



Report outlines activities of the Marley Park Community Association, Inc. (“MPCA”) between January 1 and March 31, 2018.

1st Quarter Board Meeting Inquiries & Follow-Up:

At the recommendation of Owner Director, Valerie Jackson to develop a long-term strategic landscape plan, a Landscape Advisory Committee was approved by the MPCA Board of Directors through Unanimous Written Consent on May 2, 2018. Committee applications are being accepted until 5:00 p.m. on Friday, May 25.

Governance:

Heritage Pools Remodeling | Unanimous Consent Resolution in Lieu of Meeting | February 6 | Pool remodeling work contracted with CDC Pools in the amount of \$39,679 with the authorization for this work to be funded by the Marley Park Reserve Fund.

Heritage Pools - Additional Repairs | Unanimous Consent Resolution in Lieu of Meeting | February 26 | In addition to the pool remodeling services, additional repairs were required to the fitness and play pools due to extensive surface cracks. The additional repairs resulted in an additional amount of \$7,330.

MPCA Founder Director Appointment | Unanimous Consent Resolution in Lieu of Meeting | March 12 | In accordance with the MPCA Bylaws, at such time when Owners other than Builders own 50% of the Units permitted by the Master Plan, the Board shall increase to five directors. The five directors consists of 3 Founder directors and 2 Owner Directors. The Founder appointed Daniel T. Kelly to serve as the third Founder director in addition to Kara L. Trullinger & Georgia L. Moraga.

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. At the Annual Membership Meeting on March 26, 2018, MPCA Owners elected two Owner Directors to serve alongside 3 Directors appointed by the Founder, DMB.

Owner Directors serving a two (2) year term:

Donna Bronski
Valerie Jackson

Founder appointments:

Kara L. Trullinger
Georgia L. Moraga

Daniel T. Kelly

2018 Owner Directors Election Voting Results

- 27.67% (329 Voters) of Owners Cast Ballots Online
- Total Vote Tally by Candidate:
 - o Donna Bronski | 261 Votes
 - o Valerie Jackson | 207 Votes
 - o Robin McDaniel | 133 Votes
 - o Timothy Cook (Write-In Candidate) | 1 Vote
 - o Christie Giannetto (Write-In Candidate) | 1 Vote
 - o Jennifer Zimmerman (Write-In Candidate) | 1 Vote

Contracts & Agreements:

Date	Vendor	Type	Description	Amount
January 1	DMB Community Life	Community Management Services Agreement	Community Management Services	Staff Fee: \$35,725/Mo. Management Fee: \$1.25/Door/Mo. Ambassador Fee: \$5,460/Mo.
January 1	Matt Turkington	Support Services Agreement	Website technical support	\$75/Hr.
January 1	Jenea Bono	Support Services Agreement	Website development services	\$55/Hr.
January 1	Jennifer McSweeney	Support Services Agreement	Communications support	\$22/Hr.
January 1	Smartwebs	Software Service & License Agreement	Contract renewal for GPS based compliance software	\$125/Mo.
January 10	Great Boards	Reserve Study Agreement	Reserve study update inclusive of site visit	\$5,250
January 25	CDC Pools	Services Agreement	Heritage Pool House - fitness and play pools remodeling services	\$39,679 (Capital Project)
March 19	DLC Resources	Addendum 10	Landscape Maintenance extension of term to February 26, 2019	N/A
February	Ray Mar	Engagement	80's Prom DJ	\$795

10	Productions	Agreement		
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Landscape:

1. Tree Care
 - a. Removed 1 large tree due to failure (*Acacia salicina*) within Heritage Pool Complex.
 - b. Selective Olive tree spraying completed for fruiting inhibition.
2. Landscape
 - a. Seasonal shrub and groundcover renovation completed in all areas 1st quarter.
 - b. Heavy leaf debris cleanup completed in 1st quarter
 - c. Regular fertilization, selective weed control, and mowing of turf areas.
 - d. Extra crew worked along Waddell continuing Aloe Vera cutbacks and clean-up.
 - e. Removed broken benches at Founders Park, and unused bench in Arbor Park arbor.
 - f. Detailed Hourglass and Founders Parks in prep for resident weekend events.
3. Irrigation:
 - a. Repaired 8 Mainline breaks.
 - b. MWD water by month: Jan – 9, Feb – 8, March – 6 (23 total)
 - c. Total water use below goal for 1st quarter in part due to shutdown of 145th Ave turf tracts, and reduced groundcover.
 - d. Enhanced irrigation system on Pershing between Founders & 151st.
 - e. Repaired:
 - i. Mainline breaks: 8
 - ii. Valve replacement: 22
 - iii. Gate valve replacement: 4
 - iv. Sprinkler head replacement: 64
 - f. Crews spent 1st quarter performing preventative maintenance and cleaning of drip valve assemblies throughout Marley Park.
 - g. Repaired Maxicom panel in Arbor Park – was not connecting to central control.
 - h. Replaced master valve for Heritage Club.
4. Extras
 - a. DLC resources provided 288 plants for spring plant sale.
 - b. Removed graffiti throughout 1st quarter (Legacy, Veranda, and Portico Parks specifically)
 - c. Repairs completed to damaged wall caps at Veranda Park.
 - d. Removed vine trellis feature at Windrose Park. Deemed a hazard as it was located next to play structure. Was getting damaged as it appeared to be used as a play feature which it was not designed as.
 - e. Removed agave plant near basketball court due to resident safety concern.
 - f. Continued construction damage repairs, and monitoring of repairs by builder along 145th Ave.

