



Report outlines activities of the Marley Park Community Association, Inc. between
 January 1 and December 31, 2017.

A. Community Life Team

1. The DMB Community Life, Inc. Accounting team’s offices were relocated on May 1, 2017 to 4236 N. Verrado Way, Suite A201, Buckeye, AZ 85396. The Accounting team can be reached at mpaccounting@dmbcommunitylife.com or 623-466-7008.
2. Best wishes to Karen Zelek who retired in March. Her service as a volunteer and staff member have been greatly appreciated over the years!
3. Congratulations to Jaime Ly Gonzales, Senior Community Engagement Manager, who announced she would not be returning following her maternity leave. Congratulations on the birth of baby boy Cooper!

B. Governance

1. **Annual Membership Meeting** | March 27, 2017 Owner Director Ms. Valerie Jackson was re-elected to fulfill the remaining one (1) year of the Owner Director term.

Transition of Control of Board of Directors

TRANSITION OF CONTROL OF BOARD OF DIRECTORS				
Initial Board	25% of Permitted Units Conveyed	50% of Permitted Units Conveyed	90 Days After Termination of Founder Control Period	Termination of Founder Membership
Founder	Owner	Owner	Owner	Owner
Founder	Founder	Owner	Owner	Owner
Founder	Founder	Founder	Owner	Owner
		Founder	Owner	Owner
		Founder	Founder	Owner

Bylaws of Marley Park Community Association, Inc., Chapter 3.3(b) & (c)

Founder Control Period | Begins on the date of the Association’s incorporation and terminates upon the first of the following to occur:

- (a) When 75% of the total number of Units permitted by applicable zoning for the property described in the Master Plan have certificates of occupancy issued thereon and have been conveyed to Persons other than builders holding title for purposes of construction and resale;
- (b) December 31, 2042; or
- (c) When, in its discretion, the Founder so determines and declares in a recorded instrument

2. **Sixth Amendment to the Community Charter for Marley Park** | Recorded October 2, 2017 | Removal of property Phase 4/5, Lot 2B providing this Parcel is no longer subject to the Community Charter for Marley Park.
3. **Declaration of Covenants, Conditions and Restrictions for Marley Park Phase 4/5** | Recorded October 2, 2017 | Covenants running with the land for the Builder [Meritage Homes of Arizona, Inc.]
4. **2018 Owner Directors Election**
In accordance with the recording with the Sixth Amendment to the Community Charter for Marley Park, the total number of lots in the community master plan has been reduced from 3,782 to 1,846. As of January 18, 2018, the Founder announced the community master plan has been reduced from 1,846 to 1,820. With this acknowledgment, at the Annual Membership Meeting on March 26, 2018, MPCA Owners will elect two Owner Directors to serve alongside 3 Directors appointed by the Founder, DMB.
5. **Owner's Right to Vote** | Unanimous Consent Resolution in Lieu of Meeting | December 14, 2017 | An Owner's right to vote shall be automatically suspended without further action of the Board of Directors if the Owner's account is delinquent by more than ninety (90) days.
6. **MPCA Officers Contract Authority** | Unanimous Consent Resolution in Lieu of Meeting | December 1, 2017 Each individual officer shall have the authority to execute and deliver agreements, documents, contracts and other instruments of every kind and nature on behalf of the Association.
7. **MPCA Board of Directors Founder Resignations & Appointments** | Unanimous Consent Resolution in Lieu of Meeting | November 15, 2017:

Resignations:

Todd Hornback, President
Suzanne Walden-Wells, Vice President
Darrell Mead, Secretary & Treasurer

Appointments:

Kara L. Trullinger, President
Daniel Kelly, Vice President
Georgia Moraga, Secretary & Treasurer

8. **2018 Annual Governance Postcard & Package** delivered | November 22

C. 2017 Executed Operations Agreements, Contracts & Addendums

Date	Vendor	Type	Description	Amount
February 7	Cox Arizona Telcom, LLC	Settlement Agreement & Release	Settlement in fraudulent and alleged unauthorized access to Cox provisioned services	Refund \$3,320.57
February 28	Caretaker, Inc	Master Services Agreement & Addendum 1	Removal of approximately 98,400 sq.ft. of Rosemary plants along Sweetwater Avenue.	\$15,110.00
March 15	City of Surprise Police Department	Off Duty Letter Agreement	Security services for the Marley Park Annual Membership Meeting	\$40.00/hour/Officer

