

June 2019

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- **June 6th Thursday Wells Belles Luncheon at Milano's 4545 E. Mckellips 11:30am sign up in Clubhouse card room**
- **June 14th Friday Flag Day**
- **June 13th Thursday Root beer Float Night at the Clubhouse 5:30pm**
- **June 16th Sunday Fathers Day**
- **June 27th Thursday Lasagna at the Clubhouse 5:30pm**

**The Deadline for the July
Wellspoken is June 23rd 2019**



President's Report

No report. A well deserved vacation for our HOA President.

Bob Tomasic #41
480-641-3776 (office)

Manager's Report

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

There are weeds in the community. Mike and I will be doing an additional inspection of the community the first week of June. We will be looking for violations with a focus on unmaintained properties. These inspections are done to improve and maintain the appearance of the community. Everyone needs to maintain their property by keeping the weeds under control, removing fruit on the ground, any trash and indoor furniture on the patio. Your help in these areas are greatly appreciated.

The concrete for the shuffleboard courts is getting harder by the day, in the middle of June the courts will be hard enough to diamond grind, polish and have the markings applied. The tennis court has one more concrete pour to be done. This should be the last early morning disruption of noise for the foreseeable future. I want to thank everyone for putting up with the inconvenience of the early morning construction noise. This capital improvement will benefit everyone that is a homeowner along with their guests.

Palm tree trimming season has arrived and Raintree Landscape Maintenance will be trimming the common area palm trees. If you would like to have your trees trimmed there is a sign-up sheet in the office so Rose with Raintree can stop by your home and give you a quote. She and her crew are on site every Friday keeping the common areas looking good. If you would rather contact her by phone the number is 480-433-8837. Late June early July is the perfect time to trim these trees.

There was an electrical breakdown that occurred at the pump house. The connections holding the high voltage wires are old and became faulty over time and the electricity started arcing causing heat which melted everything within the disconnect box. I was able to get an electrician out immediately, but unfortunately the electrician needs to get a City of Mesa permit and coordinate with an SRP engineer to set a time when an onsite assessment of the damage can take place and repairs made.

The onsite assessment of the panel by SRP and The City of Mesa is scheduled to take place on Monday June 6th. The permit and onsite inspection is required by the city because codes have changed since the original disconnect box was installed more than 35 years ago. After the power has been restored we will need to test the pool pumps and hopefully they are not damaged. If there are any issues we will replace them as soon as possible.

The lack of heated water in the pool will be taken care of as soon as the pumps are running and water is flowing through the heaters. Many residents have voiced their concerns of how long this process is taking. Unfortunately it is out of my control, but I am doing everything possible to try to get the City of Mesa and SRP to expedite the process. It has been a frustrating process.

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.

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.

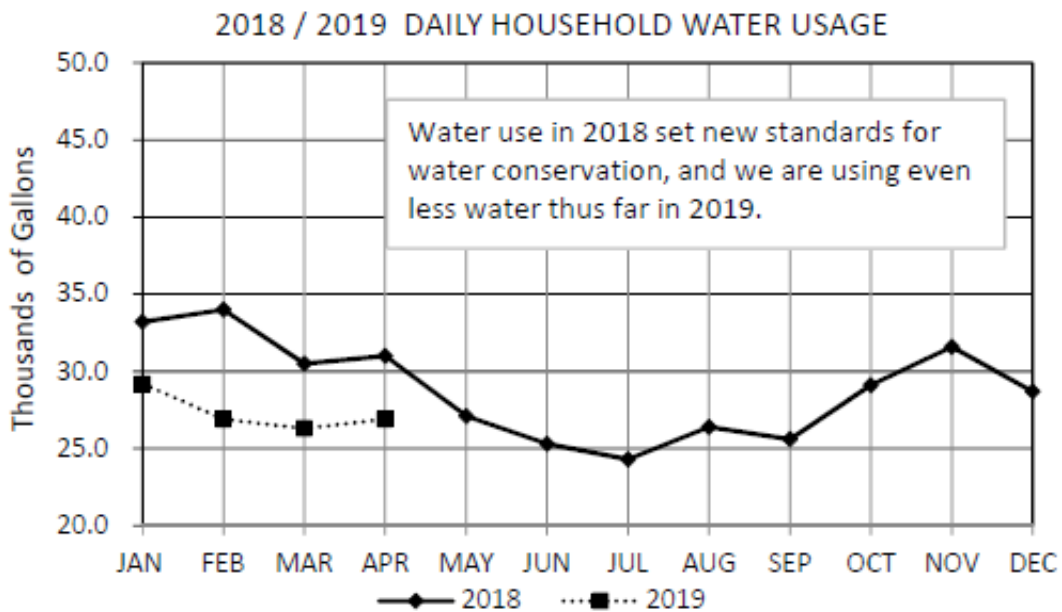
Social Committee

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

Financial Report April 2019

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

YTD Income	Budget	250,343.00
	Actual	257,932.13
	Variance	7,589.13
YTD Operating Expenses	Budget	191,325.00
	Actual	186,911.80
	Variance	(4,413.20)
Out of Ordinary Expense		74,466.64
Total Expenses		261,378.44
Checking Account		77,877.51
Reserve Accounts	Operational Reserve	163,903.97
	Capital Reserve	338,384.91
	Total Reserve	502,288.88
Accounts Receivable	Total Receivables	3,531.86
	Monthly Change	(215.53)



