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SENT VIA EMAIL

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Kevin Leastman, Community Manager
Aviara Homeowners Association

June 18, 2025

Re: Aviara Homeowners Association Community Update

Dear Residents of Aviara Homeowners Association:

At the request of the Aviara Homeowners Association Board of Directors, this law firm is providing the following update regarding recent matters that were brought before the Arizona Department of Real Estate (ADRE) through its HOA Dispute Resolution process. The Board remains committed to transparency and asked us to share this information to help keep the community informed.

Earlier this year, a homeowner submitted multiple petitions to the ADRE involving perceived issues related to the Association. While the Board did not agree with the allegations made, it viewed the process as a constructive opportunity to respond and make enhancements. The parties participated in a mediation facilitated by the ADRE, and we are pleased to report that the matter was resolved through mutual agreement. Unfortunately, resolving these petitions involved both significant amounts of time and financial resources, causing large financial impacts to the Association.

As part of its broader commitment to strong leadership, the Board of Directors has formally adopted a Code of Conduct and Ethics Policy for Board Members. This policy articulates the values of integrity, professionalism, and accountability that the Board has long practiced. By codifying these standards, the Board aims to ensure that current and future Directors are guided by the same principles of ethical governance. A copy of the policy is available for review on the Aviara HOA website.

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The Board appreciates the community's patience throughout this process and thanks you for your continued support as we work to maintain a strong, inclusive, and well-governed neighborhood. Should you have any questions regarding this update, we encourage you to attend an upcoming Board meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tessa Knueppel".

Tessa Knueppel, Esq.
CHDB Law
