

Javier Delgado

Shareholder

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Javier Delgado joined the Firm in 2007. He represents homeowner associations and condominium associations, businesses and non-profit organizations throughout Arizona, New Mexico and Utah.

Javier has expertise in assisting boards with complex problems involving maintenance disputes, insurance claims, interpreting covenants, bylaws and rules, reviewing contracts, gaining owner compliance, dealing with owner versus owner disputes, addressing discrimination claims and complying with state and federal law.

Javier also assists community association boards in devising strategies to collect delinquent assessments and dues from homeowners and educates boards regarding the collections process. Javier has experience filing personal money judgment lawsuits to collect unpaid assessments and dues, garnishing owners wages and bank assets and foreclosing on association assessment liens. Javier also has experience in foreclosing on timeshare interests.

Javier trains board members and community association managers on a regular basis regarding best practices. He is a regular presenter for Community Associations Institute (CAI) and the Arizona Association of Community Managers (AACM).

Javier has been active in lobbying the New Mexico State Legislature for improvements to the New Mexico HOA Act. Javier testified before the NM Public Affairs Committee in 2017 regarding proposed amendments to the NM HOA Act and also participated in a 2015 Senate Judiciary Committee regarding the NM HOA Act.

Javier has been featured in the New York Times, the Arizona Republic, Phoenix New Times newspapers and is a monthly contributor to the "All Things Real Estate" radio show on KVSF 101.5 FM in Santa Fe, New Mexico.



PRACTICE AREAS:

Business Law & Litigation

Community Association & Condominium

- General Legal Advice & Counsel
- Collections
- Fair Housing
- Litigation
- Rule & Covenant Enforcement

Hotels, Motels & Timeshares

Restaurant, Bar & Liquor Law

ADMITTED TO PRACTICE:

Arizona

New Mexico

Texas

EDUCATION:

James E. Rogers College of Law at the
University of Arizona, JD

University of Arizona, BA

LANGUAGES:

Spanish

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MEMBERSHIPS:

- Community Associations Institute (CAI)
- Arizona Association of Community Managers (AACM)
- Arizona Self Storage Association (AZSA)

PUBLICATIONS:

- *Lost your black cat, but don't know your neighbors? There's an app for that. But beware what you say. Your free speech may not necessarily be free*, CAI Central AZ Chapter Magazine, Summer 2017 (AZ)
- *Crying Fowl: Community Associations and the Backyard Chicken Farming Movement*, CAI Central AZ Chapter Magazine, April 2014

SPEAKING ENGAGEMENTS:

- "Changes in the Law", May 2017 (AZ)
- "Nextdoor, Social Media and the Media: What You Need to Know", May 2017, April 2017 and February 2017 (AZ)
- "So You Want to Be a Board Member: Transitioning from Developer to Owner Control", May 2017 (AZ)
- "Basics of Association Management (BAM), Budgets, Meetings and Contracts", AACM, May 2017 and February 2017 (AZ)
- "Drones and HOA's: What You Need to Know", CAI National Conference, May, 2017
- "Proposed Changes to the NM HOA Act", April 2017 (NM)
- "The Top 7 Things You Need to Know as a New Board Member", April 2017 (AZ)
- "2017 Collections", April 2017 (AZ)
- "Hot Topics in HOA Law: Firearms, Records Requests, and More" March 2017 and February 2017 (AZ)
- "Gameshow: 30 Things Every Community Manager Should Know", March 2017 (AZ and NM) and October 2016 (AZ)
- "Board Training Essentials", February 2017 (AZ)
- "Gameshow: 30 Things Every Community Manager Should Know", October 2016 (AZ)
- "Short Term Rental Regulation", October 2016 (NM)
- "How to Run a Perfectly Legal Meeting", September 2016 (AZ)
- "Developments in HOA Regulation of Chicken and Drones", August 2016 (AZ)
- "Board Training 101", August 2016 (NM)
- "Legislative Update & Board Training", July 2016 (AZ)
- "HOA's & Drones", July 2016 (AZ)
- "HOA Collection Strategies", July 2016 (NM)
- "Options to Regulate Short Term Rentals", April 2016 (AZ)
- "Collecting Delinquent Assessments", April 2016 (AZ)
- "Condominium Basics", March 2016 (AZ)
- "Deeds 101", February 2016 (AZ)

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- "Chickens Revisited and their Farm Friends", Community Associations Institute (CAI) Central AZ Chapter, January 2016 (AZ)
- "Homeowner Association Law 101", December 2015 (AZ)
- "Collection Issues", September 2015, Arizona Association of Community Managers, (AACM), July 2015 & February, 2015 (AZ)