



MULCAHY LAW FIRM, P.C.

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SENT VIA REGULAR U.S. MAIL AND EMAIL: Karlst@soloran.com

June 02, 2021

Karl Stock
3709 E Avocet Ave
Flagstaff, AZ. 86004

Re: Tonto Hills Improvement Association

Dear Karl Stock:

I am general counsel attorney for Tonto Hills Improvement Association (“Association”). The Association’s Board of Directors requested that I contact you in connection with recent theft of Association property.

On or around April 11, April 21 and April 25, 2021, Association signage posted near the corner of Sombrero and Old Mine Rd. was stolen. The Association’s Board of Directors subsequently came into possession of video evidence, which clearly shows that you were one of the perpetrators in all three instances.

Prior to considering other options, including, but not necessarily limited to, filing a police report, the Board would like to provide you with an opportunity to rectify this matter by: (1) admitting to the wrongdoing and apologizing; (2) pledging to cease from any future theft and/or vandalism within the community; and (3) reimbursing the Association for its damages incurred this matter, totaling \$1,340.00 (\$200.00 for the signage; \$1,140.00 in legal fees).

This offer remains open for ten (10) days from the date of this letter. If you fail to accept this offer and complete the three (3) steps referenced above on or before **Monday, June 14, 2021 at 5:00 p.m.**, the Association reserves the right to pursue any and all available legal remedies.

Unless you notify this office within 30 days after receiving this notice that you dispute the validity of this debt or any portion thereof, this office will assume this debt is valid. If you notify this office in writing within 30 days from receiving this notice that you dispute the validity of this debt or any portion thereof, this office will obtain verification of the debt or a copy of a judgment against you and have such verification or judgment mailed to you. If you request of this office in writing within 30 days after receiving this notice, this office will provide you with the name and address of the original creditor if different from the current creditor.

This communication is from a debt collector. This is an attempt to collect a debt. Any information obtained will be used for that purpose.

Thank you for your anticipated cooperation in resolving this matter.

Sincerely,

/s/ Beth Mulcahy

Beth Mulcahy
BM/bb