

# Marley Park Matters

*By Neighbors, For Neighbors*

A Publication of the Marley Park Matters Newsletter Team

## Inside This Issue

*12th Annual  
Homestead Harvest  
Festival*

Page 2

*The Welcome  
Committee*

Page 2

*Purchase your  
VCP paver now!*

Page 2

*Marley Park  
Election*

Page 4

*Upcoming Events*

Page 4

## *Marley Park Transition*

By Robin McDaniel

On September 13, 2000 DMB Associates presented a plan to the city of Surprise for a master planned community totally unlike anything that had been built there before. The plan for the new development, called Marley Park (after the Marley family who had originally owned the parcel of farmland), called for "a series of compact, well organized, pedestrian oriented neighborhoods linked together by a comprehensive system of open space and a walking path." The plan included 3500 homes in a variety of architectural styles (all based on the design styles of early homes in the Phoenix valley) to be built with varying setbacks on varying lot sizes. Some homes would be detached, some attached, but all would be no more than a 3 or 4 minute walk from a neighborhood park.

The DMB plan illustrated how the design of this new community would promote neighbor engagement. The architecture featured front porches and courtyards. All homes would be within a 10 minute walk from the proposed amenities which included a swim complex, a clubhouse designed to hold social gatherings as well as meeting space for clubs, a central community park with ball fields, amphitheater, ramadas and gazebos. Neighborhoods were designed with parks at the center. Homes facing the street would provide an "eyes on the street feel" to encourage park use, make the parks safe for children and create an opportunity for social interaction. At the corners of the development commercial centers would provide residents with shops and services they could quickly bike, walk or drive to.

In October 2000 the initial plans for Marley Park were approved and DMB began the hard

work needed to make the plan a reality. The 18 years since then have brought the creation of the Marley Park Community Association and its Board of Directors and the addition of more park neighborhoods (20 in total now on both sides of Bullard Ave.). It also brought an economic downturn the likes of which hadn't been seen in almost a century, a growth spurt in the city (the population of Surprise has grown from 30,848 in 2000 to approximately 134,085 in 2018), as well as the beginning of construction of an apartment home complex within Marley Park near Heritage Park. Lastly it brought the sale of a large parcel of land east of Bullard to Meritage Homes for the construction of a spin off community with its own amenities and HOA, "Homestead at Marley Park."

What never changed, however, was the vision that was at the core of the design and construction of Marley Park: that Marley Park

Fall 2018

*Continued on page 3 >>*

## The Welcome Committee

Part of what makes Marley Park so special is the warm welcome we give our new residents. The Welcome Committee is resident-run and in need of volunteers in the Arbor, Bumblebee, Strata, Storybook, Legacy and Windrose Park neighborhoods. It takes only a few minutes of time to send out an email or drop off a welcome gift but it can make a huge difference in helping a new neighbor feel at home and part of our community! If you can help out, please send an email to Robin McDaniel at [marleyparkwelcome@gmail.com](mailto:marleyparkwelcome@gmail.com).



## Purchase your VCP paver now!

Purchasing a Veterans Commemorative Plaza (VCP) paver is available on-line using a credit card. Go to [www.marleypark.com/vcp](http://www.marleypark.com/vcp) and click the 'Purchase Paver or Donate' button. Note: When prompted, click the green 'Tickets' button. If you want to purchase the paver by check, click the 'Printable Form' link and follow the instructions.

The VCP is open to the public at large to purchase a paver. An engraved paver for the VCP is a perfect gift for any occasion.

For more information, go to the [www.marleypark.com/vcp](http://www.marleypark.com/vcp) website. You can also contact Bill Adams, [billandespy@cox.net](mailto:billandespy@cox.net), (623) 444-9877.

## 12<sup>th</sup> Annual Homestead Harvest Festival

By Rhiannon Miett

The summer months have flown by and believe it or not Fall is right around the corner! It's time to break out the apple cider and pumpkin flavored everything to prepare for the season of Harvest in Marley Park. Registration for all Homestead Harvest festival events will open at the end of September—be on the lookout for an email from the MPCA!



### 9th Annual Chili Cook Off

Friday, October 26 | Time: 6:00 PM | HERITAGE POOL HOUSE MULTIPURPOSE ROOM

Show off your chili-cooking skills and let your neighbors be the judge. Winners will be announced during the event. [Register by October 22](#)

### Pawstume Parade

Saturday, October 27 | 9:30 AM | MARLEY PARK (153rd & Valentine St.)

