

May 2019

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- May 2nd Thursday Wells Belles will meet at Little Mesa Cafe at 11:30am
- May 11th Saturday Monthly Potluck in Clubhouse at 5:00pm
- May 27th Monday Memorial Day Office CLOSED
- May 27th Monday Memorial Day BBQ in Clubhouse at 1:00pm Sign-up Sheet in card room

The Deadline for the June
Wellspoken is May 23rd 2019



Website: thewellshomeowners.com

Email: office@thewellshoa.com

President's Report

I would like to talk very briefly about the procedures that we, as a Board, must follow as we conduct the business of The Wells Community. As was stated at the last meeting, the Board is sworn to uphold and follow 243 pages of governing documents, including 180 pages of Arizona State Law. This sometimes leads to slow moving and deliberate progress with certain issues. This is absolutely necessary to insure that the Board is getting it right. We cannot afford not to, as we can be removed and even sued for not following procedure. So, comments such as "**there are ways to get around the Board**" do not bode well for the community, as it breeds distrust and discourages good people from running for the Board. Yes, there are ways to get around any procedural issue, however, they are not in sync with the above stated governing documents that are the basis for our success as The Wells Community. Please understand this process and reasoning.

The Board, at the last meeting, decided that all fund raisers would be under the guise of an approved organization or the office that has financial accountability. Therefore, the selling of Coyote Books next year will be handled through the office, at least at this time. We cannot allow the raising of funds without Board approval or purchasing items for the community that come with stated conditions without said Board approval.

As each of you are aware, your Board as well as the Financial Committee retains and continually updates a "ten year plan" for the purpose of future planning and budgeting. In the next five years or so we will be looking at some major renovation in the 35+ year old clubhouse. We are looking at the real possibility of replacing the roof, windows and clubhouse floor among other things. We do not have definite dates at this time, however, 2021 or 2022 is probably the earliest anything will be done. We recently received an estimated bid of nearly \$80,000. to replace windows throughout. I mention this only to make the point that this is a very costly endeavor and that is the reason for fleshing out a ten year plan.

May and June will be an extremely busy period of time as we will be replacing the shuffleboard courts as well as the West tennis court. At this point our contractor is a little behind schedule, but once they restart things will hopefully move in a hurry. It may be noisy at times and certainly an inconvenience at times, however, it needs to be done and we will all be better off for it.

Lastly for those of you who are gone for the Summer, please be aware that your property still needs care and that you may want someone to look after it for you. Best of luck for a great Summer and stay healthy and enjoy yourselves.

Bob Tomasic #41

Manager's Report

*Scott Brenner, HOA Manager
Wells HOA Office, 480-641-3776, office email: office@thewellshoa.com*

I would like to thank all the winter volunteers for making this past winter season one to remember. There were so many social events that were so well attended that the main hall in the clubhouse was almost too small to accommodate everyone. There were also a great number of people for the social gatherings poolside. I will be losing my assistant Moyra for the season. I am really sad about that. During the summer season the office will usually close for lunch around 12:30 pm. If I have any errands to run, I work them around the lunch hour. Nevertheless, the office lobby will remain open all day till 4:30 pm should you need to make copies. A friendly reminder: KEEP FRUIT PICKED UP AS IT DROPS. Nobody likes rats.

Always, BE CAREFULL OF WHAT YOU FLUSH, IT COULD COST EVERYONE \$\$\$\$\$

THE WELLS COMMITTEES

Architectural Review Committee (ARC)

Clayton Breezee, Liaison, 320-894-6096, Don McDermott, Milford (Butch) Jackson, Paul Schmidt, Bill Bialk, Dann Landers, Walter Wright, Russell Ahlquist, Mel York, Larry Brand, Sonny Olsen alt

Homeowners who are going to alter landscape or do any work on the outside of their home, need to get approval from the ARC committee.

ARC Committee meets the first and third Thursday of each month at 9:00am in the Boardroom. Pick up and return your completed ARC Request Form to the HOA Office prior to the next ARC meeting. If you are painting, attach a sample of the colors you selected. There is a color book in the HOA Office that contains approved colors. It also contains approved colors for driveways and planter boxes. If you have any questions when filling out the ARC form, contact one of the ARC members for assistance. If you are doing any remodeling on the outside of your house, attach a drawing of your plan along with the dimensions. You **must** wait for approval before you begin the work. Then post the yellow copy of the form on the front window of your house until the work is completed.

Refer to the ARC Regulations and Rules, Pages 14 & 15 in the Resident Directory for more information.

Building & Grounds Committee

Members Wally and Olga Footz, Ray Schmidt, Russ Berntson, Ken Hanusa, Dave Newton, Lloyd Brown, Mike Rudolph, Jim Gaiovnik, and Richard Johnson Board Liaison

Clubhouse Committee

Sharon Nelson, Chairman; Nancy York, Board Liaison; Laveda Files, Alice Klinkenborg, Laurie Page, Marion Roberts, Ilene Thompson, Marlene Trunkenbolz.

