



COMMUNITY MANAGEMENT REPORT  
Marley Park Community Association, Inc.  
**4<sup>th</sup> Quarter Board of Directors Meeting**  
November 5, 2018  
[marleypark.com](http://marleypark.com)

Report outlines activities of the Marley Park Community Association, Inc. (“MPCA”) between July 1 and September 30, 2018.

**Previous Board Meeting Inquiries & Follow-Up:**

There were no follow-up items from the Board of Directors meeting held on October 22, 2018.

**Governance:**

**Marley Park Master Disclosure Statement Update** | Uploaded to Marleypark.com and homewisedocs.com. The 2018 update to the Marley Park Master Disclosure Statement is the last disclosure that will be provided by the Founder due to the transition

**Marley Park Community Facilities District Disclosure Update** | Uploaded to Marleypark.com and homewisedocs.com.

**Transition Committee** | Staff Facilitated 5 meetings of the Transition Committee in the Third Quarter.

**Landscape Advisory Committee** | Staff Facilitated 4 meetings of the Landscape Advisory Committee in the Third Quarter.

**MPCA City of Surprise Business License** | Renewed and posted in the Heritage Club as required.

**Contracts & Agreements:**

Date	Vendor	Type	Description	Amount
August 15	Rock Spreaders, LLC	Services Agreement	Decomposed granite replenishment	\$97,801.99
August 24	LR Acquisitions, Inc (Lyons Roofing)	Services Agreement	Special Service Area Roof Repair Agreement	\$20,005.00
July 15	Maximum Splash, LLC	Services Agreement	Replacement of splash pad surface at Heritage Pool House	\$3794.40

## Landscape:

1. Tree Care
  - a. No above contract pruning was done in 3<sup>rd</sup> Quarter.
  - b. Heavy storm damage in 2 3<sup>rd</sup> quarter monsoon events around late July and early August, which required restaking of younger trees throughout property.
2. Landscape
  - a. Concentration on sight line clearance, with regular emphasis along Old Oak.
  - b. Regular 6-week maintenance cycles completed
  - c. Turf treated for weeds (July)
  - d. Fertilization of turf in July, with overseed prep started August into September.
  - e. Spray techs spot treating weeds 4 days a week in September due to heavier weed pressure from monsoon activity.
  - f. Detailed Heritage Club and Veterans Commemorative Park in prep for holiday events.
  - g. Ongoing inspecting and cleaning of debris from stormwater systems (culverts, etc.)
3. Irrigation:
  - a. MWD water by month: July - 11, August - 14, September - 2 (27 total)
  - b. Total water use YTD thru 3<sup>rd</sup> quarter continues its upward trend (12%) due to warmer temps, less beneficial rainfall and added landscape.
  - c. Repaired:
    - i. Mainline breaks: 11
    - ii. Valve replacement: 9
    - iii. Gate valve replacement: 1
    - iv. Sprinkler head replacement: 91
    - v. Solenoid replacement: 4
  - d. Ongoing preventative maintenance and cleaning of drip valve assemblies throughout Marley Park.
  - e. Emergency repairs (temporary) were done for the irrigation main feeding the east side of Parcel 3 SSA. New mainline to be run at completion of Christopher Todd (Parcel 10) grading of area. DMB Community Life in contact with General Contractor to confirm easement for realignment/replacement of mainline.
  - f. Repaired 3" main under sidewalk, northeast corner of Corrine & 143<sup>rd</sup> Dr.
  - g. Replaced 4" Master Valve in Founders Park (August, extra)
  - h. Replaced deep well oil tank (August, extra)
  - i. Replaced 4" master valve Northwest area of Founders Park by 153<sup>rd</sup> Ave. & Larkspur Dr. (September, extra)
  - j. Booster pump was repaired by Foster electric (July)
  - k. Well and Transfer pump failed 8/17/18, Foster electric repaired the issue by replacing the electrical relay base in the Well electrical system.
  - l. Sulfuric Acid Injection System maintenance completed by Werecon.
  - m. Well site - vacuumed debris from water inlets to tanks
4. Extras
  - a. July: extra crews worked on storm damage cleanup. Lost 86 trees, heavy damage to 76 trees.
  - b. Canceled irrigation lines to shrubs on 15390 W Bloomfield Rd. as requested.
  - c. Re-routed irrigation lines to sprinklers, shrubs and trees as requested on 13422 N 151<sup>st</sup> Dr.
  - d. Repaired construction damage at 14388 W. Dahlia Lot#18068.

- e. Modified irrigation lines on 13422 N 151st Dr.
- f. Extra crew cleaned estate lots on Founders Park Blvd.
- g. August: extra crews, onsite crews and emergency crews worked on cleaning up storm damage.
- h. Repaired construction damage on 144th Dr. due to construction at the end of road.
- i. Repaired vandalized pony walls at Founders Park
- j. Replaced valves and solenoids at Mosaic Park splash pad

**Amenities:**

**Heritage Campus**

- a. Splash pad resurfaced
- b. 2 – pool pump motor’s seal replacement-preventative maintenance
- c. Replaced 8 cameras and DVR at pool building
- d. Replaced heritage pool air conditioner belt.
- e. Replaced damaged timer on grill
- f. Lounge chair repairs- Ongoing
- g. Kitchen Inspection was completed in August

