

One Hundred Hills Homeowners Association
c/o FirstService Residential (Scottsdale)
9000 East Pima Center Parkway Suite 300
Scottsdale, AZ 85258



May 2, 2019

13th ANN
2:40[~]
Aswly W.

MARTIN PLADGEMAN / JACQUELINE ANN PLADGEMAN
16022 N 113TH WAY
SCOTTSDALE AZ 85255 USA

RE: One Hundred Hills Homeowners Association - Fine
16022 N 113th Way Scottsdale AZ 85255 / Account #: 443003-0040-02

Dear Martin Pladgeman,
Pursuant to the fine and violation policy of the One Hundred Hills Homeowners Association and in conjunction with our previous efforts to obtain your compliance with the Covenants, Conditions and Restrictions (CC&R's) and Rules and Regulations you agreed to follow.
This letter will serve to inform you that a \$500.00 fine has been levied against you.

Continued failure to comply will lead to additional fines and/or legal actions from the Association. Our recent inspection confirms that you are still not in compliance of the following violation:

Violation Type: Nuisance - Excessive Noise

First Inspection Date: Friday, April 26, 2019

Last Inspection Date: Friday, April 26, 2019

Compliance Date: Friday, April 26, 2019

Comments: The guards reported complaints about multiple teens entering the gate on foot after hours, multiple cars traveling at a high rate of speed through the community and excessive noise coming from your property in which the police were called. This was also noted as not the first time this has happened.

Please include this fine amount in your next assessment payment. You have the right to appeal this penalty in person by requesting to be placed on the agenda at the next board meeting or by submitting a written appeal to the Board of Directors in care of FirstService Residential. Please notify your Community Manager if you wish to be placed on the agenda for a hearing at the next Board of Directors meeting date. Failure to resolve this issue through the hearing process will result in subsequent fines in accordance with the Association's fine policy and potential legal action. Fines are enforced pursuant to the Association's governing documents and Arizona law. You have the option to petition for an administrative hearing on this matter in the Arizona Department of Real Estate pursuant to ARS Section 32-2199.01. We are available to assist you Monday through Friday between the hours of 08:00 AM and 05:00 PM.

Sincerely,

Jonathan Tutelo
Community Manager