The summer contact person for rental of the clubhouse is Marlene Trunkenbolz. Her phone number is 480-242-7973. Please call her if you want to rent the clubhouse. Rental forms are available in the Office.

The extra pool table has been sold, so the new ping pong table will be permanently set up and available for your use. Go try it out!

Communications Committee

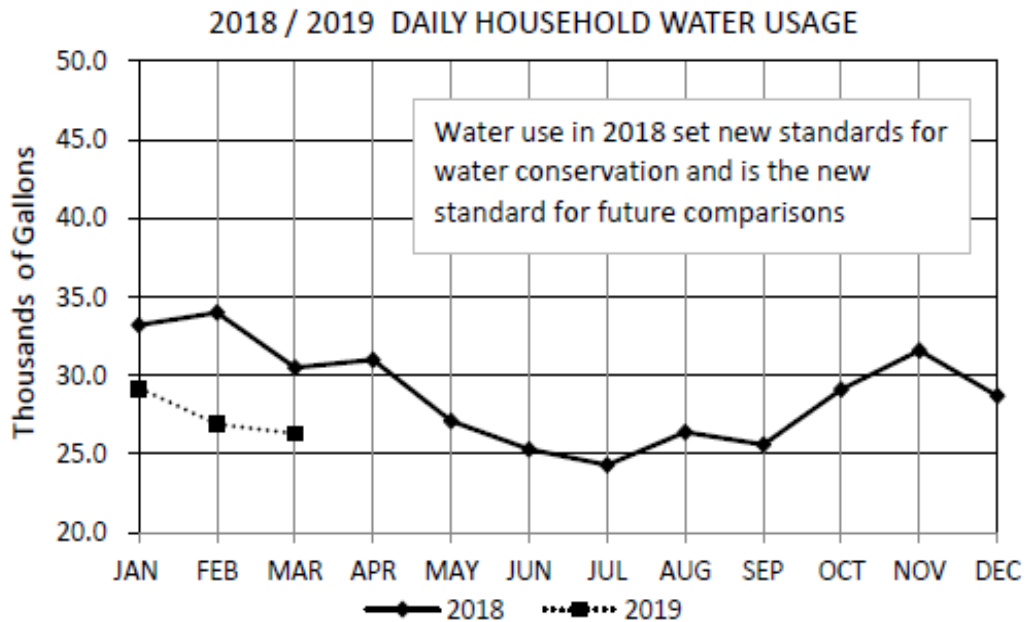
Jean McGuire, Chairperson 763-360-1215, George Berg, Liaison 320-253-4425. Committee Members: Judy Aakre, Sue Berg, Donna Hammen, Val Kropewnicki & Rita Wallace

The 2020 Wells Directory will be delivered the beginning of January 2020. Owners please contact the office by December 1, 2019 with any information changes you have for the 2020 Wells Directory. The email address is office@thewellshoa.com.

Financial Report March 2019

Finance Committee Members: Mark Collins (Chair), Ken Anderson, Jim Dent, Chuck Hammen, Nancy Lane, Reg Urness, Jim Riedl (BD Liaison)

YTD Income	Budget	186,911.00
	Actual	195,440.77
	Variance	8,529.77
YTD Operating Expenses	Budget	141,845.00
	Actual	150,214.62
	Variance	8,369.62
Out of Ordinary Expense		41,332.29
Total Expenses		191,546.91
Checking Account		85,224.06
Reserve Accounts	Operational Reserve	163,834.94
	Capital Reserve	338,232.03
	Total Reserve	502,066.97
Accounts Receivable	Total Receivables	3,747.39
	Monthly Change	80.57



Social Committee

Jean Mallory - Social Chairperson; Marge Pond Board Liason

Members of the Social Committee – Kay Vinje, Val Kropewnicki, Jane Carlson, Linda Dent, Judy Schoneman and Dale Emerson

Saturday May 11th – Monthly Potluck 5:00pm Bring a dish to share and your own place setting. Sign up sheets in the cardroom.

May 27th - Memorial Day BBQ - 1pm. Sign-up sheet will be in the cardroom. Everyone must sign up.

SOCIAL ACTIVITIES

Bocce Ball

November 1st to April 30th.

Contact: Bill Doney, Joe Davis, Russ Berntson 218-591-9617

Bingo

Bingo is done for the season. We are still in need of a manager for next season.

Contact: Marion Serson 480-396-0891

Bridge

During the summer months of May through October the contact persons have changed. Any new residents or visiting guests, even friends outside of our community, who would like to join in a friendly social weekly session are welcome to call and let us know of your availability by Monday mornings as our scheduled sessions are held on Tuesday at 1pm to 4pm. A sign-up sheet is posted on the west wall of the card room in the clubhouse, as well.

