

BEFORE THE COMMISSION FOR COMMON-INTEREST  
COMMUNITIES AND CONDOMINIUM HOTELS  
STATE OF NEVADA

JOSEPH (JD) DECKER, Administrator,  
REAL ESTATE DIVISION, DEPARTMENT  
OF BUSINESS & INDUSTRY, STATE OF  
NEVADA,

Case No. 2015-2028

Petitioner,

vs.

**FILED**

MARIA LIMON,

FEB 12 2016

Respondents.

NEVADA COMMISSION OF  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This matter came on for hearing before the Commission for Common-Interest Communities and Condominium Hotels, Department of Business and Industry, State of Nevada (the "Commission"), during a regular agenda on February 2, 2016. The Respondent, Maria Limon ("LIMON") did not appear either in person or through counsel. Michelle D. Briggs, Esq., Senior Deputy Attorney General with the Nevada Attorney General's Office, appeared on behalf of the Real Estate Division of the Department of Business and Industry, State of Nevada (the "Division").

The testimony of Claudia Rosolen, Commission Coordinator, was presented to the Commission regarding the service of the Complaint, Notice of Complaint and Notice of Documents upon the attorney for LIMON, Gabriel Grasso, Esq., who previously represented Respondent before the Commission in 2014. LIMON did not respond to the complaint. Ms. Rosolen also testified to the mailing and returned receipt of the Notice of Default filed with the Commission by the Division. Ms. Briggs informed the Commission that Mr. Grasso called her on February 1, 2016 to inform her that LIMON'S husband previously said Mr. Grasso would be retained to represent LIMON in this proceeding, but that he had not been retained prior to the hearing and would not attend.

1 The Commission, given the testimony of Ms. Rosolen and the representation of Ms.  
2 Briggs, and being fully advised, enters the following Findings of Fact, Conclusions of Law, and  
3 Order.

#### 4 JURISDICTION

5 1. MARIA LIMON'S community manager certificate (CAM.0001813-SUPR) was  
6 summarily suspended by the Division on June 3, 2014.

7 2. Since June 3, 2014 up until LIMON reported to federal prison in September of  
8 2015, LIMON performed the services of a community manager for common interest  
9 communities located in Las Vegas, Nevada.

10 3. LIMON is subject to the provisions of Chapters 116 and 116A of both the  
11 Nevada Revised Statutes ("NRS") and the Nevada Administrative Code ("NAC") and is subject  
12 to the jurisdiction of the Division, and the Commission for Common Interest Communities and  
13 Condominium Hotels.

#### 14 FINDINGS OF FACT

15 In accordance with NAC 116.585(13) and NAC 116A.595(13), the Commission, based  
16 on a preponderance of the evidence, finds the following findings of fact have been proven:

17 1. On or about May 22, 2014, LIMON pled guilty to one count of conspiracy to  
18 commit wire and mail fraud as part of the massive HOA corruption case prosecuted by the  
19 U.S. Department of Justice.

20 2. The Division summarily suspended LIMON'S certificate on June 3, 2014.

21 3. On July 9, 2014, this Commission revoked LIMON'S certificate.

22 4. Ultimately, LIMON was sentenced to 6 months in prison, followed by 3 years of  
23 supervised release and ordered to pay restitution in the amount of \$24,000.

24 5. LIMON was ordered to self-surrender to federal custody no later than August 21,  
25 2015.

26 6. At the time of her suspension and subsequent revocation, LIMON worked for  
27 Diamond Head Villas Association, Inc. ("Association").

28 7. On or about January of 2015, the Division received an Intervention Affidavit

1 against the Association and sent the board a letter regarding a conference with the  
2 ombudsman's office.

3 8. The Division received a response from Carlos Calderon who represented that he  
4 was a board member and the Association was self-managed after LIMON'S revocation, but  
5 said he could not attend a conference as he was in Mexico.

6 9. The address for the Association according to the letter from Mr. Calderon was  
7 the same as LIMON'S business address.

8 10. The Association did not submit an annual registration form for 2015 which was  
9 due by the end of May.

10 11. The Division opened an investigation against LIMON for managing the  
11 Association without a community manager certificate.

12 12. The Division noticed LIMON of the allegation by letter dated July 21, 2015.

13 13. The letter was signed for at LIMON'S residence, but no response was provided  
14 to the Division.

15 14. The Division subpoenaed bank records for the Association and found that the  
16 bank account had been closed the prior year.

17 15. The Division's investigation expanded to include Diamond Head Villas  
18 Association Phase II ("Association Phase II"), the neighboring association that had also been  
19 managed by LIMON prior to her revocation.

20 16. The Division subpoenaed bank records for a bank account belonging to  
21 Association Phase II.

22 17. The bank records showed the account was opened by LIMON in 2012 and  
23 LIMON was the sole signor on the account.