March 23	Clifton Larson Allen, LLP	Engagement Letter	Preparation of Federal and State income tax returns for the period ending Dec. 31, 2016.	\$1,000.00
May 1	ECD Systems	AMAG Renewal Agreement	Software license renewal for amenity access card system	\$389.00
May 1	DLC Resources	Addendum 8	Landscape maintenance – back of curbs Parcels 17 & 18	\$1,307.00/mo.
September 8	CertaPro of North Phoenix, LLC	Addendum 3	MP SSA Exterior Painting	\$31,050
September 11	DLC Resources, Inc.	Addendum 10	Play sand replenishment at: Mosaic, Bumblebee & Founders Parks	\$4,497
September 14	Robertson Industries, Inc. dba Totturf	Master Services Agreement & Addendum 1	Rubberized maintenance, repair and resurfacing at eleven (11) parks: Arbor, Bumblebee, Desert Garden, Discovery, Founders, Hourglass, Marley Park, Mosaic, Rose Garden, Veranda & Strata	\$22,745
October 2	Foster Electric Motor Service, Inc.	Master Services Agreement & Addendum 1	Addition of monitoring equipment for the deep well (\$715.00), transfer pump (\$6,700) and booster pump (\$3,682)	\$11,097
October 19	ECD Systems, LLC	Engagement Agreement	Installation of Heritage Pool House ADA Gate Operator	\$20,997.83

D. Design Review & Community Standards

1. 252 Design Review Applications Processed | Up 96 from 2016
 - a. Approved | 5
 - b. Conditional Approvals | 193
 - c. Denied/Insufficient Information | 54
 - d. 71 Solar Installations | Up 41 from 2016
2. 1,072 Compliance Issues | Up 398 from 2016 | Landscape Maintenance & Trash Cans were the majority of violations.
3. Community Concern Forms:
 - a. 293 Submitted to MPCA during 2017
 - b. Category breakdown: 22 Compliance, 38 General Maintenance, 29 Irrigation, 121 Landscape Maintenance, 22 Parking, 15 Pests, 44 Other

3. 2017 Community Standards & Design Review Education Campaign

E. Landscape

1. Sweetwater Ave Rosemary removal project completed by Caretaker for contracted amount. The project included the removal of all Rosemary plants on the North & South side of Sweetwater Avenue from Bullard Avenue to Reems Road.
 2. The end of first quarter is the time of year turf typically enters into the transition period, this year the temperatures bounced between warm and cool.
 3. Landscape crew completed seasonal cutbacks community-wide.
 4. Weeds on the increase, spray tech sprayed 3 days per week throughout 2nd Quarter.
 5. Overseeding with winter Rye of all turf areas completed in October
 6. Regular fertilization of turf areas resumed after first cut.
 7. Began Seasonal pruning in November.
 8. Extra crew worked on Reems Rd. continuing Aloe Vera cleanup.
 9. Prepared Heritage Club for Boo Bash event.
 10. Spring planting:
 - i. MPCA: 1,222 1-gal. plants, 37 trees
 - ii. SSA: 117 1-gal. plants, 1 tree
 11. Fall Planting:
 - i. MPCA: 1,118 plants, 81 trees
 - ii. Special Service Area: 48 1-gallon plants, 1 tree
2. Trees
1. Lost 40 trees due to storm damage.
 2. Hardwood pruning: (Performed by specialized Arbor Crew on trees taller than twelve feet)
 - i. MPCA: 367 trees
 - ii. SSA: 139 trees
 3. Back of Curb Tree Removal & Replacement | Notice provided to two (2) Units regarding the removal and replacement of existing tree(s) in back of curb. Staff recommendation was to replace the existing tree(s) with a 15-gallon Southern Live Oak. The removal and replacement is not within the MPCA's scope of work for back of curb maintenance. In partnership with DLC Resources, offered the removal and replacement as a courtesy service. Removal costs were \$175.00/tree and replacement costs were \$110.00/tree.
3. Irrigation:
1. 2017 water use: 113.6 million gallons, down 10% vs. 2016 due to ideal rain in 1st and 3rd quarters and continued efficiencies by DLC Resources.
 2. Repaired 50 Mainline breaks.
 3. Replaced two master valves
 4. 95 deliveries of MWD water
 5. New remote pump monitoring system installed
 6. Enhanced irrigation system on Parcel 3 on both sides of Andora St.
 7. Replaced 4 faulty flow sensors.
4. Extras
1. Ongoing repairs due to construction east of Bullard
 2. DLC Resources provided 329 shrubs for 2017 Spring Plant Sale
 3. Extra crew completed sand replenishment on Founders Park, Bumblebee Park & Mosaic Park.
 4. Crew worked on Veterans Memorial to prepare for Veterans Day celebration.
 5. Completed drainage repairs, DG and Rip-Rap install in perimeter retentions

