

# Harbour Village Community News

February 2026

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



Spring is arriving and storms are blowing through. The skies are gorgeous in February!

## From the HOA Board

### Harbour Village HOA Member/Board Meeting

The regular February HOA Board meeting took place on Feb. 11<sup>th</sup> at the Lakes Clubhouse and was followed by the Annual HOA meeting, when the results of the election were announced.

In an update on the Special Assessment activities, the Board shared that it is finalizing an agreement with Five Guys Roofing to fix the last items identified in the inspection report, followed by replacement of the most problematic gutters.

A down payment has been made to begin repair of the carport roof and dock by Building 1.

### Harbour Village HOA Board Elections

The results of the election were counted in the Annual Harbour Village HOA Meeting. 38 ballots were received, which met the minimum requirement. Holly Solberg and Dave Lock have been elected and will each serve a 2-year term. Jim VanVliet has stepped down and will no longer be on the Board.

### Landscaping

A bid has been received from Henry, with Citrus Trees, to remove the dead pine tree by building 4 and the dead branches on some of the pines on Dog Hill. In addition, he will trim back the Ficus tree on the SW corner of Building 6. Henry has been the arborist for The Lakes for several years and he provided a very acceptable quote for the work. The Board approved him to proceed.

\* A Landscaping Committee has been formed that is working on a strategic multi-year plan for transitioning the Harbour Village common areas into beautiful, useable spaces while addressing the hazards posed by mature, dying trees and bringing the costs of water and maintenance within the HOA's normal budget parameters.

\* Towards that goal, the HV HOA Board is currently working to secure a grant from the City of Tempe to address our irrigation system. If successful, this will be a \$20,000 grant with a \$5,000 match from the HOA. The proposal is due to the City of Tempe on April 24, and the funds will be available in July of this year.

\* We will be continuing to fill you in on the status of that grant as we go forward. The Board and Landscaping Committee want your input and welcome your questions. If you are interested to join the Landscaping Committee, contact Dave Lucas.

The HV HOA Member/Board meeting in March will be held March 17<sup>th</sup> (Tuesday) at 7:00 PM in The Lakes Clubhouse.

Bring questions... get answers

### \* Beautification Day on February 28<sup>th</sup> 9am-12pm

Our 3<sup>rd</sup> Beautification Day will take place on Saturday, February 28<sup>th</sup> from 9am-12pm. We'll continue with landscaping activities, refreshing reserved parking signage, and perhaps find a few other fun projects. Bring gloves, water, a smile, and we'll have a great time!

# Harbour Village Community News

March 2026

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



*Welcome to the changeable month of March! One day it is cool, the next it is hot, the next day clouds roll in...*

## From the HOA Board

### **Harbour Village HOA Member/Board Meeting**

The regular March HOA Board meeting took place on March 17<sup>th</sup> at the Lakes Clubhouse. 23 residents were in attendance.

The Board voted to bring on Rebecca Eby to fill the fifth Board position. Since coming to Harbour Village, Becky has been an enthusiastic supporter of our community. As well as being a positive participant at Beautification Days, she hosts the Harbour Village Tempe Facebook Group.

Financial Update – We are staying on budget. Repair of the damaged carport by Bldg 1 has begun. Total time to complete the project will be about two weeks.

Special Assessment Update – From March 26 to April 10<sup>th</sup> the 5 Guys Roofing will work in coordination with the (ECS) gutter company to finish roofing repairs and replacement of the most urgent gutters. A copy of the repair schedule can be found on the HOA website. The remaining portion of the pool fence has been repaired and painted. The Board anticipates a likely surplus of \$8,000 from the Special Assessment that will be applied to support the costs of repairs to the gutters.

\* Vince DiGregory and Ray Nagell, both members of the Landscape Committee, discussed what is happening with the application for a City of Tempe Water-Saving Grant. Five contractors will be providing bids to upgrade the irrigation control boxes and the emitters in grassy areas. Two contractors are being interviewed this week to see about installing an IT Point-to-Point Bridge in Harbour Village (all the control boxes would connect to the Internet through one connection, rather than having each device connect to the Internet separately). This configuration could allow us to install lower-cost control boxes and to lower our year-over-year costs.