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

1. Heritage Club
  - a. Rose Room completed
  - b. Exterior Stucco Painting | Contracted and in progress
  - c. Multi-purpose Room & Keeping Room Furniture Refinishing | Completed
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 | Contracted and in progress
  - f. Splash Pad Resurfacing | Completed
3. Heritage Campus
  - a. Parking Lot Crack sealing, repairs & sealcoating | Completed
  - b. View Fence Painting | Completed
4. Granite Replenishment
  - a. Parks/Tract Areas & Sweetwater Avenue, Old Oak Avenue & Whisperwood Drive | Contracted and in progress
5. Pump Station
  - a. A/C Control Panel Replacement | Completed
  - b. Filter Drive Motor Replacement | Completed
6. Founders Park
  - a. Concrete Bench Replacements (3) | Obtaining quotes
7. View Fence Painting | Completed
8. Drywell Maintenance | Completed

**Marley Park Special Service Area (SSA):**

Special Service Area Committee Q4 Meeting | October 17 | Heritage Club | 6pm

All Special Service Area owners were invited to attend. The Committee discussed the status of the exterior painting, 2019 SSA budget and the status of 2018 Capital Projects. Minutes of the meeting are available on marleypark.com.

## **Design Review & Community Standards:**

### **Design Review**

The Design Review Committee reviewed 79 Design Review Applications during 3<sup>rd</sup> Quarter of which: 59 were Conditionally Approved; 19 were Denied/Insufficient Information; and 1 was approved. There were 11 Solar Applications during 3<sup>rd</sup> Quarter. 3<sup>rd</sup> Quarter activity was up by 4 Applications from 2<sup>nd</sup> Quarter.

### **Community Standards**

A total of 341 community standards letters were mailed to residents during the 3<sup>rd</sup> Quarter. The top categories cited were landscape maintenance and unapproved architectural modifications.

### **Community Concern Forms**

A total of 142 Community Concern Forms were submitted during the 3<sup>rd</sup> Quarter. Of the 142, 61% of the concerns were regarding landscape maintenance, with 15% regarding landscape maintenance.

## **Financial Highlights:**

### **Escrow Demands Completed**

96 escrow demand statements and community covenant inspections were completed during the quarter. An decrease of 20 from 3<sup>rd</sup> Quarter.

### **New Home Closings**

28 new home closings during the quarter.

### **Resale Home Closings**

46 resale home closings during the quarter.

### **REDS (Real Estate Data Solutions)**

REDS is a 3<sup>rd</sup> party property monitoring service who provides the MPCA with monthly property transfer reports. During this period, REDS generated \$375.00 in chargeable fees.

### **Risk Management & Insurance**

The MPCA's property damage insurance policy does not provide coverage for storm damage to trees in the Community. Staff consulted the insurance carrier and the MPCA's Brokerage Firm to investigate the coverage due to excessive loss of trees and the associated replacement cost estimated at \$15,180.00.

## **Heritage Campus Reservations:**

Amenity	Number of Reservations During the Quarter
Block Party Trailer	14
Keeping Room	16
Heritage Club (Under 60 People)	56
Heritage Club (Over 60 People)	3
Heritage Pool House Multi-Purpose Room	25

**Engagement Contracts:**

Date	Vendor	Type	Description	Amount
July 19	Alice Coopers Solid Rock	EA	Live music and PA 3 <sup>rd</sup> Thursday	\$850.00
July 19	Sonoran Lifeguards	ADD 2	4 lifeguards 3 <sup>rd</sup> Thursday	\$200.00
July 19	Waffle Love	HH	Food truck 3 <sup>rd</sup> Thursday	0

**Signature Events:**

None this quarter

Star Spangled Celebration—Report given at 3<sup>rd</sup> Quarter board meeting

**Resident Inspired Events:**

**July 4 | Patriotic Parade**

Thank you, Bill Adams, for organizing and to all the volunteers for your time. 156 Marley Park residents participated in the parade and hundreds lined the streets to watch!

**Community Wide Programs:**

**July 1 | Decorate Your Wheels**

Over 40 neighbors came together to decorate their wheels in preparation for the Patriotic Parade.

**July 19 | Third Thursday**

Over 200 neighbors gathered at the Heritage Pool to enjoy live music by Undecided Youth and lawn games.

**Marley Park Leadership:**

**September 26 | Character Day**

Marley Park Matters and Verrado Leadership joined forces for a great discussion surrounding character in our communities.

**August 12 | New Neighbor Connect**

Whether you've lived here several days or several months, the New Neighbor Connect provides an opportunity to become acquainted with Marley Park's latest developments and with people who share in the excitement of the place you now call home! 30 neighbors attended.

**Warm Welcomes** | 63 cards were sent to new residents and 14 warm welcome visits were requested by new residents during the 2nd Quarter.

**Programs and Clubs:**

**July 4 | Patriotic Pancake Breakfast**

Thank you to Boy Scout Troop 194 for organizing

August New Club | Burn Boot Camp

**September 15 | Oktoberfest**

Over 70 event attendees enjoyed music, beer, brats, apple strudel. Thank you Marley Barley for organizing this fun event!

**Community Outreach & Partnerships:**

**Upcoming News & Events:**

**November:**

22 | Community Thanksgiving Dinner | Heritage Club

22-23 | MPCA Offices Closed

30 | Home for the Holidays Registration Deadline

**December:**

2 | Holiday Cookie Exchange

8 | Home for the Holiday Celebration

11 | Holiday Home Decorating Contest Judging

15 | Gingerbread House Decorating

15 | Marley Barley Ugly Sweater Party

24 | Christmas Eve Luminaria Display

The MPCA offices will be closed December 24 - January 1. Offices will reopen for normal business hours on January 2, 2019. Happy Holidays!

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