Show off your furry friend in costume! Meet at the gazebo in Marley Park, off Valentine Street and 153rd Avenue, and parade your leashed pal around the park. Winning pawstumes announced and prizes awarded following the parade. [Register by October 22. Participant waiver is required.](#)

### Pumpkin Carving

Saturday, October 27 | 10:30 AM - NOON | HERITAGE POOL HOUSE BBQ AREA

BYOP - Bring Your Own Pumpkin and pumpkin carving tools! Craft supplies will be provided. Get creative carving spooky and silly Halloween faces on your jack-o-lantern. All ages welcome; children must be accompanied by an adult. [Register by October 22.](#)

### Boo Bash in Neverland

Saturday, October 27 | 5:30-8:30 PM | HERITAGE CLUB

Second star to the right and straight on 'til morning...Off to Neverland! Think happy thoughts and join Peter Pan, Tinker Bell and friends at the 12th Annual Boo Bash. Enjoy carnival rides, pirate games, music and dancing! Don't forget the annual costume contest (non-Neverland themed costumes welcome). Winners will be announced during the event. Entrance is FREE this year! *Fly on over, don't be late, Marley Park is going to celebrate!*

Advance registration for the event is required by Monday, October 22  
\*\* NO TICKETS AT THE DOOR \*\*\* | Please limit guests to four per household.

### Halloween Home Decorating Contest

Do you have the best decorated house on the block this Halloween? If so, sign up for Marley Park's 4th Annual Halloween Home Decorating Contest. First and second place winning homes will be adored with a sign for bragging rights. Winners will be announced at the Boo Bash. Registration required by October 22.

# Marley Park Transition *(continued from cover)*

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By Robin McDaniel

be a strong, active, caring community of neighbors who come together to share their time and talents to create traditions, foster community pride, and insure that the core values of the community (such as connection, safety, and respect) are upheld.

This fall marks another milestone in the history of Marley Park. Thanks to the replatting of the original lot plan (which lowered the number of total lots) and the sale of the 250+ acres of land to Meritage Homes early this year the total number of units for Marley Park at build out was lowered to 1,820. Per the Community Charter DMB, Marley Park's founder, would retain control until homeowners other than builders owned 75% of the total units. That number was reached in June 2018.

That means our community is currently transitioning from founder to owner control. Marley Park residents have been stakeholders in the community since the first homeowners moved in in 2005; we have shaped and changed our community, bringing to life the vision DMB had so long ago and taking it in new and exciting directions. Now we will be completely in control of our community's future!

The transition will occur September 24 when the two newly elected Owner Directors officially join the MPCA Board (Check out our article with election information in this issue.). To prepare for transition two committees have been formed to advise the new Board and help educate and involve residents in the transition process.

The first is the Transition Committee. The Transition Committee is intended to guide the founder, board, owners and community management staff through the MPCA transition from founder to owner control. This includes preparing owners to take control of the board, encouraging open communication

among all parties to anticipate and resolve maintenance and operation issues, promoting community-wide participation and education, and advancing the vision of our community. The committee is made up of Marley Park residents. The members are Donna Bronski (Chair), Lance Miyatovich (Vice Chair), Jacob Abramson, Bill Adams, Matt Keating, Mark McCall, Robin McDaniel, Neal Nassano, and Karen Smith. Every resident who applied was chosen to serve on the committee. Check the Community Calendar [marleypark.com/resident-calendar/2018-09/](http://marleypark.com/resident-calendar/2018-09/) for upcoming meeting dates.

Previous areas of discussion (often following educational presentations) have included the current MPCA contract with DMBCCommunity Life, the history and vision of Marley Park and the current (almost complete) MPCA reserve study. To read up on what the committee has been doing, please review the committee's agendas and minutes (and view the presentations) at <https://marleypark.com/residents/my-community/governance/committees/>.

The Landscape Advisory Committee was created to help the MPCA Board of Directors identify landscape priorities in our community. Their goal is to help maintain and improve the visual attractiveness of the common areas in Marley Park, and to establish a standardized landscape that benefits all residents. The committee is made up of Marley Park residents appointed by the board. Committee members are Valerie Jackson (Chair), Kathy Back, Scott Clark, Anna Frias-Bernardo, Barbara Gingenbach, Ryan Petersen, Estevan Sandoval, Joe Sipe, Karen Smith, Rosalyn Soto-Clark, and Melissa Twitchell. Check the Community Calendar ([marleypark.com/resident-calendar/2018-09/](http://marleypark.com/resident-calendar/2018-09/)) for upcoming meeting dates.

Previous areas of discussion have included the contract with DLC for landscape maintenance, capital projects, the community garden, the community entrances and lighting. To read up on what the committee has been doing, please review the committee's agendas and minutes (and view the presentations) at <https://marleypark.com/residents/my-community/governance/committees/>.

