Harbour Village Community News

MARCH 2025, second edition

A Community Newsletter for the Residents of Harbour Village, Tempe, Arizona



The last windstorm blew a tree down across the main road, blocking access to the gate. In short order the NW gate was opened for an exit onto Baseline Road so that residents had a way to come in and out of the complex. Building reps were informed about what was happening and our landscaping company was on the scene to remove the tree and reopen the road.

Harbour Village HOA

Board Meeting

The Board/Community meeting was held on March 11th primarily to give residents another opportunity to ask questions and provide input. Thirty-five people attended the meeting in person and online.

The Officers for the Harbour Village HOA Board for the 2025-26 session are as follows:

Jim VanVliet – President
David Lucas – Vice President
Holly Solberg – Secretary
Dave Lock – Treasurer
Kathy Hardy – Member at Large/Community
Relations

At the meeting the Board voted unanimously to accept the *Revised 10-year Strategic Plan* (dated 3/6/25). Voting began on 3/11/25 and will be open through 4/18.

Here is the schedule, again...

2/17: Proposal sent out to all owners

2/25: Board information meeting to share details of

the proposal

3/12: Ballots mailed to all owners

4/18: Voting closes and ballots are tabulated 4/19: Results of vote will be announced

Building reps will be supporting information sharing and may schedule meetings for their building to talk over the points of the assessment. At least one board member will come to these meetings to answer questions and gather input.

We encourage everyone to please read and acquaint yourselves with the Plan. If you haven't received the emails from Jim VanVliet with the original proposal and updated version (3/6/25) with answers to questions, please contact the HV Community Newsletter or Jim VanVliet. There will also be several documents available to residents on the HV HOA website, including the Revised 10-Year Strategic Plan and an FAQ document. The Board is discussing steps to put the bids and other supporting documents on the website so interested parties can view them.

The HV HOA Member/Board meeting in April will be held on April 8th (Tuesday) at 7:00 PM in The Lakes Clubhouse.

Bring questions... get answers

Financing Ideas

The only change to the revised plan involves the payment plan. Some residents expressed strong concerns about the HOA incurring a large loan and the interest costs associated with the debt obligation. Therefore, the HOA Board decided that the project should be cash-funded. Each HV HOA owner will be responsible for paying \$13,637 if the assessment is approved. Homeowners unable to pay the assessment all at once can find the best rates and programs to fit their personal situations.

There are numerous ways to finance this cost if you do not have the cash readily on-hand. A good place to start might be to call your financial advisor or bank to discuss options. We've heard that some banks are offering specials on home equity loans. As we hear of other options we will continue to share them in upcoming newsletters.

Here is a link to the *Consumer Financial Protection Bureau's Guide to Home Equity Lines of Credit (HELOC)*. This is a small downloadable PDF that explains various ways to borrow against your home. Each option has pros and cons, depending on what your need might be. Here is the link:

https://files.consumerfinance.gov/f/documents/cfpb_heloc-brochure.pdf

Did you know?

Periodically we find it helpful to remind everyone on the proper use of the three large trash dumpsters in the community. If what you want to dispose of does not fit in the dumpster, PLEASE DO NOT leave it on the side of the dumpster, even if you think it is something someone else might want. If you have large items to dispose of, (e.g. mattresses, refrigerators, furniture, TVs) you can contact 1-800-GOT-JUNK and arrange for them to pick it up.

Also, the Household Products Collection Center (HPCC), located at 1320 E. University Drive, in Tempe, provides residents with options to responsibly dispose of waste that is not accepted in their trash, recycling or green waste bins. They accept items such as wood stains, bleach, antifreeze, insecticides, paint, herbicides, drain cleaners and *much more*. For more information, check out the website: Household Products Collection Center | City of Tempe, AZ.

The Lakes has asked for our help in ensuring a successful number of returned "yes" ballots for the street parking regulations vote. Keep an eye out for the ballot in the mail. They must be returned to The Lakes Clubhouse by March 25. If the yes votes don't win, The Lakes HOA will lose the right to enforce parking rules that prevent the streets from becoming filled with inoperable vehicles, boats, RVs, etc. A yes vote will allow Christine Baldanza to continue managing the community in a proactive way.

You may have seen a notice from the City of Tempe regarding the "Butterfly Valve Project Construction" that will be taking place on McClintock Drive and Guadalupe Road. The work on this critical water infrastructure will begin this month and end in April, impacting the eastbound and westbound traffic lanes on Guadalupe Road. Business, residence, and intersection access will remain open, with temporary closures.

A reader asked us if the landscapers could use quieter air blowers when working in Harbour Village. So, we

asked the landscaping company if this was an option. Their response is that "quieter" means "less power," which means it will take longer to blow the property. This translates into more cost to Harbour Village and longer durations of noise for the residents.

Activities here and about...



March pool party - March 22 at 3pm

This will be potluck style, so please bring something to share if you're able. If not, no worries, please come anyway to connect with your neighbors.

Sign off

We would love to get to know you and hear your ideas for how we can foster a sense of community here at Harbour Village. You can share your thoughts and email address with us by emailing us at http://HVcommunityNews@gmail.com.

Harbour Village Contacts

HV Community News Editors: Melodie Brace, Beth Hughes, Ray Nagell, Holly Solberg, Kathy VanVliet

Harbour Village HOA Website: http://www.harbourvillageHOA.com

Harbour Village HOA Board: Kathy Harty, Dave Lock, David Lucas, Holly Solberg, Jim VanVliet

Harbour Village HOA Property Manager: *Debbie Tribioli, (480) 820-3451*

The Lakes Property Manager: Christine Baldanza, (480) 838-1023

Police, non-emergency – (480) 350-8311 Fire, non-emergency – (480) 858-7200

You can find an online version of the *HV Community News* on the Harbour Village HOA website.