



The Harbours Weekly

6/6/2025

Updates

Preventive Maintenance - We experienced a water incident over the past weekend involving an old gate valve that failed. We conducted a preventive maintenance inspection in the past and sent emails to homeowners about potential issues to help prevent similar incidents in the future.

If you have replaced a gate valve with a ball valve or have completed any of the suggested preventive maintenance, please contact our office so we can update our inspection log. If we haven't had the opportunity to inspect your unit and you would like one done, please reach out to the office to schedule a date and time for your inspection.

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.

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

Rachel Shanklin CMCA, AMS

The Harbours Condos



The Harbours Weekly

6/27/2025

Updates

Garage - Garage Painting Starts Monday, July 7th!

Painting will be underway **Monday-Friday, 8:00 AM-5:00 PM**, and we need your cooperation to keep things moving smoothly.

Who Needs to Move Their Cars?

- **6th Floor:**
 - *During painting, all must vacate*
 - *After hours: 601-644 stay blocked.*
- **5th Floor Flat Spaces: 501-531**
 - *During painting, all must vacate.*
 - *After hours: 519-531 stay blocked.*

Helpful Reminders:

- I'll notify you when it's time for other floors to clear out.
- Not driving your car during this time? Not parked in a painting zone?
- You may be able to leave your car, but please email me to confirm.

Thanks a ton for your understanding and patience while we freshen up the garage!

Gazebo - Please note that the gazebo will be reserved on **Sunday, June 29th**, from **4:00 PM to 6:00 PM**. During this time, it will be unavailable for general use.

Vent Cleaning - We're pleased to share a special offer available to our community through HomeSmiles Louisville. For a limited time, residents can access discounted rates on professional vent cleaning services:

- Dryer Vent Cleaning - \$75 (Regularly \$99)
- Bathroom Exhaust Vent Cleaning - \$100

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Trash Bins - We ask that the townhome trash bins be placed inside your garage if it has been emptied. We have received complaints that residents are leaving their bins outside for extended periods. Maintenance will empty the bins on Tuesdays and Thursdays.

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Announcement - John Hoselton, The Harbours Board President, has included a letter for our residents. Please see the attached document.

Rachel Shanklin CMCA, AMS

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6/13/2025

Updates

Perimeter Fence - The perimeter fence painting project is set to begin on Monday. This will include the outdoor pool and gates.

Garage - Speed limit signs have been installed throughout the garage. This action is being taken because we have observed various residents speeding through the garage.

Pools - "No glass" signs have been posted at the indoor pool. We hope this measure will prevent people from bringing glass containers to the pool, which could lead to its closure due to broken glass. After the fence painting, we will install signs at the outdoor pool.

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are leaving their bins outside for extended periods. Maintenance will empty the bins on Tuesdays and Thursdays.

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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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Announcement - The office will be closed on Thursday, June 19, in observance of Juneteenth.

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6/20/2025

Updates

Move Out - A move-out has been scheduled for Tuesday, June 24th, from 9:00 am to 11:00 am. During this period, kindly utilize the main elevator.

Walking Bridge - The Big Four Bridge will be closed on Saturday, June 21st, from 11 am to 11 pm.

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