The new Owner Director controlled MPCA Board that will be created on September 24 will need residents' help making important decisions that will impact our future. The impacted areas include the budget and monthly assessment rates, landscaping and MPCA management contracts, building our reserve fund, the use of our amenities and even our signature events. The Board will no doubt be forming even more committees to help advise them on these vital issues; it is important that residents become involved and volunteer to be members.

The new MPCA Board will consist of 4 dedicated residents (the 2 current Owner Directors, Donna Bronski and Valerie Jackson, and the 2 elected September 24) willing to work hard (and make hard decisions) to run Marley Park. However, it is vital to the future of our community that the other 4,000+ residents support the new Board and become involved in order to keep Marley Park the engaged, unique and beautiful community we all love!

We look forward to seeing you at the MPCA Board meeting (with the election results) Monday, September 24 at 6 p.m. at the Heritage Club as we usher in a new era for Marley Park!

# Marley Park Matters

*By Neighbors, For Neighbors*

A Publication of the Marley Park Matters Newsletter Team



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*Marley Park Matters* is published once a quarter on the first of March, June, September and December. The purpose is to encourage community engagement by showcasing Marley Park events, organizations, partners and neighbors. The newsletter team is need of neighbors to join our group and/or write articles for upcoming issues. It is not necessary to join the newsletter team if you want to write one or more articles. We strive to have a variety of neighbors writing about different topics. Please contact Daniella Hauptmann for more information at Daniella@westusa.com.

Thank you to the Marley Park Community Association, Inc. (MPCA) for print support.

## Upcoming Events In Marley Park

### ❖ September Events

- **September 28**  
Dysart schools closed for Professional Development Day
- **September 28**  
Last day to order a paver for placement in the Veterans Commemorative Plaza by Veterans Day.

### ❖ October Events

- **October 9**  
Pools closed for maintenance
- **October 15 - 19**  
Schools closed for Fall Break
- **October 22**  
Last day to register for:
  - 12th Annual Boo Bash
  - 9th Annual Chili Cook Off
  - Pawstume Parade
  - 4th Annual Halloween Home Decorating Contest
- **October 23**  
Pools closed for maintenance
- **October 26**  
9th Annual Chili Cook Off at the Heritage Pool House at 6 p.m.

- **October 27**  
HOMESTEAD HARVEST FESTIVAL  
Advance registration for the (free) event is required by Monday, Oct.22.  
NO TICKETS AVAILABLE AT THE DOOR.

### ❖ November Events

- **November 4**  
New Neighbor Connect event at 1 p.m. at the Heritage Club
- **November 5**  
MPCA 4th Quarter Board Meeting from 6 to 8 p.m. at the Heritage Club
- **November 9**  
Pools closed for maintenance
- **November 12**  
Schools closed for Veteran's Day
- **November 21 - 23**  
Schools closed for Thanksgiving Recess
- **November 22 & 23**  
Pools closed for maintenance
- **November 27**  
Pools closed for maintenance

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*Visit [marleypark.com/resident-calendar](http://marleypark.com/resident-calendar) for more information on all events*

## Marley Park Election

By Robin McDaniel

Election time is here! Marley Park homeowners will be electing TWO new Owner Directors to the Marley Park Community Association Board of Directors this fall. Following the election homeowners will hold four seats on the MPCA Board (with one seat reserved for a representative of DMB, our founder) and homeowners will control the Board - and the future of Marley Park!

Please take some time to visit the Meet the Candidates page at [marleypark.com/election/meet-the-candidates](http://marleypark.com/election/meet-the-candidates) to learn more about the candidates: Mark McCall, Lance Miyatovich, Estevan Sandoval, Rosalyn Soto-Clark and Shaun White.

Election voting began August 28th. The MPCA will once again be offering online voting through VoteHOANow and all homeowners will have received a postcard or email with a 5 digit registration code. (If you have any questions about online voting or would like to request a proxy or absentee ballot please call the MPCA office at 623-466-8825.) Paper ballots will also be offered at the MPCA Board meeting Monday, September 24 at 6 p.m. at the Heritage Club; the election results will be announced at the meeting as well!

Remember, each unit is assigned one vote and only one unit owner is permitted to cast their vote on behalf of the entire unit.

This Board election is possibly the most important one in Marley Park's history. For the first time in the almost 15 years since Marley Park was conceived, homeowners, through the MPCA Board, will set our monthly assessment rates, decide our budget priorities, and shape what sort of community Marley Park will be moving forward. We encourage everyone to learn about the candidates and, most importantly, VOTE!