



## **The Harbours Weekly**

5/5/2025

### **Updates**

**Move Out**—We have a move-out scheduled for May 9th from 8:30 a.m. to 11:30 p.m. During this time, you will need to use the main elevator.

**Move-In** - We have a move-in scheduled for May 13th from 8 a.m. to 12 p.m. During this time, you will need to use the main elevator.

**Dog Walk Gate**—The exit button on the dog walk gate is malfunctioning. We are waiting for a replacement button.

**Garage Painting** - The north side and center of the parking garage are scheduled to be painted during the first week of June. They will begin on six and work their way down to three. Cars will need to be moved out of the garage during this time. The estimated time to complete the project is 4 - 6 weeks. I will do another walk-through closer to the start date and keep everyone posted on when and which floors must be evacuated from the garage.

### **Reminders**

**AFTER-HOURS EMERGENCY NUMBER (MAINTENANCE ONLY)** - For all maintenance emergencies, kindly call 1-317-570-4358 and follow the prompts to be connected to the on-call manager. *\*Please do not call the emergency number if it is NOT a maintenance emergency.*

**Work Orders** – If you notice that something needs our attention, please direct all work orders to the designated work order email at [workorders@harbours206.com](mailto:workorders@harbours206.com)

**Upland** - Upland has brought discount cards for our Harbours Residents. If you are interested, stop by the office and we will give you yours.

**HVAC** – If you haven't had a chance to get your HVAC system serviced for summer yet, we kindly encourage all residents to do so.

Rachel Shanklin CMCA, AMS

The Harbours Condos



## **The Harbours Weekly**

5/9/2025

### **Updates**

**Move Out**—We have a scheduled move-out on May 14th from 9:30 a.m. to 11:30 a.m. During this time, you will need to use the main elevator.

**Dog Walk Gate**—The exit button on the dog walk gate has been replaced.

**Garage Drain** - Maintenance removed the trough drain on the 6th floor of the garage. They will reset it today in the hope of stopping the leak.

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**Move-In** - We have a scheduled move-in on May 13th from 8:00 a.m. to 12:00 p.m. During this time, you will need to use the main elevator.

**Garage Painting** - The north side and center of the parking garage are scheduled to be painted during the first week of June. They will begin on six and work their way down to three. Cars will need to be moved out of the garage during this time. The estimated time to complete the project is 4 - 6 weeks. I will do another walk-through closer to the start date and keep everyone posted on when and which floors must be evacuated from the garage.

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Rachel Shanklin CMCA, AMS

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## **The Harbours Weekly**

5/16/2025

### **Updates**

**Board Meeting** – A scheduled board meeting is set for Monday, May 19th at 5:30 pm in the conference room or via Zoom.

### **Reminders**

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**Pool Rules** - We kindly request that all residents and guests adhere to the pool rules. There is no smoking, vaping, or glass of any kind allowed at the pool. If the glass breaks by the pool, we must drain the pool and clean it.

**Garage** - Please be mindful of other cars when entering and exiting the garage. Also, do not use your garage gate opener to open the entrance side and exit the garage on the entrance side.

**HOA Dues** - If your payment is received after the 10th, a \$25 late fee will be charged. When the 10<sup>th</sup> falls on a weekend, we are closed and unable to process your payment. Please ensure we receive the payment before we leave on Friday.

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Rachel Shanklin CMCA, AMS

The Harbours Condos



## **The Harbours Weekly**

5/22/2025

### **Updates**

**Garage Painting** - The north side and center of the parking garage are scheduled to be painted. The project has been pushed to the first week of July due to the recent rainfall putting them behind. They will begin on six and work their way down to three. Cars will need to be moved out of the garage during this time. The estimated time to complete the project is 4 - 6 weeks. I will do another walk-through closer to the start date and keep everyone posted on when each floor must be evacuated from the garage.

**Garage**—We are aware of the concrete damage on the garage's second floor. Several companies have recently come out to give us estimates for repairs. Please be mindful when walking through the garage, as small pieces of concrete are breaking loose.

**Spectrum**—Recently, Spectrum came out and replaced our LC boxes that control the connections coming into the building. This should really help speed up the internet and give a better connection. If you are still experiencing trouble, they recommend calling them to have your router and boxes replaced, as they are probably old. The residential number is 1-833-697-7328.

**Vent Cleaning**—We are collaborating with a company that agrees to provide residents with a bulk discount on cleaning their bathroom and dryer vents. If you are interested, please contact the office so we can estimate the number of residents who will participate. The more residents who join in, the better the pricing. We have signed a contract to cover the bathroom exhaust vents due to bird nesting. We do not have a date yet, but I will keep everyone posted.

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**Rental Leases** - We have seen a lot of unfamiliar faces around The Harbours recently. If you have a renter in your unit, you must turn in a lease per our Declarations Section 11 B (a)

**Leasing Restrictions.**

( a) All leases, including renewals, shall be in writing. No portion of any Unit other than the entire Unit shall be leased for any period. No subleasing shall be permitted. All leases shall be made expressly subject and subordinate in all respects to the terms of this Declaration, By-Laws, and any rules and regulations promulgated by the Board of Directors, as amended, to the same extent as if the tenant were an Owner and a member of the Association; and shall provide for direct action by the Association and/or any Owner against the tenant with or without joinder of the Owner of such Unit. If such provision is not in the lease, it will be deemed to be in such lease. The Owner shall supply copies of such legal documents to the tenants prior to the effective date of the lease. A copy of any signed lease must be provided to the Board of Directors or the Managing Agent by the Owner/landlord within one ( 1) week after execution. Such copy may have the rental amount deleted.

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**Announcement**—The office will be closed on Monday, May 26, for Memorial Day. I will also be on vacation until June 2nd, so I will not respond to emails, calls, or texts.

Rachel Shanklin CMCA, AMS

The Harbours Condos