F. Amenities – Heritage Pool House

1. Lap Pool | Maricopa County Permit to Operate Renewed | Expiration Date: 3/31/2018
2. 7 days/week pool service
3. Bi-weekly BBQ grill cleaning

G. Amenities – Heritage Club

1. Annual HVAC inspection
2. Maricopa County Environmental Services Division Food Inspection Report | August 2 | Heritage Club Kitchen received an ‘A’

H. 2017 Capital Projects

Painting | Heritage Club Ramada & Wood Elements | \$4,200

Play Sand Replenishment | Bumblebee, Mosaic & Founders Parks | \$4,497

Tot turf repairs & replacements | \$22,745

Heritage Pool House ADA Access on Exterior Gates | \$20,601.47

Pump Station Monitoring System | \$15,572.43

Total 2017 Capital Projects Funded by the MPCA Reserve Fund: \$67,615.90

I. Marley Park Special Service Area (MP SSA)

1. Quarterly meetings with Committee Members: Jerry Mullen, Kathy Mullen and Karen Smith
2. Exterior Painting Completed in 2017 | Funded by the MP SSA Reserve Fund | \$31,050.00

Full Exterior Painting		
1	3028/3029	15163/15171 W Andorra St.
2	3030/3031	15147/15155 W Andorra St.
3	3042/3043	13394/13380 N 151 st Dr.
4	3044/3045	13366/13352 N 151 st Dr.
5	3055/3054	13347/13351 N 151 st Dr.
6	3058/3059	13429/13433 N 151 st Dr.
7	3066/3067	15122/15130 W Andorra St.

Shutters Only		
A	1110/1111	13286/13298 N Founders Park Blvd
B	3016/3017	13328/13344 N 152nd Ave
C	3020/3021	13359/15143 N 152nd Ave
D	3034/3035	15172/15164 W Pershing St.
E	3036/3037	15156/15148 W Pershing St.
F	3038/3039	15140/15132 W Pershing St.
G	3050/3051	13331/13335 N 151st Dr.
H	7056/7055	15386/15382 W Bloomfield Rd.
I	7050/7049	15362/15358 W Bloomfield Rd.
J	7066/7067	15385/15381 W Bloomfield Rd.
K	7072/7073	15361/15357 W Bloomfield Rd.

3. Decomposed Granite Refreshment | 45 Tons | ½” Screened Arizona Beige Decomposed Granite | Select areas on 151st Dr | Lots 3040 - 3047 | September 2017

J. Financial

1. 2017 Monthly Assessments:
 - a. MPCA Assessment \$106.00
 - b. SSA Assessment \$81.00
2. 2016 Federal & State Tax Returns Filed
3. 2016 Review Complete | Posted to marleypark.com
4. REDS (Real Estate Data Solutions) | Generated 7 new property transfers; down 4 from 2016 | \$4,813.50 in chargeable fees | 1 Notice of Trustee Sale | 25 Internal Transfers
5. Title Transfers | 2017 - 257 (125 Re-Sales; 129 Builder New Homes; 1 Foreclosure; 3 Builder to Builder); increase of 76 from 2016
6. Escrow Demands | 2017 – 358; increase of 73 from 2016
7. 2016 – 2017 Insurance Renewed | Great American Insurance Company Package including: General Liability, Property, Auto and \$5M Umbrella | Fidelity and D&O coverage with Liberty Mutual & Crime coverage is with Travelers Insurance

K. Communications

1. 2016 Community Life Report | Delivered via email

L. Heritage Campus Reservations

1. Block Party Trailer | 55
2. Keeping Room | 124
3. Heritage Club Main Parlor & Back Lawn (less than 60) | 380
4. Heritage Club Main Parlor & Back Lawn (more than 60) | 39
5. Pool House Multipurpose Room | 23

