

# Harbour Village Community News

July 2026

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



*The monsoon season is upon us. Expect a lot of blowing leaves and dust as these thunder-boomers blow through in the evening.*

## From the HOA Board

### **City of Tempe water conservation grant approved!!**

The Board received the excellent news that Mayor Cory Woods and the City Council have approved our neighborhood grant award! Special thanks to Vince DiGregory and David Lucas, working with the board and leading on the development of the grant proposal. A kick-off meeting will be held on July 24<sup>th</sup> to review the process. The Board will keep the community updated on the implementation plan once it is finalized.

### **Miscellaneous maintenance projects underway**

As previously communicated, bids were solicited from two arborist companies to cut branches away from all of the roofs, with the objective of reducing

the high level of debris that collects on the roofs, protecting the newly installed roof tiles, and reducing fire hazards. The immediate priority is to trim away branches that are hitting the roofs. Tree trimming began on July 21<sup>st</sup>, starting at Building 1 and going sequentially up to Building 10. Approximately 2-3 buildings will be completed each week until all buildings have been trimmed back. Cleaning of the garage and carport roofs began on July 20<sup>th</sup> and is underway. Following the tree trimming, all the flat roofs and gutters will also be cleaned. As a final step, a plumbing company will flush all the roof drains.

Following the recent replacement of 10 gutters, paint touch-up was necessary where downspouts were relocated and on some of the balconies where awnings were temporarily removed. This task is complete.

All of the 120 exhaust roof vents on all 10 buildings have been extended to 12 inches. Over the years, as protective foam has been applied to the flat roofs, the height of the vents has decreased. This project is intended to protect the vents from allowing water or other debris to enter. Five Guys will be sealing all the newly extended vents on all the roofs. Weather permitting, this work will take place July 29-30.

Starting in August, the landscape company, Santa Rita will be on-site on Mondays.

As some of you may have noticed, the gate to the south parking lot has been open. On July 3<sup>rd</sup>, a delivery driver drove into the gate, causing significant damage. Luckily, a homeowner was in the area and witnessed the entire incident. He also had the wherewithal to take pictures of the person, the vehicle license plate, and the driver's identification, and report it to Debbie Tribioli. Debbie immediately dispatched the gate company and contacted the police to report the incident. The gate company repaired the gate a few days ago. We will be billing the responsible person for the cost of the repair. Thanks to residents of Building 1 for your patience. The south parking lot surely has been hit hard these last several months!

## Thank you neighbors!

We've added new signage for our 10 MPH speed limit in the village. Thanks to everyone for respecting the speed limit and moving slowly through the complex.

## Pedestrian Gate

We know there are times people need to prop the pedestrian gate open for loading and unloading items, but when you are finished, please move the prop off to the side and close the gate. When the smaller props, such as rocks, are left in the walkway they get stuck beneath the gate when people try to leave the complex. Also, leaving the gate open defeats the purpose of the security the gate affords.



## Farewell Vince, Luanne and Bella

For those who don't know, Vince and Luanne DiGregory, and their sweet dog Bella, have moved to Gilbert to be closer to family. Luanne and Bella were some of the most visible residents of Harbour Village, often seen around the complex visiting with neighbors (two and four-legged alike). As a general contractor for more than 40 years, Vince has been a trusted resource providing vital contributions to the Board on the successful implementation of the recently completed Special Assessment project. He has also worked on other improvement projects, such as the recently awarded City of Tempe water conservation grant. Vince and Luanne (and Bella) have been wonderful friends and neighbors to so many of us and they will be greatly missed.

## In Memorium

Anne S. Kupfer, a homeowner and resident of Harbour Village, passed away peacefully on May 31, 2026, surrounded by family and friends.

Born Anna Sicignano on March 13, 1954, in Naples, Italy, Anne moved to Nyack, NY, with her parents, Pasquale and Saletta, and her younger sister, Lena, when she was 5 years old.