Nancy Cowperthwait, 480-236-0204
Linda Worden, 559-667-7224 (back-up)
Jackie Vaughn, 480-985-4402 (2nd back-up)

Women's Golf

We golf all summer. Call Marion Serson for days and tee times.

Contact: Marion Serson 480-396-0891

Couples & Singles Golf

The season is over, we will start golfing again in 2020 see you then.

Contact: Ron Kelly 641-344-7080

Group Exercise

Come and join Group Exercise Monday through Friday in the Clubhouse. The following is a schedule of exercise activities:

Monday & Friday: 7:30 AM – 8:00 AM: Chair Exercise

Wednesday: 7:30 AM – 8:00 AM: Floor Exercise

Monday – Friday: 8:00AM – 8:30AM variety of walking DVDs

Tuesday & Thursday: 7:00 AM- 8:00 AM Yoga for Ladies

Tuesday & Thursday: 9:00 AM-10:00 Yoga for Men

Contact: Sharon Hoffer 480-261-3892

Line Dancing

Look forward to seeing you in November. Have a nice summer.

Contact: Nancy Neus 507-582-3126 or Lil Gilmer 231-929-9011

Wells Belles

President- Carol Weber 612-554-8099, rcwebers@gmail.com; Vice President Kris Perry; Treasurer Donna Breezee; Secretary Coke Anderson; Ex Officio Jill Holmes

Wells Belles Flea Market 2020

Since the Wells Belles Flea Market leadership has decided to save money on early storage of donations that cuts into our profits, Carol Weber suggested that we might want to help and encourage residents who have household items they do not want to store until November to contact a SVDP truck pick up to help the needy profit from such items being sold at our Thrift stores. The SVDP Transportation pick-up number is 602-254-3338 to find out what day they will be in the east valley. All need to know that they will not accept items that are torn, broken, stained, ripped or have animal hairs. Have found out they will not upload items of furniture from a smokers' home as such items do not sell well. Truck drivers will advise same as they arrive.

They are one of the few places that will accept mattresses in good condition, but only traditional inner spring style, not foam or specialty beds & mattresses. There are two locations for self-delivery at residents' convenience: 2352 W. Main St. Just West of Dobson road, north side of the street and 2540 W. Apache Trail (Main St). This store is slightly closer to our community, just beyond Mesa, into Apache Junction on the north side of the street. Call for days and times when they are open or accept donations. All monies received from sales goes directly back to assist the poor that we serve.

Happy Birthday

Beckner, Sandra	05/02	McGuire, Robert	05/13	Kavanaugh, Anne	05/24
York, Mel	05/02	Chester, Carrol	05/14	Chavez, Jerry	05/25
Rudolph, Kathy	05/02	Hagen, Ramona	05/15	Resseguie, Gerry	05/26
Caligiuri, Gail	05/03	Landers, Dann	05/15	Beiner, Barbara	05/27
Van Over, Cherie	05/04	Howard, Mary Jane	05/17	Crawford, Elaine	05/27
Tangeman, Robyn	05/05	Casiraro, Irene	05/18	Crosbie, Bonnie	05/27
Sosland, Richard	05/07	Konezny, Diane	05/18	Jaeger, David	05/27
McCarty, Hazel	05/08	Gaul, Donna	05/18	Thompson, Ilene	05/27
Tatton, Robert	05/09	Amari, Pete	05/19	Brennan, Judith	05/28
Staley, Carmella	05/11	Newton, David	05/20	McDermott, Bernand	05/28
Footz, Walter	05/12	Adams, Mary Jo	05/20	Bodkin, Ronald	05/29
Adams, Karen	05/13	Anderson, Ione	05/21	Keinath, Lil	05/29
Gunderson, Patricia	05/13	McCarty Laura	05/22	Priebe, James	05/29
MacArthur, Joyce	05/13	Helfenstein, Lily	05/23	Greer, Barbara	05/30
				Page, Dennis	05/30

Happy Anniversary

DeSchepper, Bryan & Arlene	05/01/1982	Owen, Ronald & Linda	05/21/1966
Gaiovnik, Jim & Sharon	05/04/1968	McCarty, Charles & Laura	05/22/1956
Alt, Roger & Sandra	05/06/1967	Hanusa, Kenneth & Mary Ann	05/22/1965
Bovey, Edward & Dale	05/06/1972	Fochs, Michael & Nancy	05/24/1975
McGuire, Robert & Jean	05/08/1971	Miller, Curtis & Judith	05/26/1972
Alenuik, Fred & Ann	05/15/1954	Beyer, Larry & Nancy	05/26/1963
Page, Dennis & Laurie	05/16/1998	Rosen, Bernie & Geri	05/31/1958

In Memoriam

On a Personal Note

If residents have a flag they want to dispose of, there is a box in the west entrance of Walmart on McKellips and Greenfield location.

Thank you to everyone who helped Evelyn Bauman and Marion Serson celebrate their 80th birthdays. We are two old ladies still willing to have a party! Your "presence" helped to make it an enjoyable and memorable day.