SOCIAL ACTIVITIES

ACTIVITIES Update

Summer Activities

Mondays	8:30 to 9:15 am 1:00 pm 6:00 pm	Water Aerobics Rummikub (A rummy game using tiles instead of cards) Hand-Foot-Toe card game
Tuesdays	8:30 to 9:15 am 1:00 pm 5:00pm 7:00pm	Water Aerobics Bridge cards Texas Hold'em beginners Learn to play Pinochle
Wednesdays	8:30 to 9:15 am 10:00 am 1:00 pm 6:00 pm	Water Aerobics Scrabble Hand & Foot card game Games
Thursdays	8:30 to 9:15 am 1st Thursday 1:00 pm	Water Aerobics Wells Bells out to Lunch - sign up at the club house Needle Work Circle
Fridays	8:30 to 9:15 am 1:00pm 6:00 pm	Water Aerobic Learn to play Pinchle Game night
Saturdays	2nd Saturday	5:00 pm Meet Your Neighbor Pot Luck Sign up in the club house
Sundays	1:00 pm	Mexican Train Dominoes

SUMMER SPECIAL EVENTS

June 13th	Thursday at 5:30	Root Beer Float Night at the Clubhouse
June 27th	Thursday at 5:30	Lasagna at the Clubhouse
July 18th	Thursday at 5:30	Ice Cream Sundae Bar at the Clubhouse
July 25th	Thursday at 5:30	Sloppy Joes at the Clubhouse
August 8th	Thursday at 5:30	Cheese Cake At the Clubhouse
August 22nd	Thursday at 5:30	Grilled Cheese & Tomato Soup at the Clubhouse
Sept. 12th	Thursday at 5:30	Brownie A'La Mode
Sept. 26th	Thrusday at 5:30	Tacos in a bowl at the Clubhouse

Note: Special Events: 4th of July BBQ Pot Luck / Labor Day BBQ Pot Luck

Sign up Sheets in the Clubhouse

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)

Group Exercise

Group exercise will resume October 1, 2019. However, there will be walking DVD's at 800 AM – 8:30 AM, Monday through Friday for any resident who wishes to continue with the walking program during the summer. Have a great summer – see you in the fall.

Contact: Sharon Hoffer 480-261-3892

Shuffleboard

SHUFFLEBOARD COURT IS LOOKING GOOD.

The replacement of the courts has gone well, and in a few weeks the final coating will be done and the striping finished.

Thanks to John Berg for keeping me informed of the progress and sending pictures of the whole operation. The courts will be ready for play for the 2019 – 2020 season. We will have a **Dedication** of the new courts and will be offering classes for Beginners and Newcomers, with lots of helpers to teach you the game. The equipment is furnished.

The courts will be brand new, so we would like teach everyone how to clean the boards, the proper wax to use, and basics on how to prepare the boards for play.

Contact: Ken Hanusa 608-370-3879

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

Griffin, Barbara	06/01	Trunkenbolz, Marlene	06/09	Strode, Clara	06/20
Bargman, Sis	06/03	Masciangelo, Mae	06/09	Harrison, Robert	06/20
Beyer, Larry	06/03	Welchans, Jerry	06/09	Thiel, Pat	06/21
Anderson, Roc	06/05	Schneider, Barbara	06/10	Wilson, Carolyn	06/21
Manternach, Glinda	06/05	Koppi Jerome	06/10	Calhoun, Teri-Lyn	06/22
Monahan, Mike	06/05	Miller, Trudie	06/13	Montgomery, Jean	06/24
Evans, Colleen	06/06	Tuberg, Barbara	06/13	Messing, Lorene	06/24
Church, Steve	06/06	Jergenson, "Chris"	06/14	Catlin, Richard	06/25
Hill, Craig	06/06	Jones, Linda	06/14	Bovey, Dale	06/27
Borjesson, Betty	06/06	Stahel, Eugene	06/16	Wolfgram, Duane	06/27
Van Gorp, Richard	06/07	Green, Robert	06/16	Orellana, Gustavo	06/27
Drouhard, Toni	06/07	Kubik, Monte	06/16	Oberhoffer, Barbara	06/28
Birrell, Cindy	06/08	Davis, June	06/17	Urbatsch, Gene	06/28
Rosen, Bernie	06/08	Gohl, Linda	06/17	Gunderson, John	06/29
Snelling, Dale	06/08	Emerson, Dale	06/19	Larson, Linda	06/29

Happy Anniversary

Turner, Roger & Karen	06/01/1968	Middendorff, Craig & Kathi	06/18/1983
Nelson, Richard & Janet	06/03/1967	Footz, Walter & Olga	06/19/1954
Holmes, Thomas & Jill	06/06/1970	Christensen, Jim & Barbara	06/19/1960
Helfenstein, Ronnie & Lily	06/06/1970	Wilson, Morris & Carolyn	06/22/1957
Bullock, Douglas & Theola	06/06/1970	Sobeck, Lawrence & Ruby	06/24/1961
Magnusson, Robert & Shirlee	06/11/1966	Delaney, Richard & Doris	06/24/1967
Lindberg, Robert & Phyllis	06/12/1965	Byrne, Rick & Patty	06/24/1972
Mountain, Timothy & Barbara	06/12/1985	Garcia, Albert & Marjorie	06/25/1956
Cousins, John & Nancy	06/14/2008	Binder, Gary & Cathryn	06/26/1971
Manternach, Leon & Glinda	06/16/1990	Murray, James & Debra	06/28/1975
Anderson, Richard & Bonnie	06/18/1966	Oberhoffer, James & Barbara	06/29/1991

In Memoriam

On a Personal Note