

Maria Gallo

From: Joyce Ahn <joyceahnlv@gmail.com>
Sent: Thursday, November 17, 2022 3:57 PM
To: Maria Gallo
Subject: Case No. 2021-1232

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NEVADA COMMISSION FOR
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November 17, 2022

Real Estate Division
Attn: Maria Gallo

Re: Case No. 2021-1232

I am writing to request a rescheduled hearing. I cannot attend the hearing scheduled on December 6-8, 2022 because of my work as a teacher. The hearing dates fall during the last week of instruction, when the whole semester's coursework needs to be concluded in advance of the finals week and other duties must be attended to.

Regarding paragraph 23 of the complaint that I have not made any restitution payments, it was because I was under the impression that it was too late for that. The circumstances were as follows:

1. I had never intended to deprive my former neighbors of their hard-earned money, and I have never wavered in my intention to make full restitution. I would have been very grateful to have an opportunity to begin paying.
2. The only communication I received in response to my letter of February 17, 2022 (referred to in paragraphs 19-22 of the complaint) was the February 22, 2022 letter (referred to in paragraph 24). Not knowing what else to do, I waited for further communication; nothing came.
3. Finally, on April 1, 2022, I called and spoke with Terry Wheaton, Chief Compliance Audit Investigator, the signer of the February 22 letter. He said that the case was "going before the commission," and that I should be patient and wait to hear from the Real Estate Division and the Attorney General.
4. I explained that there had been no effort at resolving the alleged violation: I had received no communication from the Association; my request to attend the Association's board meeting and address my former neighbors and answer their questions was refused; and there had been no guidance by the Ombudsman to resolve the alleged violation (as stated in NRS 116.765). Mr. Wheaton said that all that was irrelevant.
5. I then asked about the "negotiated settlement" option mentioned in the last paragraph of his letter. His answer was that it was still possible, but that I must wait for a communication from the Attorney General's office, and then contact the assigned deputy to discuss it.
6. That was my last communication with the Division, until I received the complaint and notice of hearing.
7. To repeat, I would have been only too grateful to receive any indication that I may begin making restitution payments. As mentioned above, I have never wavered in my intention to make full restitution. My main fear now is that now that this case is public, I may no longer be able to be gainfully employed to earn the money to pay back with.

As for paragraph 26, I admit that I failed to act in good faith and in the honest belief that my actions are in the best interests of the Association.

Regarding paragraph 27, I deny that I ever meant to impede or otherwise interfere with the Division's investigation. By requesting an extension of time, I was simply trying to buy time in which to try and raise enough money to make full restitution.

Thank you for your consideration. Please let me know if you have any questions.

Sincerely,
Joyce Ahn