order stating the policy changes are unlawful and unenforceable, an order enjoining Defendant from enforcing the changes and nullifying the recorded declaration including the changes.

The Court denies the motion for a temporary restraining order. Plaintiff's motion did not include an affidavit, as required pursuant to Rule 65(b)(1)(A) of the Arizona Rules of Civil Procedure. Nor does Plaintiff satisfy the requirements of Rule 65(b)(1)(B) indicating efforts to provide notice and/or explaining why notice should not be required. The substance of Plaintiff's complaint motion also does not establish "immediate and irreparable injury, loss or damage will likely result," if the Court fails to enter a temporary restraining order at this time.

The Court also notes that Plaintiff has previously raised these issues in another matter CV2025-012980, which is pending before this Court. The Court also notes that the Court has already conducted a preliminary injunction hearing addressing similar matters and denied relief. The Court does not find that another hearing is warranted at this time given the similarity of the issues raised.

IT IS THEREFORE ORDERED denying the motion.

IT IS FURTHER ORDERED consolidating cause number(s) CV 2025-062973 and CV 2025-012980 under cause number **CV2025-012980** for all further proceedings.

IT IS FURTHER ORDERED vacating the Trial Setting Conference in CV2025-062973 set for August 6, 2026, and resetting a Trial Setting Conference in CV2025-012980 for **August 6, 2026 at 9:00 a.m.** in this division.

Counsel and any unrepresented parties shall appear by videoconference through Court Connect for this hearing.

Information regarding access to Judge Ponce's virtual courtroom through Court Connect is listed below.

Microsoft Teams meeting
Join on your computer or mobile app
[Join Microsoft Teams Meeting](https://tinyurl.com/jbazmc-cvj06)
tinyurl.com/jbazmc-cvj06

To call into the meeting using your phone:

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[+1 917-781-4590](tel:+19177814590) United States, New York City (Toll)
Conference ID: 942 024 389#

NOTE: If you are filing a pleading or document that needs the Court's attention within 48 hours, you must e-mail the pleading document directly to the division at CVJ06@jbazmc.maricopa.gov.