

From: Diana Ebertshauser debertshauser@associatedasset.com 
Subject: Denied Request for Invoice or Payment Records – Carpenter, Hazlewood, Delgado & Bolen, LLP
Date: October 29, 2025 at 2:07 PM
To: robert@azdesign.com
Cc: Tom Gordon tgordon@AssociatedAsset.com, Elizabeth Bunea elizabeth.bunea@associatedasset.com, Angel Bonfil abonfil@AssociatedAsset.com

DE

Good afternoon Mr. Scott,

Per the deed attached to this correspondence, dated May 12, 2025, you are not the recorded legal owner of Lot 90 within the McClellan Meadows Association. As such, you hold no legal entitlement to receive invoices, correspondence, or any records maintained by the Association pertaining to Lot 90.

Further, as of October 4, 2024, you are not recognized as an authorized agent, representative, or designated third party acting on behalf of the legal owner of Lot 90, located at 1026 W. Kachina. Pursuant to A.R.S. § 33-1805(A), only the recorded legal owner of a lot may lawfully request Association records. In accordance with this statute, your request is formally denied and considered closed in its entirety.

Absent a valid, notarized written authorization from the legal owner expressly designating you as their representative, management will not provide any further information, documentation, or response related to this property. Continued attempts to obtain Association records without proper authorization may be treated as unauthorized interference in Association business.

Regards,

Diana Ebertshauser, CAAM, CMCA, AMS, PCAM

Community Manager III

AAM, LLC

602.288.2650 (Direct Line)

602.957.9191 (Main Line)

602.870.8231 (Fax line)

602.647.3034 (After Hours Emergency Line)

debertshauser@associatedasset.com

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*Assistant Manager

Elizabeth Bunea

Elizabeth.Bunea@associatedasset.com

602-216-7501

*Michael Brandt

Michael.Brandt@associatedasset.com

602-906-7915

*Angel Bonfil-ARC and ledger questions

602-216-7533

Abonfil@associatedasset.com

From: robert@azdesign.com <robert@azdesign.com>

Sent: Wednesday, October 29, 2025 12:53 PM

To: Diana Ebertshauser <debertshauser@associatedasset.com>

Subject: Request for Invoice or Payment Records – Carpenter, Hazlewood, Delgado & Bolen, LLP

Dear Ms. Ebertshauser,

Pursuant to **A.R.S. § 33-1805(A)**, I am requesting copies of any **invoices, billing statements, or payment records** from **Carpenter, Hazlewood, Delgado & Bolen, LLP** related to the attorney correspondence sent to me dated **July 7, 2023**.

Please include:

1. The date and total amount of any invoice(s) issued for that correspondence;
2. The method and date of payment, if payment was made; and
3. Any general ledger or check register entry showing payment to the firm during July 2023.

If any portion of a document contains attorney-client privileged narrative, I understand those specific descriptions may be redacted. However, the **invoice date, total amount, and payee** are part of the Association's financial records and should remain visible.

Please forward this request to the **Board Treasurer or designated financial officer** to ensure it is reviewed and processed in accordance with A.R.S. § 33-1805.

Electronic copies (PDF or email attachments) are preferred. I appreciate your assistance and will look forward to confirmation within the ten-business-day statutory period.

Sincerely,

Robert L. Scott



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HOA MANAGEMENT**
Dedicated to Delivering Total Peace of Mind

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otherwise protected by work product immunity or other legal rules. If you have received by mistake, please let us know by email reply and delete it from your system; you may not copy this message or disclose its contents to anyone. The integrity and security of this message cannot be guaranteed on the Internet.

Deed Scott.pdf

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