

Kellie Callahan

Shareholder, Chief Operating Officer

CHDB Law

PHOENIX OFFICE

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Kellie Callahan is a go-to advisor for community associations, developers, and businesses on complex legal and operational matters. As head of the firm's General Counsel practice group, she provides strategic guidance to planned communities and condominium associations on governance, development issues, contract negotiation, covenant interpretation, and enforcement. Kellie also has substantial experience in assessment recovery litigation, fair housing compliance, and business and employment law. Known for her practical judgment and solutions-oriented approach, she works closely with boards, managers, and business leaders to resolve issues efficiently while protecting her clients' long-term interests.

Kellie joined the firm as an associate in 2007 and quickly established herself as a leader within the practice. She became a partner in 2014 and an equity shareholder in 2016. In 2025, she was appointed the firm's Chief Operations Officer, where she helps guide the firm's strategic growth and operational initiatives.

A respected voice within the community association industry, Kellie frequently speaks and teaches on topics affecting associations and legal professionals. In addition to instructing seminars sponsored by the Firm, she has instructed numerous courses through the Arizona Association of Community Managers and the Leadership Centre and has presented at the Community Associations Institute National Law Seminars on law firm management and attorney development. She is also committed to mentoring the next generation of attorneys and has served as a mentor through the State Bar of New Mexico's Bridge the Gap Mentorship Program.

Originally from Boston, Kellie remains a devoted fan of Boston's professional sports teams.



PRACTICE AREAS:

Business Law & Litigation
Community Association & Condominium

- General Legal Advice & Counsel
- Collections
- Common Area Taxes
- Litigation
- Rule & Covenant Enforcement
- Fair Housing
- Association Formation and Governing Document Drafting

Employment Law & Litigation
Insurance Defense

ADMITTED TO PRACTICE:

Arizona
New Mexico
US District Court, Arizona
US Court of Appeals, Tenth Circuit

EDUCATION:

Sandra Day O'Connor College of Law at
Arizona State University, JD

Stonehill College, BA

Kellie Callahan

Continued

MEMBERSHIPS:

- Community Associations Institute (CAI)
- Arizona Association of Community Managers (AACM)
- Arizona Women Lawyers Association
- Ladies in Land
- State Bar of New Mexico Bridge the Gap Mentorship Program, Mentor
- Home Builders Association of Central Arizona

AWARDS:

- Super Lawyers Rising Star 2016, 2017
- Global Director of Who's Who – Top Lawyers

SPEAKING ENGAGEMENTS:

- "Culture Equals Cash: How a Clear Firm Culture Amplifies Profit, Growth and Stability," Community Association Institute (CAI) Law Seminar, January 2026
- "Practice in Your Personality: How to Thrive as a Community Association Lawyer", Community Association Institute (CAI) 41st Annual Law Seminar, January 2020

MEDIA:

- [Ladies Leadership Circle on Phoenix Business Radio X](#), July 2018