Amenities:

Heritage Campus

- a. Pool renovation completed. Upon plaster removal, it was determined pool shell needed reinforcement of cracks developed. Change order issued for re-bar reinforcement on both pools. County had not seen target tiles for fitness pool on permit plans and would not sign-off on completion of pool work (fitness pool is not deep enough for a true lap/competition pool, so they would not allow target tiles

designed for swimmer flipping during laps). Was able to reopen pool in conjunction with scheduling of removal of target tiles (First of May).

- b. Deck crack repairs and painting completed during pool renovation.
- c. ADA accessible gate operators installed
- d. New fire pit ignitor installed
- e. 2 new LED lights installed in play pool
- f. Pool entry gates painted
- g. Heritage Club wood trim elements painted

2018 Capital Projects (Funded through the MPCA Reserve Fund):

1. Heritage Club
 - a. 'Teen Room' Remodel | In process
 - b. Exterior Stucco Painting | Obtaining quotes
 - c. Multi-purpose Room & Keeping Room Furniture Refinishing | Contract in Process
2. Heritage Pool House
 - a. Pool Remodel/Repairs | Completed
 - b. Pool Deck Resurfacing & Painting | Completed
 - c. 50 Chairs & 25 Lounge Chairs Re-slung | Completed
 - d. Pool Hand Rails Re-powder coated | Completed
 - e. Exterior Wood Trim Painting | Obtaining quotes
 - f. Splash Pad Resurfacing | Obtaining quotes
3. Heritage Campus
 - a. Parking Lot Cracksealing, Repairs & Sealcoating | Contract in Process
 - b. View Fence Painting | Obtaining Quotes
4. Granite Replenishment
 - a. Parks/Tract Areas & Sweetwater Avenue, Old Oak Avenue & Whisperwood Drive | Obtaining quotes
5. Pump Station
 - a. A/C Control Panel Replacement | In process
 - b. Filter Drive Motor Replacement | Completed
6. Founders Park
 - a. Concrete Bench Replacements (3) | Obtaining quotes
7. View Fence Painting | Obtaining quotes
8. Drywell Maintenance | Contract in process

Marley Park Special Service Area (SSA):

Special Service Area Committee Upcoming Meeting | May 15 | Heritage Club | 11am

All Special Service Area owners were invited to attend. The Committee will discuss the status of the exterior painting and 2018 Capital Projects.

Design Review & Community Standards:

Design Review

The Design Review Committee reviewed 83 Design Review Applications during 1st Quarter of which: 63 were Conditionally Approved; 1 was Approved; 13 were Denied/Insufficient Information. There were 12 Solar Applications during 1st Quarter. 1st Quarter activity was up by 36 Applications from 4th Quarter.

Community Standards

A total of 359 community standards letters were mailed to residents during the 1st Quarter. The top categories cited were landscape maintenance and trash cans.

Community Concern Forms

A total of 69 Community Concern Forms were submitted during the 1st Quarter. Of the 69, 42% of the concerns were regarding landscape maintenance with 20% regarding general maintenance.

Financial Highlights:

Escrow Demands Completed

91 escrow demand statements and community covenant inspections were completed during the quarter. An increase of 1 from 4th Quarter.

New Home Closings

49 new home closings during the quarter.

Resale Home Closings

37 resale home closings during the quarter.

REDS (Real Estate Data Solutions)

REDS is a 3rd party property monitoring service who provides the MPCA with monthly property transfer reports. During this period, REDS generated \$450.00 in chargeable fees.

