

Harbour Village Community News

October 2025

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



Welcome to fall at Harbour Village. With blue skies after the week of storms, Building 9 looks beautiful.

From the HOA Board

HOA Financials Revenues are off \$8,053 for the year, mostly due to late payments by owners of regular monthly assessments. Overall operating expenses are \$7,600 over budget due to additional expenses we've had for water, pool and spa repairs, tree maintenance, irrigation system repairs. If everyone had paid their assessments, we would actually have an operating profit of \$400! See the financial report on the HV HOA website for more details.

2026 Budget The 2026 Budget was presented and approved by the Board. It calls for a 5% assessment increase and a 10% increase in dock fees. Several line items have been adjusted to account for increased costs (e.g. water), as well as decreased costs (e.g. gate repair). There is a new line item specifically for the replacement of some gutters – this will be an ongoing line item until all gutters have been replaced.

Special Assessment Updates Jim provided an update on the status of the special assessment projects. A big thanks to Vince DiGregory for all of his assistance and hard work with these multiple projects!

A punch list of outstanding items has been developed to track the remaining details required to complete all projects.

Roofs The Board met with the roofing company (Five Guys) on 10.14 to review outstanding issues identified. They are aware of what owners have reported, but the Board is asking owners/tenants to report (to Jim VanVliet) any issues following the recent major storms, so they can be added to the punch list. The Board will have at least one independent roofing inspector review all roofing work before the work is considered complete and final payment is made.

Gutters Ongoing adjustments to the gutters are being made. All gutters over the main 2nd floor entries are new. Gutters in other locations will be replaced as part of a multi-year project (starting with those in the worst condition) and budgeted for as such.

Painting Exterior painting is completed of buildings, garages/carports, perimeter wall, stairs, and landings.

Gates The main entrance gates have been completed with new motor systems and entry options (fobs, App). The original keypad will be staying in place for the time being. Long term decisions about its use will be discussed at the November meeting.

The HV HOA Member/Board meeting in November will be held on Nov. 11 (Tuesday) at 7:00 PM in The Lakes Clubhouse.

Bring questions... get answers

Paving The paving work on the main streets in the community has been done. Speed bumps have been removed, but it will require all of us to ensure we follow the 10 MPH speed limit for everyone's safety, or they will need to be reinstalled.

The final steps to complete the paving (crack-filling, sealcoating, and putting down white parking lines) will take place on November 5 to 7. This will require vehicles to be moved one more time. Detailed instructions are included with this newsletter.

If you are interested in sealcoating your garage floor, you can do so at a cost of \$492.87 per garage. This would be at your own expense, and this price is only valid if it is completed in conjunction with the sealcoat work being completed in the community. Contact Alisha Wright at Empire Paving (602-828-4162, or by email: awright@empirepavingaz.com) to coordinate.

Landings/Steps/Fountains Steps are done. Fountains are done. All drains on the landings have been cleared and the landings painted.

Fencing Fencing on Lakeshore Drive is complete. Fencing (rust removal and painting) around the pool is nearly complete.

Other business We all know that landscaping in Harbour Village has suffered during the summer months and construction projects. A master plan for landscaping, including the irrigation system, is being developed and will be shared at an upcoming HOA meeting. You may be surprised to see the old vegetation gone from the pool area. The pool area will soon be getting a face lift as new irrigation and plants are coming.



Speed limit and speed bumps When the roadways were repaved the Board opted to not put the speed bumps back in. Everyone is asked to mind the speed limit of 10mph everywhere in Harbour Village.

Hooking up satellite cables Some residents still need to get their cables refastened from the dish on the roof to their unit. As well, some of the active cables in use now are loose and not connected to the building walls. The Board is working on a plan to get all cables refastened to the walls going up to their dishes on the roof. Some owners have already contacted their service providers to get this done. Thanks for that. This is an ongoing process that

should be completed in the next few weeks. Also, would you please ask your service provider to use white cables if they ever need to replace the cables so they blend in with the building color. Thank you.



A big Thank You to all the residents for your cooperative spirit and patience!



Did you know?

Chimney cleaning & dryer duct cleaning Here is a reminder that it's time to clean out your chimneys and dryer vents. The name of a good service providers is listed in the HV Resources doc, which can be accessed by following this link, https://docs.google.com/document/d/1Wf28qFCF3O0gCQ-qZpfvtUME_5sxOXD0/edit?usp=drive_link&oid=107973071666137168192&rtpof=true&sd=true. Be sure to check the company's reviews – we've run into one company that is conducting scams.