\* The grant is part of a Multi-Year Landscaping Plan that is being put together. This year we are planning to install a more efficient management of the irrigation to both save money and sustain the health of our existing green spaces. In the following years we will transition spaces to more affordable and water-conscious “smartspaces.”

\* To assist us in the development of the plan we have reached out to the University of Arizona Cooperative Extension to engage an urban smartscape professional to consult on the process.

\* Residents are encouraged to provide input and gain understanding of the project. To do so, please contact Dave Lucas at 408-203-7520.

**The HV HOA Member/Board meeting** in April will be held April 14<sup>th</sup> (Tuesday) at 7:00 PM in The Lakes Clubhouse.

*Bring questions... get answers*

### \* **Beautification Day on March 29<sup>th</sup>**

Thank you to those who have turned out for our community Beautification Days! We are pleased to announce the date for our fourth one, on Sunday, March 29<sup>th</sup> from 8am-11am. We will start an hour earlier for those who prefer to work in the cool of the morning, but you are welcome to join us at any time! Please don't forget to bring water and your work gloves.



**NOTICE TO ALL HARBOUR VILLAGE HOMEOWNERS –  
CITY of TEMPE WATER SAVINGS GRANT FUND OPPORTUNITY!**

3/11/2026

Harbour Village is 40+ years old, and the original landscaping plan is still largely in place. In that time, trees have matured and the landscaping requirements have changed. The result is that large/mature trees are failing and are posing a risk of damage to buildings, the cost to water the existing landscaping has skyrocketed, and the cost to maintain the property (landscaping fees) has also increased dramatically.

The Landscape Committee, under the direction of the Harbour Village HOA Board of Directors, is working to acquire a \$20,000 grant from the City of Tempe to help cover some of the expenses required to improve our existing irrigation system. If awarded, Harbour Village will need to provide \$5000 in match funding, which we do have in our 2026 operating budget. Addressing the irrigation is critical for reducing water wastage, reducing costs, and enabling subsequent improvements to our landscaping. If we do not take advantage of this grant, we will not have the budget to do anything substantive with our existing operating budget.

This is one of several steps in an overarching, multi-year landscaping plan currently under development. The plan is to gradually transition the landscaping of our community to a sustainable model that maintains our lush oasis ambiance and uses plants and trees that require less water and maintenance within our budget. It is important that we do not rush the process, so we stress that *it will be gradual and purposeful, with inputs from technical experts*, so as not to negatively disrupt the current ecosystem we have.

The City of Tempe has an Annual Water-Savings Grant Fund that allocates \$20,000 awards to successful candidates this year. Applicants must contribute \$5000 in matching funds. Over the next few years, we plan to apply for additional grant funding to help with the landscape. This year Harbour Village is applying for funding for the following:

**Part A** – High-efficiency spray nozzles install –

Our goal is to save 400,000 - 885,414 gallons of water, saving \$2,500-\$5,126 in year one.

**Part B** – Automatic weather-based controllers –

Our goal is to save 350,000 to 712,940 gallons of water, saving \$2,500-\$4,660 in year one.

The Landscape Committee is now developing the proposal, which will be discussed with the HOA Community at the next two HOA meetings, and shared through the *HV Community News* and in email blasts from Kinney Property Management. Information will also be made available on the HV Website.

The grant application must be approved by the Harbour Village HOA Board and submitted to the City of Tempe no later than April 23, 2026. Please come to the next HOA Community/Board Meeting at The Lakes Clubhouse on March 17, 2026 at 7PM to learn more and share your ideas. Your constructive feedback is requested and valued!

Additionally, you can find key documents related to the grant at the Harbour Village HOA website at <https://harbourvillagehoa.com/landscaping>. Feel free to contact Debbie Tribioli at Kinney Management with any questions or suggestions and she'll pass them along to the Landscape Committee.