Harbour Village Community News

November 2026

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



Sunset on the Big Lake – we have had beautiful skies and rain this month!

From the HOA Board

The HV Member/Board meeting was held on November 12th. Santa Rita, our current landscape company, has assigned a new account manager and site supervisor. Communication is improving and they have submitted irrigation and arbor assessments, which will be used to inform the Five-Year Landcaping Strategic Plan. The assessments will be posted on the website. Also, the winter grass is coming in and looking great in most parts of the property. In areas where the grass is patchy, Santa Rita will fertilize, reseed, and continue to monitor the irrigation.

The Board approved the 2027 operating budget. There will be a 5% assessment increase for 2027 and dock fees will also increase by 10%.

The water audit for leaks continues. So far, a few toilets were found to have leaks. We encourage everyone to make sure your toilets are not continually running, and to be mindful of leaving water running in your sinks.

City of Tempe Maryanne Corder Neighborhood Grant

Harbour Village applied for and was awarded its first ever City of Tempe Neighborhood Grant of $20,000 in 2025-2026. Over the summer we carried out a water conservation project that involved the replacement and installation of three major irrigation components with efficient water-saving products to significantly reduce our overall landscape water consumption and long-term costs. The installation included changing to fully adjustable Toro MP Rotor spray nozzles at all grass areas, remotely monitored *WaterSense* weather- based irrigation controllers, and the addition of automatically controlled master valves, leak detectors, and wireless solenoids at the two main irrigation valves. The objective is that a more efficient irrigation system will significantly reduce water use and wastage at Harbour Village, and support Tempe's efforts to conserve water as water becomes scarcer in our state.

The HOA will be applying for a new grant in the 2027-2028 grant cycle. These grants are offered to Homeowners Associations (HOAs) to fund projects for art, sustainable landscaping, park improvements, adaptive streets initiatives and more. Up to $20,000 is awarded to selected HOAs, with a required match of at least 25%. As a community, we need to decide what to prioritize and include in our application. The Board provided an introductory overview on this topic at the November 12th HOA meeting, and it will be discussed in more depth at the December 9th HOA meeting. The sub-committee working on the application will share some options for what we can apply for, but we want to hear from homeowners to help determine what the application should focus on. Applications are assessed on the following criteria: 1) impact to the community, 2) quality of the proposal, and 3) community engagement. Final submissions are due April 21, 2027, but we will be engaging with the focal points from the City throughout, and plan to have our final draft application ready by March 21st.

Please come to the December 9th HOA community/board meeting and share your ideas!

The next HV HOA Member/Board meeting will be held Dec. 9th (Wednesday) at 6:00 PM in The Lakes Clubhouse.

A HOLIDAY DINNER PARTY will follow at 6:45 PM. A main dish will be provided, but otherwise we'll do potluck style. If you're able, please bring a side dish or dessert to share. Also, it'll be BYOB. We hope you're able to join!

A Beautification Day is planned for Saturday, November 21st from 9:00 to 11:00 AM. This is an opportunity to spruce up our community and meet your neighbors. Come when you can and stay as long as you like. Gather at the pool house. Tools will be provided, please bring your own gloves and hats.

If everyone does a little bit, it adds up and helps to keep the neighborhood looking tidy. Here are some things you can do…

- If you see something lying on the ground, like oranges, branches, or trash, please take a moment to pick them up and drop them in the dumpster.
- Be neighborly and keep your dog on a leash and pick up after your dog.

Pool Party
Saturday, November 21st from 3:00 – 5:00 PM.
Come and meet friends and neighbors. You can bring something to share or just come by!

Did you know?

The Lighted Boat Parade
The annual Lakes Lighted Boat Parade is Saturday, December 19th at 6:30pm. There will be lighted boats parading on all of our waterways. All boat owners are encouraged to participate by decorating your boats for the holidays.

The pine trees in Harbour Village
We came to live in Harbour Village, in part, because of the beautiful, mature trees in our community. A pine tree that we see frequently growing in The Lakes is the Goldwater pine, also known as the Mondell pine or Afghan pine (*Pinus eldarica)*. It is a tough, drought-tolerant conifer favored in desert climates at higher elevations. It reaches a height of 50 feet and 30 feet in width.

Goldwater pines look very much like Aleppo pines, also known as Jerusalem pines (*Pinus halepensis*). They are a tough, medium-to-large conifer native to the Mediterranean region and growing as high as 80 feet. You can tell the two apart because Goldwater pines tend to have a single main trunk, whereas Aleppo pines often have multiple large wandering branches. Both Aleppo pines and Goldwater pines are havens for larger birds like herons, owls, and osprey. Dog Hill, by the Lakeshore bridge, is a small forest of Aleppos!

All the pine trees in Harbour Village were planted when Harbour Village was first built in the 1980s. Although pine trees are not native to the Phoenix area, they were popular to use in landscaping at that time. That was 40+ years ago, and summers were cooler then. Now, the trees are aging and struggling a bit with the heat of the summers.

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.

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*

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:
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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.