Check your indoor water valves You should check the water valves to your sinks and toilets, as well as your washing machine hook-ups and water heater, annually to prevent water damage and costly repairs. Doing this will catch issues like corrosion, leaks, or stiffness before they fail. Regular checks can ensure the valve still works properly, can be turned off in an emergency, and can help avoid a burst pipe or significant water damage from a failing valve.

Key reasons to check annually...

Prevent leaks and water damage: Over time, internal components like rubber gaskets can deteriorate, or mineral buildup can prevent the valve from closing properly. Annual checks help spot these issues early, preventing potential leaks.

Ensure functionality: A valve that is never used can become frozen in place due to mineral buildup, making it impossible to shut off the water in an emergency. Exercising the valve annually ensures it is still operational.

Identify signs of wear: Look for visible signs like greenish deposits (corrosion), loose fittings, or reduced water flow, which indicate the valve may be failing. These are crucial indicators for timely replacement.

Harbour Village Tempe Facebook group If you are a Facebook user, you might want to join the “Harbour Village Tempe” private Facebook group, managed by resident Becky Eby. This is a great way to stay connected within our community!

DYK... You can find the approved HOA 2026 budget, HOA Board minutes, and the financial draw schedule for the special assessment projects on the HOA website, www.harbourvillageHOA.com.

The Sunshine Breakfast Bar There is a new restaurant, where Flo’s used to be on Baseline Road, that is very good. Open from 7:00 am to 2:00 pm, they serve breakfast and lunch, they have outdoor seating and they do not accept reservations.

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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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.

Dear Harbour Village Residents –

Below is the process for completing the final steps of the paving project at Harbour Village. This includes crack-sealing, sealcoating, and striping the carport parking spaces in the common areas. This work will be completed between November 5 to 7, 2025.

CRACKSEALING: The larger cracks in the pavement will be blown clean and filled with hot rubberized sealer. The crack sealing material cures within about 15 minutes of contact with the surface. Access and traffic flow will be disrupted during this operation and will be completed in conjunction with the sealcoat schedule below. See the map below that relates to where your vehicle is parked to determine when you will need to move your vehicle(s).

SEALCOAT: In this operation the streets will be swept clean and coated with SealMaster's PMM, a tough, durable rubberized surface coating for asphalt pavements. During this operation, the streets will be closed as listed below. Traffic control barricades will be put in place. **It is very important that you stay off the streets** (including cars, bicycles, foot traffic, and pets) **until the barricades are removed**. All vehicles should be out of the work area by 6:00 am on the day of the work. This work is scheduled to be completed as follows... The phasing map is attached.

BLUE SECTION: Wednesday, November 5th from 7:00 am until 7:00 am the following morning (Nov 6) to allow for striping completion and time for material to cure overnight.

RED SECTION: Friday, November 7th from 7:00 am until 7:00 am the following morning (Nov 8) to allow for striping completion and time for material to cure overnight.

A FEW OTHER THINGS TO NOTE:

- Auto, foot, pet, and bicycle traffic must stay off of the new sealcoat approximately 24 hours or until the barricades are removed. Failure to do so may result in damage to cars, shoes, sidewalks, carpets, etc. Empire Paving will not be responsible for any damages due to residents/tenants moving traffic control devices or driving through wet sealcoat. Do not park where work will be performed or where it blocks traffic. Any vehicle that is not moved by 7:00 am on the day the work is scheduled to take place will be towed at the owner's expense. Keep children and pets away from the construction area for their own safety.
- **For owners with enclosed garages:** If you are interested in sealcoating your garage floor, you can do so at a cost of \$492.87 per garage. This would be at your own expense, and this price is only valid if it is completed in conjunction with the sealcoat work being completed in the community. If someone wants to do the sealcoat at a later time, there would be a mobilization fee added to it that could be split between interested homeowners if needed. Temperature requirements for the sealcoat application are 50 degrees and rising for a 24-hour period, so mid-November typically becomes the cutoff for this work, especially in the garages due to it being covered areas and shaded, the temperatures are cooler in those areas as they don't get any direct sun. Any owner that would like to have their asphalt sealed during the main sealcoat work, please contact Alisha Wright at Empire Paving (602-828-4162, or by email: awright@empirepavingaz.com) to coordinate. You will need to clean your garage of any loose debris and dirt prior to the sealcoat work.

Please let the Board know if you have any questions. Thank you, again, for your continued patience. We are very much nearing the finish line!! – *The Harbour Village HOA Board*

