



Community Association Resources

MULCAHY Community Association Cheat Sheet®

**BRINGING ANSWERS
TO COMMUNITY
ASSOCIATIONS**

This publication discusses significant points of law as they apply to community associations and is not intended to offer specific legal advice or responses to individual circumstances or problems.

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STATE OF ARIZONA RESOURCES

Arizona Corporation Commission - www.azcc.gov

Most community associations are incorporated as nonprofit corporations under Arizona law. Pursuant to Arizona law (A.R.S. Section 10-11622), all nonprofit corporations must prepare and file an annual report on a form provided by the Arizona Corporation Commission ("ACC") and pay a \$10.00 filing fee to the ACC each year on or before the due date assigned by the ACC.

One of the major benefits of structuring an association as a nonprofit corporation is protection of the association's officers, directors and members from personal liability for the corporation's debts and liabilities.

We suggest that all associations (that are incorporated as nonprofit corporations) check with the ACC to determine if their association is in good standing with the ACC.

Associations can check their corporate status online at www.azcc.gov:

To check corporate status, on the website's home page, select 1) ecorp; 2) click search; 3) Type the association name in the "name" box; and 4) Click the box stating "Check Corporation Status".

The website's home page offers additional information regarding the commission.

Not online?

For the status of your corporation and filing documents: Phone: 602.542.3026

For information about your annual report: Phone: 602.542.3285

Corporate records: Phone: 602.542.3026

You can visit the ACC to transact business:

Arizona Corporation Commission
Corporation Division
1300 West Washington, 1st floor
Phoenix, Arizona 85007-2929

Maricopa County Recorder - www.recorder.maricopa.gov

The Maricopa County Recorder maintains all documents recorded with Maricopa County. You can view copies of CC&Rs, liens, deeds, easements and notice of contact information online. You can find the document search at the top of the website page by clicking on the "Recorded images are now available for viewing and purchase from 1871 forward." (note: records are available approximately 15 days prior to the date that a search is being conducted.) From the search page you can search for your documents by inserting the requisite information on the form. (*note: you do not need to create an account to view information.*) By selecting "Recorder" at the top of the search form page you can find additional information about form requirements, recording fees and recorded document searches.

You can visit the recorder's main office to transact business:

Maricopa County Recorder
111 South Third Avenue
Phoenix, Arizona 85003
Phone: 602.506.3535

To contact Maricopa County Recorder via e-mail: recorder@risc.maricopa.gov

Maricopa County Assessor - www.mcaassessor.maricopa.gov/

The assessor administers state property tax laws to assure that all county property is valued fairly and equitably. They have mapping information and updated ownership identification.

Services and forms offered by the assessor's office are listed on the website.

You can visit the assessor's office to transact business:

Maricopa County Assessor
301 West Jefferson 1st Floor
Phoenix, Arizona 85003
Phone: 602.506.3406

Satellite offices are located in the NW, NE, SW and SE.

Call the main office for directions.

Superior Court of Arizona - www.superiorcourt.maricopa.gov

The Judicial Branch of Arizona website offers public access to court case history. Additionally, it provides information on all court programs, services and court locations.

STATE OF ARIZONA RESOURCES *CONTINUED*

Arizona Revised Statutes - www.azleg.gov

From the website's home page, select "Arizona Revised Statutes" at the side of the page under "General Information". Scroll down the new page to the title you want to search, select and click on the actual title (i.e. title 33) to have the title open. The chapters, articles and sections follow, each listed respectively in numerical order. Alternately, you can choose to do a phrase search by following the instructions on the page. You can also find A.R.S. information on the MULCAHY website at www.mulcahylawfirm.net.

The following Arizona state statutes may govern your community association:

Title: 10 Corporations and Associations

Chapter: 24 General Provisions – Non Profit Corporations, A.R.S. Sections 10-3101 - 10-11909

Operation and governance of non-profit corporations are detailed in this Act. The provisions of the Non-Profit Act apply only if the articles of incorporation or bylaws of the association are silent.

Title: 33 Property

Chapter: 9 Condominiums, A.R.S. Sections 33-1201 - 33-1270

Defines the creation, management and termination of the condominium, monetary penalties, resale disclosure, liens and open meetings, etc.

Chapter: 16 Planned Communities, A.R.S. Sections 33-1801 - 33-1818

Defines a planned community association, assessments, open meetings, disclosure of association records, and penalties, etc.

Not online?

Most libraries have computers and will help you with a search or they may have the Arizona Revised Statutes in bound editions. If you want to research the bound editions, please call to be sure that they are available at your library. The Phoenix Public Library, located on Central Avenue has the current Arizona Revised Statutes.

COMMUNITY ASSOCIATION RESOURCES

Arizona Association of Community Managers (AACM)

www.aacmonline.org

Community Associations Institute (CAI)

www.caionline.org

Arizona Management Companies

www.condobiz.com – To obtain a list of Management Companies in Arizona

Community Association Network

www.communityassociations.net

MUNICIPAL RESOURCES	TOWN OR CITY	NEIGHBORHOOD SERVICES OR COMMUNITY CONTACT	TOWN /CITY WEB SITE	CODE COMPLIANCE CONTACT	NEIGHBORHOOD BLOCK WATCH/COMMUNITY POLICING CONTACT
	Apache Junction	480.671.5080	www.ajcity.net	480.474.5112	480.474.5442
	Avondale	623.333.2700	www.avondale.org	623.333.2701	623.333.7342
	Buckeye	623.349.6459	www.buckeyeaz.gov	623.349.6622	623.349.6400
	Carefree	480.488.3686	www.carefree.org	480.488.3686	602.876.1000
	Cave Creek	480.488.1400	www.cavecreek.org	480.488.1400	480.488.1400
	Chandler	480.782.4300	www.chandleraz.gov	480.782.4320	480.782.4221
	El Mirage	623.972.8116	www.cityofelmirage.org	623.933.8318	623.433.9536
	Fountain Hills	480.816.5190	www.fh.az.gov	480.816.5193	480.837.2047
	Gilbert	480.503.6771	www.gilbertaz.gov	480.503.6834	480.503.6500
	Glendale	623.930.2663	www.glendaleaz.gov	623.930.3610	623.930.3380
	Goodyear	623.882.7801	www.goodyearaz.gov	623.882.7815	623.256.2778
	Litchfield Park	623.935.9040	www.litchfield-park.org	623.889.6215	623.935.9040
	Mesa	480.644.2387	www.mesaaz.gov	480.644.2061	480.644.2300
	Paradise Valley	480.348.3610	www.paradisevalleyaz.gov	480.348.3551	480.348.3597
	Peoria	623.773.7739	www.peoriaaz.com	623.773.7162	623.773.7099
	Phoenix	602.262.7344	www.phoenix.gov	602.262.7844	602.495.0597
Queen Creek	480.358.3003	www.queenecreek.org	480.358.3307	480.358.3003	
Scottsdale	480.312.3111	www.scottsdaleaz.gov	480.312.2546	480.312.2342	
Surprise	623.222.3242	www.surpriseaz.com	623.222.3013	623.222.4140	
Tempe	480.350.8234	www.tempe.gov	480.350.8372	480.858.6330	