Risk Management & Insurance

Commercial, Auto & Umbrella Policies Renewed effective January 1, 2018 - January 1, 2019 through Great American Insurance. Commercial Property Premium = \$18,932; Commercial General Liability = \$10,994; Commercial Auto Premium = \$715; Umbrella Premium = \$4,340

Heritage Campus Reservations:

Amenity	Number of Reservations During the Quarter
Block Party Trailer	24
Keeping Room	160
Heritage Club (Under 60 People)	230
Heritage Club (Over 60 People)	15
Heritage Pool House Multi-Purpose Room	68

Teen Room Remodel:

1. History of room
 - a. Place for teens to gather
 - b. Programmed activities

2. Décor
 - a. Carrying the Farmhouse theme into this space
 - b. Practical- USB Ports in all outlets, TV with Wi-Fi, board meeting table
 - c. Marley Park Past→Present
3. Purpose
 - a. Transition room from an underused teen focused space to a space conducive to club and resident use.
4. Name Change
 - a. Reading Room
 - b. Hearth Room
 - c. Kemper Room (Kemper Marley)
 - d. Suggestions?

Signature Events:
None this quarter

Events:

Mosaic Park & Bumblebee Park Block Party | March 4

Thank you, Billy Bungert and Kara Polling, for organizing this fun afternoon. 109 residents enjoyed an afternoon with their neighbors filled with unlimited snow cones, a potluck and bounce houses.

Hourglass Park Block Party | March 25

Mother Nature cooperated this year and provided beautiful weather for the 9th annual Hourglass Park Block Party organized by Bill Adams. Neighbors enjoyed face painting, a potluck, fire engine tours and getting to know each other. Councilman Todd Tande even stopped by to enjoy the festivities.

Community Wide Programs:

80's Prom | February 10

A fun night for our 21 and up crowd! Over 80 residents dressed up in theme and joined us for a fun night of dancing, mingling and lifetime memories.

Marley Park Leadership:

Coffee with Neighbors | January 27 | Arbor Park

Donuts, coffee and great conversations in Arbor Park

New Neighbor Welcome Brunch | February 18 | Heritage Club

Thank you to Robin McDaniel for her service as the MPM Welcome Committee Leader; she, along with Marley Park Leaders and Neighborhood Ambassadors welcomed 21 new residents with helpful information and the historical background of the community, alongside a catered brunch.

Coffee with Neighbors | February 24 | Legacy Park

Great turnout on the new side of Marley Park.

Warm Welcome Recruitment Dinner | March 14 | Heritage Club

Part of what makes Marley Park so special is the warm welcome we give our new residents. Thank you, Robin, for organizing this event.

Marley Park Matters Egg Stuffing | March 24 | Heritage Pool

26 residents filled over 6,500 eggs in 58 minutes! Thank you, Gary Schafer, for capturing wonderful photos during this event.

Marley Park Matters Egg Hunt | March 31 | Founders Park

Over 500 residents came out for the 10th Annual Easter Egg Hunt in Founders Park. 6,700 eggs were picked up in less than 2 minutes. Lots of Bunny hugs were given. Thank you to all the volunteers and Boy Scout Troop 194 for handling event clean-up.

Warm Welcomes | 86 cards were sent to new residents and 9 warm welcome visits were requested by new residents during the 1st Quarter.

Programs and Clubs:

New Clubs:

1. Neighborhood Watch
2. Empty Nesters Social Club
3. Kindness Club

Community Outreach & Partnerships:

Theater Works Gala | March 10

Thank you, residents Scott and Rosalyn Clark, Dan and Jeanne Romero and Tannia Cardosi for joining the MPCA staff on this special night for the arts.

Sundancers Charity Baseball Game | March 12

Take me out to the ballgame...75 Marley Park residents enjoyed a Spring Training baseball game.

Maricopa County Special Election | March 27 | Heritage Club

Maricopa County used the Heritage Club as a polling place for this special election

Upcoming News & Events:

June:

21 | Third Thursday | Heritage Pool

30 | Star-Spangled Celebration Pool Party | Heritage Pool

July:

1 | Decorate Your Wheels | Heritage Pool

4 | Patriotic Pancake Breakfast | Heritage Club

4 | Patriotic Parade | Marley Park → Heritage Club

19 | Third Thursday | Heritage Pool

26 | Marley Park Matters Meeting | Heritage Club

August:

2 | First Day of School

12 | New Neighbor Connect | Heritage Club

27 | 3rd Quarter Board Meeting | Heritage Club | 6pm

September:

24 | 3rd Quarter Board of Directors Meeting | Heritage Club | 6pm

Visit marleypark.com/resident-calendar for more information on all events.