24 18. The bank records received were from January 2014 to the current date.

25 19. The account reflects deposits solely from assessment checks for both  
26 associations.

27 20. Prior to LIMON losing her certificate, nearly all the money deposited into the  
28 account, approximately \$49,000, was used for LIMON'S personal expenses, paid to her  
husband's landscape company, or transferred to her personal bank accounts.

1           21.    Assessment checks for both associations totaling approximately \$187,000 were  
2 deposited into this account after LIMON lost her certificate through October 2015.

3           22.    The bank records show that all checks written from the account were signed by  
4 LIMON, including approximately 128 checks that were signed after LIMON lost her certificate  
5 and 16 while she's been in prison.

6           23.    LIMON'S husband, Osvaldo Hidrogo, received over \$35,000 through his  
7 landscape company Hidrogo Lawn Maintenance.

8           24.    LIMON paid Verizon Wireless, Cox Communications, various lenders, NV  
9 Energy, and Century Link.

10          25.    The bank records also reflect multiple on-line transfers to two other bank  
11 accounts; one belonging to LIMON personally and one belonging to LIMON and the board  
12 member who originally responded for the Association, Carlos Calderon.

13          26.    Carlos Calderon is LIMON'S father.

14          27.    The bank transfers to LIMON'S and Mr. Calderon's personal accounts total  
15 approximately \$125,000 from January 2014 through October 2015; of which approximately  
16 \$100,000 was transferred after LIMON lost her certificate.

17          28.    Before reporting to federal prison in Victorville, California, LIMON told board  
18 member, Willie Johnson, by text messages that she was going to receive chemotherapy  
19 treatments for stomach cancer and would be back in 7 months.

20          29.    The text messages state:

21           LIMON: Willie will have to cancel I am in pain

22           LIMON: What I needed to let you all know is no secret that I have a tumor in my  
23 stomach I had surgery a year ago, it came back and it's seems it's staying.

24           LIMON: I will be out in chemo for at least 7 months but need this only job so my son will  
25 help me. I apologize but it happen all of a sudden found out about two weeks ago.  
26 Been going to see Drs. But no one wants to operate. So best thing is chemo, we all  
27 know this won't work but we have to have hope and faith that something will right? So  
28 wanted to say my good byes in case I don't make it. To let you know I will hang in there  
to the end.

1 Board Member: Ok Maria I understand I'll be praying for you it's not over until God say  
2 so let us know what you need us to do, I'll let Frances know also

3 LIMON: Yes I have not yet told Ed. I will he should be coming soon will let you all know  
4 if he comes we may get together. I am in so much pain and all along I thought it was  
5 acid reflux

6 Board Member: Take care of yourself and have faith in God

7 LIMON: Willie this is Carlos phone number 702-371-5535 in case he doesn't answer  
8 you just leave him a message or text him he'll call you, he works but can be reached at  
9 any time

10 Board Member: Ok thanks

11 LIMON: Oh and this is the gardeners number 702-358-4392 his name is Os, anything  
12 you need let him know

13 30. "Os" is Osvaldo Hidrogo, LIMON'S husband, the owner of Hidrogo Lawn  
14 Maintenance.

15 31. Board members did not know LIMON'S husband was the landscaper for their  
16 association.

17 32. After board members for both associations were informed of the status of the  
18 bank account by the Division, they hired a community manager.

19 33. The Association had a delinquent water bill of over \$5,000 and there was a  
20 pending notice of disconnection.

21 34. The Association also had a delinquent bill from Republic Services of over \$6,000  
22 dating back to June 2014.

23 35. Association Phase II had a delinquent water bill totaling over \$2,600 and a  
24 Republic Services bill of over \$6,000 dating back to September 2014.

25 36. Neither association has a current insurance policy.

26 37. Neither association has any reserve funds.

27 **CONCLUSIONS OF LAW**

28 Based on the foregoing factual findings, the Commission concludes by unanimous vote  
that the following violations of law occurred:



1 30 days from the date of this Order.

2 3. LIMON'S certificate was revoked by order of this Commission on July 10, 2014  
3 for a period of no less than 10 years. The Commission further orders LIMON'S certificate  
4 revocation shall not end prior to such time as all fines and restitution ordered by this  
5 Commission have been paid in full.

6 4. The Division may institute debt collection proceedings for failure to timely pay  
7 the total fine. Further, if collection goes through the State of Nevada, then LIMON shall also  
8 pay the costs associated with collection.

9 DATED this 8<sup>th</sup> day of February, 2016.

11 COMMISSION FOR COMMON-INTEREST  
12 COMMUNITIES AND CONDOMINIUM  
13 HOTELS DEPARTMENT OF BUSINESS &  
14 INDUSTRY STATE OF NEVADA

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