M. Signature Events

1. Star Spangled Celebration (July 4)
 - a. Patriotic Pancake Breakfast
 - b. Patriotic Parade
 - c. Pool Party
 - d. Decorate Your Wheels
2. Homestead Harvest Festival (Oct 21)
 - a. Pawstume Parade
 - b. Pumpkin Carving
 1. Costume Contest
 2. 7th Annual Chili Cook-off
 - c. Home Decorating Contest
3. 10th Annual Home for the Holidays (Dec)
 - a. Home for the Holidays Celebration
 - b. Gingerbread House Decorating
 - c. Home Decorating Contest
 - d. Community Luminaria Display
 - e. Holiday Cookie Exchange

N. Community-wide Programs

1. Spring Plant Replacement (Mar)
2. Community Garage Sale (Mar & Nov)
3. Spring Training (Mar)
4. Annual Volunteer Appreciation (Apr)
5. Third Thursdays (June, July, Aug)
6. Veterans Commemorative Plaza Thank You (Nov)

O. Marley Park Leadership

1. Kick-off Event & 2017 Planning (Jan, Feb, Apr, May, June, July, Aug, Sept)
2. Character Day (Sept)
3. Holiday Movie Series (Nov, Dec)
4. Community Engagement Focus Area
 - a. Coffee with Neighbors (Nov)
5. Welcome Focus Area
 - a. Neighborhood Ambassador Dinner (July)
 - b. Celebration of Home Welcome Brunch (Feb, June, Aug, Nov)
 - c. Warm Welcome Deliveries
6. Philanthropic Focus Area
 - a. Martin Luther King Service Day (Jan)
 - b. Feed The Hungry (Feb, May, Aug, Oct)
 - c. Snowbird Food Drive (Mar, Apr)
 - d. A New Leaf – Bingo For A Cause (May)
 - e. Back to School Drive (Aug)
 - f. Revive Food Drive (Nov, Dec)
7. Communications Committee
 - a. Monthly Neighborhood Emails
 - b. Quarterly *Marley Park Matters* Newsletters
 - c. *Marley Park Matters* Facebook page
8. Out and About Focus Area
 - a. Sushi and Sake outing (Nov)
9. Neighborhood Organizing
 - a. Hourglass Park Party (Mar)
 - b. Mosaic Park Party (Apr)
 - c. Veranda Block Party (Apr)
10. Holiday Party

P. Resident-Inspired Events

1. Blood Drive (Feb, Apr, Sept, Sept)
2. Easter Egg Stuffing Party (Apr)
3. Annual Easter Egg Hunt (Apr)
4. Patriotic Parade (July)
5. Community Thanksgiving Dinner (Nov)
6. Holiday Movie Series (Nov, Dec)

Q. Clubs

1. New Clubs
 - a. MOMSNEXT
 - b. Yoga
 - c. Tai Chi
 - d. Mindful Meditation
 - e. ASL Kids
 - f. Girl Scout Daisy Troop
 - g. Navigators USA Chapter 182
 - h. ASL Families
 - i. Shutterbugs Photography
 - j. GDW – Women’s Group
 - k. Neighborhood Watch
 - l. Empty Nesters Social Club
 - m. Kindness Club
2. Club Events

- a. Marley Barley Spring Porch Crawl (Apr)
- b. Ritzy Reds Donation Drive (May)
- c. Boy Scout Troop 194 Patriotic Pancake Breakfast (July)
- d. Marley Barley Oktoberfest (Sept)
- e. Marley Barley Porch Crawl (Oct)
- f. Boy Scout Troop 194 Veteran Spaghetti Dinner (Nov)
- g. Marley Barley Ugly Sweater Holiday Party (Dec)

R. Partnerships and Public Events

- 1. Election Day Voting Site
- 2. State of the City Luncheon
- 3. Marley Park Elementary Backyard Campout (Feb)
- 4. Verizon Wireless Neighborhood Meeting (Mar)
- 5. Theater Works Gala (Mar)
- 6. Bellago Homes Opening Celebration (Apr)
- 7. Taste of Surprise (Apr)
- 8. Surprise CFD (May)
- 9. Surprise Bond Meetings
- 10. Holiday Craft Fair (Dec)