

HARBORPLACE TOWER

May Newsletter

You'll Be Missed Sallie-Ann!

This past March, we said good bye to John and Sallie-Ann Swift who moved back to Australia to be closer to their family. Sallie served on the board for 8 years and during that time she transformed HarborPlace Tower into a beautiful place to live with her incredible designs. The P1 lobby, P1 Conference Room, Elevator Interiors, Promenade Restrooms and the current remodel of the Elevator Lobbies on P2 & P3 are her designs. She also designed the resident hallways, so once we get started on that project next year we will be set. Sallie has left an amazing mark on this building and we wish her the best!



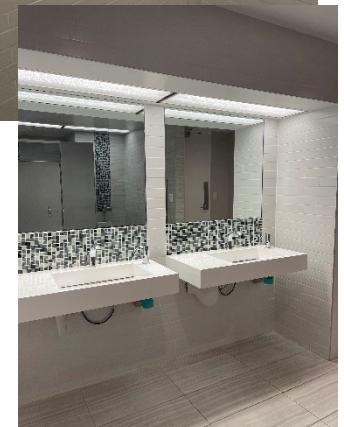
Promenade Restrooms

The remodel of the Promenade Restrooms was completed in February. The old pink tile was replaced with white tiles making the restrooms bright, airy and modern. New sinks, flooring, showers fixtures and paint complete the look. Check out the pictures.



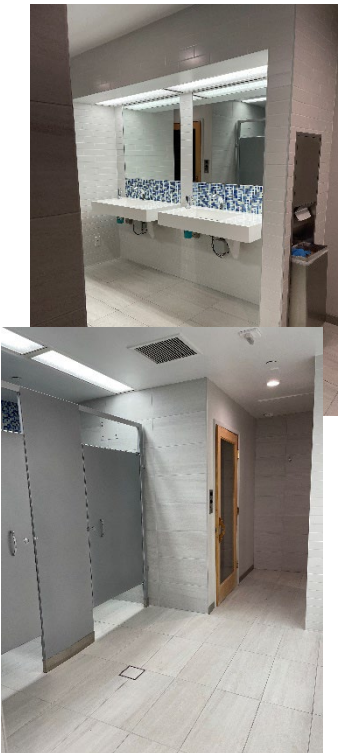
P2 & P3 Elevator Lobbies

The remodel of the P2 & P3 Elevator Lobbies started this week. Each lobby will be closed for 3-4 days to complete the remodel. The remodel will include new flooring, wallpaper, lighting and paint.



Pool & Spa Remodel Project

This winter we will be remodeling the pool and spa area along with the deck. During this time the pool and spa will be closed. More details will be given at a later date.





HARBORPLACE

TOWER

Rideshine

Residents, we need your feedback! Rideshine is a mobile car wash service that provides a waterless hand wash and wax to cars overnight in your parking stall. Please read their services below, if you are interested, please email the management office. The Association will only move forward depending on the level of interest in this service.

What they do:

- Hand wash and wax cars overnight in your parking stall (they offer interiors too)
 - All washes are waterless, with no drip or mess
 - They offer subscriptions and single washes
 - Their service is 100% contactless

How it works:

- They show up to clean the same night each week
- They charge residents per wash through their website
 - The pricing starts as low as \$19.99 per wash

Package Concierge

*As more and more residents have continued to shop online, we ask that residents retrieve their package **within 24 hours of delivery**. Lockers are being filled up on a more regular basis than just during the holiday season.*

On a side note, if you are having a problem with Amazon deliveries, please reach out to Amazon directly.

Thank you

Resident Reminders

- All card board boxes must be broken down (flat) when placed in the recycle bin on P1.
- Storage is NOT permitted in parking spaces.
- In the Promenade Restrooms, please make sure to dry off before entering the restrooms. And if you use the sauna, make sure to close the door, turn off the light switch and heat. The timer will time out on its own.
- Pets are NOT permitted in any of the amenities.

HARBORPLACE

TOWER

Annual Maintenance for Checklist for Units

Owners, please keep up with the maintenance within your unit. This will help prevent major repairs in the future. The HOA recommends that owners use licensed and insured vendors to make repairs. Plumbing work/repairs is not permitted on the weekends. Also note, building engineers are responsible for the common area maintenance only. See the list below...if you can't remember the last you performed the maintenance on it, it probably needs to be done.

- **Toilet Wax Ring**—This should be replaced every 3 to 5 years due to wear and tear. This can cause leaking into the unit below you. When is the last time yours was replaced?
- **Fire Extinguishers**—Please check to make sure they are not expired and that they have a charge.
- **Slow Drains**—If you have a slow drain, please consider having it cleared (snaked) before it gets worse and creates a bigger problem like leaks or an overflow.
- **Tub and Shower Valves**—Do you currently have one that looks like this? These are 30 years old and are starting to create problems with your shower pressure. You may want to consider replacing them.
- **Shower Pan**—They are also 30 years old and starting to leak down to neighbors below. Look for cracks in the grout around edges and caulk them for a temporary fix. You may even want to install a new one. (Note: Replacing a shower pan requires a city permit.)
- **HVAC Maintenance**—HVAC units should be serviced 2 times a year (before it gets hot and/or cold). Have a tech clean the coil, replace the filter, check the pressure and electrical connections and/or drain the condensation pan if needed.
- **Oil Spots in Parking Stall**—Use an oil absorbent or kitty litter to soak it up then sweep it. Use a drip pan to avoid additional stains until car can be serviced.
- **Angle Stops**—If your angle stop looks like the picture, there's a good chance it is original and should be replaced.
- **Ceilings**—Please look up!! You should check your ceilings for signs of water damage. Look for water stains, paint bubbling and/or mold.

