



Diana Cole <desertrock85@gmail.com>

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## Fw: FORMAL COMPLAINT LOT 215

4 messages

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**Michael Jans** <michaeljans@gmail.com>

Sun, Jul 17, 2022 at 10:52 AM

To: Diana <desertrock85@gmail.com>, Ann Dechiara <anndichiara@aol.com>, Jacki & Charlie Hoagland <jphoagland@gmail.com>, James Gibbs <captgus34@gmail.com>, Nancy Nelson <nancywnelson@gmail.com>, kathleen kuchta <kathleenkuchta@msn.com>, Bud Tolp <bud.tolp.az@gmail.com>, robyn <rmcb2002@msn.com>

Dear Fellow BoD Members,

1. Friendly reminder that we have a BoD meeting this Wednesday.
2. I am forwarding - in this thread - a formal complaint issued by Mr. Rensel against the owner(s) of lot 215. (Is it 215A?) As has been the practice, I've acknowledged Mr. Rensel in separate correspondence, asked Diana to include it in our agenda, and will notify one of the owners of 215.

Bud, since this pertains to ongoing construction, is this an issue for the ACC? Any insight you have here would be appreciated.

Talk soon, Michael



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----- Forwarded message -----

From: **Steven Rensel** <stevenrensel@gmail.com>

Date: 13 Jul 2022 at 11:7

Subject: FORMAL COMPLAINT LOT 215

To: Michael Jans <michaeljans@gmail.com>

Cc: Melissa Lekha <MLekha@hgplaw.com>, "John Lohr, Jr." <jll@hgplaw.com>, Jackson Hendrix <JHendrix@hgplaw.com>

Good morning Michael, This email serves as a formal complaint against the owners of commercial lot 215 for the continued storage of construction materials in the parking area of the site. As you well know, Per the THIA DofRs Paragraph 21 states, "No lot shall be used or allowed to become in such condition as to depreciate the adjacent property." This continued unregulated use of the commercial properties has set a bad precedent for all the property owners of Tonto Hills. Please address this issues as soon as possible. Thank you. Sincerely, Steven R. Rensel

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**Diana Cole** <desertrock85@gmail.com>

Sun, Jul 17, 2022 at 11:34 AM

To: Michael Jans <michaeljans@gmail.com>

Cc: Ann Dechiara <anndichiara@aol.com>, Jacki & Charlie Hoagland <jphoagland@gmail.com>, James Gibbs <captgus34@gmail.com>, Nancy Nelson <nancywnelson@gmail.com>, kathleen kuchta <kathleenkuchta@msn.com>, Bud Tolp <bud.tolp.az@gmail.com>, robyn <rmcb2002@msn.com>

Michael,

Yes you are correct it is probably Lot #215A - there is no lot #215 so the complainant may want to amend his complaint. We can vote to add this to the agenda prior to voting for the agenda's approval on Weds. night.

See you then,  
Diana

[Quoted text hidden]

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**Bud Tolp** <bud.tolp.az@gmail.com>

Mon, Jul 18, 2022 at 8:06 AM

To: Michael Jans <michaeljans@gmail.com>

Cc: Diana <desertrock85@gmail.com>, Ann Dechiara <anndichiara@aol.com>, Jacki & Charlie Hoagland <jphoagland@gmail.com>, James Gibbs <captgus34@gmail.com>, Nancy Nelson <nancywnelson@gmail.com>, kathleen kuchta <kathleenkuchta@msn.com>, robyn <rmcb2002@msn.com>

Michael,

It could be but I would suggest we notify Mr Carl Pennington advise him of Complaint and request him to respond. In my opinion the construction materials could now be moved to back of Lot. Out of sight then not a issue.

Bud

Bud Tolp

Tonto Hills/Cave Creek, AZ

M: 408-690-5398

On Jul 17, 2022, at 10:52 AM, Michael Jans <michaeljans@gmail.com> wrote:

[Quoted text hidden]

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**Michael Jans** <michaeljans@gmail.com>

Tue, Jul 19, 2022 at 11:37 AM

To: Bud Tolp <bud.tolp.az@gmail.com>, Ann Dechiara <anndichiara@aol.com>, Diana <desertrock85@gmail.com>, James Gibbs <captgus34@gmail.com>, Jacki & Charlie Hoagland <jphoagland@gmail.com>, kathleen kuchta <kathleenkuchta@msn.com>, Nancy Nelson <nancywnelson@gmail.com>, robyn <rmcb2002@msn.com>

Fellow BoD, please see Mr. Pennington's response below. Michael

----- Forwarded message -----

From: **Carl Pennington** <cpenningtonexi@gmail.com>

Date: Sun, Jul 17, 2022 at 2:12 PM

Subject: Re: Fw: FORMAL COMPLAINT LOT 215

To: Michael Jans <michaeljans@gmail.com>

Cc: Leigh Barry <leighmbarry@gmail.com>, Jim Duffey <jduffey@greytek.com>

Michael,

Please accept our apologies. Our contractor indicated that the material stacked on the front side of our parking area on pallets was going to be picked up a few weeks ago. I will remind him that this needs to take place next week. I will confirm back once he gives me a date that this is taken care of.

PS. Mr Rensel has yet to remove the large tractor tire on the property next to us- for what it is worth....

Thanks for bringing this to our attention.

Carl

On Sun, Jul 17, 2022 at 11:22 AM Michael Jans <michaeljans@gmail.com> wrote:

Carl, greetings. As is the custom, I'm forwarding to you a copy of a complaint from Mr. Rensel regarding Lot 215. It seems I'll be compelled to put this on the agenda for this Wednesday's BoD meeting, though I have reached out to Bud Tolp to determine if this is an item for the ACC.

Meanwhile, please feel free to reach out to me. My cell is 541-410.1792.

Michael



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----- Forwarded message -----

From: **Steven Rensel** <[stevenrensel@gmail.com](mailto:stevenrensel@gmail.com)>

Date: 13 Jul 2022 at 11:7

Subject: FORMAL COMPLAINT LOT 215

To: Michael Jans <[michaeljans@gmail.com](mailto:michaeljans@gmail.com)>

Cc: Melissa Lekha <[MLekha@hgplaw.com](mailto:MLekha@hgplaw.com)>, "John Lohr, Jr." <[jll@hgplaw.com](mailto:jll@hgplaw.com)>, Jackson Hendrix <[JHendrix@hgplaw.com](mailto:JHendrix@hgplaw.com)>

Good morning Michael, This email serves as a formal complaint against the owners of commercial lot 215 for the continued storage of construction materials in the parking area of the site. As you well know, Per the THIA DofRs Paragraph 21 states, "No lot shall be used or allowed to become in such condition as to depreciate the adjacent property." This continued unregulated use of the commercial properties has set a bad precedent for all the property owners of Tonto Hills. Please address this issues as soon as possible. Thank you. Sincerely, Steven R. Rensel



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