

Harbour Village Community News

June 2025

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



The day after that wonderful rain...

Everyone has seen the work being done on Buildings 10, 9, 8, and 7 by 5 Guys Roofing. Jim VanVliet, the Harbour Village HOA Board president, has sent out several updates on these projects. Last Tuesday, the 17th, the HOA Board Meeting was primarily centered around all of these projects. We want to thank Vince DiGregory for all the work and help he has been contributing towards this project.

We have recently learned that some of the residents, who are renters, may not have been receiving these updates. If you are one of these residents and want to get your name on the mailing list, please let us know by emailing us at hvcommunitynews@gmail.com.

It will be helpful for all of us to have an up-to-date schedule of activities in order to plan our lives and actions accordingly. It will also be beneficial to know what each of us might do to help these projects be successfully conducted with as little disruption as possible. In this edition we hope to offer you information that is useful.

Schedule

Each phase begins at Building 10 and continues down to Building 1 in that descending order.

ROOF & GUTTER REPLACEMENT

Buildings 8, 9, 10 – 100% complete

Building 7,8 – Finished by Fri. June 27th

Buildings 5 & 6 – Begin no later than Mon. June 30th.

Buildings 3 & 4 – Work will begin in July.

Buildings 1 & 2 – To be announced.

5 Guys Roofing will be taking pictures of the progress in each building's roof replacement. Those photos will be posted and updated on the HV website.

PAINTING

- HOA is still waiting for The Lakes Architectural Committee to approve the paint change for the project. When approval is received, the HV HOA will start painting Building 10 and post an updated schedule. Stay tuned...
- Beginning with Building 10, the estimated time frame for painting each building is 8 to 10 days.
- Please remove all personal items from your outside walls and patios so they can patch and provide a complete freshly painted space for you.

FOUNTAINS

- All building fountains are complete, except Buildings 8 and 2, which will be completed by June 24th. This includes the installation of new pumps.

The HV HOA Member/Board meeting in September will be held on Sept. 9th (Tuesday) at 7:00 PM in The Lakes Clubhouse.

Bring questions... get answers

STEP REPAIR

- Step repair began on Monday, June 16th, on Building 10. Expect 3 weeks to complete all buildings.
- Steps with spray painted "X"s on them will either be replaced or repaired depending on the severity of the crack.
- Please avoid the areas that are taped off and do not walk on steps until the tape is removed. Access to condos will be provided.
- The plan is to keep as many of the original tiles as possible, as they are part of the character of Harbour Village.

GATES

- Repairs and replacement will take 2 weeks and are expected to start the week of July 7th.
- Around July 21st, residents will be provided fobs and a phone App to control the main gates and the

pedestrian gate. Debbie Tribioli and the Board will be communicating on how to get these distributed.

- With the gate app, residents will now be able to open the gate for guests from their residence.
- The entry key-pad in the front circle will be removed.
- The fire department will have access to the gates in case of emergencies.

PAVING

- Paving of the Harbour Village roads and parking areas is scheduled for September- October 2025.

PAINTING OF GARAGES

- Painting of garages is scheduled for October 2025. This will be the last of the major projects to be completed once the paving is done.

What you can do to help

Safety *is* VERY IMPORTANT.

We are finding nails in the street and in front of garages where the roofers are working. As you walk to your parked vehicles, please be very observant for any roofing nails that you may step on or drive on. If you see them, please remove them.

When the roofers are removing a section of tiles, be aware that they are dropping large and heavy objects that can injure you. They are required to set up warning barricades in the affected pedestrian pathways. However, always look up when leaving your patio or porch and walking near or around these walkways to see if they are dropping things in your path before walking on through. If you see an area that is not protected, please call Vince DiGregory at (505) 263-1874, or a Board member, to report what you have found.

It would be good to remove your personal items from an exposed balcony, entry or patio before the roofers begin work on your building. Roofing materials are dropped as part of the removal process and the HOA does not want your belongings to be damaged. If anyone needs assistance, contact a Board member or email Holly Solberg at holsolberg@yahoo.com and she will arrange for someone to help.

Gold Medal is being paid to help with the vegetation. If you have plants on your patio or condo that you want to take special care of, here are a few things you can do...

- Remove potted plants along with your personal items from and around your patios if they are in danger of being hit from falling objects during the roofing phase or being damaged during the painting phase. Do this in accordance with the schedule for when your building is being worked on.
- If you have plants that are dear to you that are planted in the ground and are close to the walls of the building being painted, you can take a tarp or expendable bed sheet and cover them up as your building is being painted.
- Plants need sunlight, so do not bring your plants inside or cover them any longer than you have to. Please keep track of when the painters will be working on your building and coordinate the covering of your plants accordingly.
- If you need help moving any items from your patios, please contact a Board member or email Holly Solberg at holsolberg@yahoo.com and she will arrange for someone to help.

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 HVcommunityNews@gmail.com.

Harbour Village Contacts

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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.