The family — including her three younger siblings, Ciro, Doreen and Tony — relocated to Miramar, Florida, during Anne's final years of high school.

She went on to get her undergraduate and graduate degrees in psychology, specializing in behavior analysis, from the University of Florida in Gainesville.

Anne settled down in Arizona with her two children, Lindsey and Jonathan, where she worked for 26 years as an associate teaching professor and the director of the Child Study Lab at Arizona State University.

"Her commitment to nurturing children's curiosity, development and well-being shaped our department and community in lasting ways," department chair Leah Doane said of Anne. "Her impact will be felt for years to come, and she will be deeply missed."

Beyond her commitment to her career, Anne had a lifelong love of travel and cherished every opportunity to explore the world.

During her time abroad, she photographed wildlife on safaris in Africa, explored jungles in South America, and, most recently, experienced the midnight sun on Svalbard in Norway.

She is survived by her children and four siblings.



## Did you know?

### Know what to do before a storm rolls in...

Storm gusts in the Valley can reach over 100 miles per hour. Stay safe and help prevent power outages with these tips:

- Secure umbrellas and all other outdoor items before a storm.
- If you see a downed power line, stay 100 feet away and call 911.
- Turn off lights and appliances during an outage.
- Keep flashlights and batteries on hand (use flashlights instead of candles).
- If you experience a power outage, call SRP at (602) 236-8888.
- If you see any issues at Harbour Village that need immediate attention, please call Debbie Tribioli at Kinney Management (480) 820-3451.

### Arizona summers can bring on extreme heat.

Visit [tempe.gov/HeatRelief](http://tempe.gov/HeatRelief) to find heat safety tips, illness prevention information and additional health resources.

### The Harbour Village and Lakes of Tempe

**ecosystem** is part of an extended water ecosystem that includes the Indian Bend Wash and Tempe Town Lake/Salt River to the north, the lakes at Dobson Ranch to the east, Kiwanis Park to the west, and Ocotillo Lakes to the south. These neighboring sources of water and shade are, in turn, connected to other water sources — acting like highways for migrating birds through the asphalt and concrete of Greater Phoenix. Consequently, we see birds here that you will not see most anywhere else in the Valley: Osprey, Canadian Geese, Kingfishers, Mergansers, several varieties of ducks, Great Blue Herons, Great White Egrets, Green Herons, American Coots, and swallows, to name a few. For many of these birds, the trees, shrubbery and grass areas of Harbour Village, Dog Hill, and Christmas Island are as vital as the lake itself. The diversity of birds here goes on to include Mourning Doves, White Wing Doves, Mockingbirds, House Finches, Lesser Gold Finches, Alberts Towhees, Anna Hummingbirds, Grackles, Ravens, hawks, owls, and sparrows! Harbour Village and The Lakes is a little bit of paradise!

## 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](mailto:HVcommunityNews@gmail.com).

A handy way to keep up on what is going on is to become a member of the **Harbour Village Tempe Facebook Group**. Click on this link and join! [www.facebook.com/groups/810018574698138](http://www.facebook.com/groups/810018574698138)

Debbie Tribioli is the Property Manager for Harbour Village. Please reach out to Debbie first, at the number below, with your questions or concerns or to report things that need attention, especially those needing immediate attention. Debbie is in the office Monday through Thursday. For Friday through Sunday, and after hours, you can leave a message with the switchboard and she will respond promptly to problems needing immediate attention.

### Harbour Village Contacts

HV Community News Editors:

*Melodie Brace, Becky Eby, Beth Hughes, Ray Nagell, Holly Solberg, Kathy VanVliet*

Harbour Village HOA Website:

<http://www.harbourvillageHOA.com>

Harbour Village HOA Board: *Becky Eby,*

*Kathy Harty, Dave Lock, David Lucas, Holly Solberg*

Harbour Village HOA Property Manager:

*Debbie Tribioli, (480) 820-3451.*

*For urgent matters after normal business hours, this number will connect you with emergency services.*

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.