

July 2019

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- July 4th Thursday Independence Day BBQ at 1:00 Please sign up in Clubhouse
- July 4th (HOA office Closed in observance of Independence Day)
- July 11th Thursday Wells Belles Luncheon at 11:30am in Clubhouse (Must sign-up in advance in the card room)
- July 18th Thursday Ice Cream Sundae Bar at 5:30pm in Clubhouse
- July 25th Thursday Sloppy Joes at 5:30pm in Clubhouse

**The Deadline for the August
Wellspoken is July 25th 2019**



Website: thewellshomeowners.com

Email: office@thewellshoa.com

President's Report

Greetings from the flatlands of North West Ohio where we have been inundated with rain as has much of the Midwest. We are currently almost six inches ahead for the year and it has created havoc with the farming community. In Wood County which we border, only 5 percent of the corn has been planted because they can't get on the wet fields with their machinery. The deadline to purchase government crop insurance has come and gone so crops will be greatly diminished next Fall. On a state level, 30 percent of the corn has been planted in Ohio. I'm sure that many other farm states are showing similar statistics.

Now to the opposite end of the spectrum as far as rain is concerned, that being The Valley, most of the anticipated construction has been completed and we are just waiting for the concrete to cure. Once that takes place, the finishing touches will be added to our new shuffleboard and tennis courts.

I want to thank everyone for their patience as we have gotten the pool back up and running. The extra time was necessary because the City of Mesa and Maricopa County were involved as work had to be inspected and licensed. This is nothing outside of the ordinary, however, the timing is always bad. We are lucky that the extreme heat that we normally experience had not arrived yet at that time. Again thank you for your understanding.

Keep in mind that property maintenance and security are always big issues, especially during the Summer months as many homeowners are gone and people are not out and about as much. The maintenance part of the statement is a reminder to check with whomever you have watching your property. Weeds and such need to be dealt with before getting a violation notice. Everyone shares in the task of keeping The Wells looking good. As far as security is concerned, if anything does not look right let the office know about it, or if necessary call the police. A neighbor was thoughtful enough to call me in Ohio to let me know that a screen was partially out of its track at my home. After having it checked, it had only come loose in the wind and thankfully was nothing to worry about. The point being that I was appreciative of the fact that someone noticed and called.

Remember to take care of yourself, look out for your neighbors and stay cool.

Bob Tomasic #41

Manager's Report

Scott Brenner, HOA Manager

Wells HOA Office, 480-641-3776, office email: office@thewellshoa.com

The heat is on, the pool is open. Now is the time to trim your palm tree if you have one. Rose with Raintree Landscape is here every Friday to mow our grass and tend to the common areas. Contact her if you need any landscape needs, her phone # is 480-433-8837.

There is also a request from the office that would make sending notices, alerts, information to everyone simpler, easier, and quicker. If homeowners could let the office know their email address, if you have one, or update the current email information. This will help us keep you informed and up to date on important information regarding issues that may occur in The Wells community. Also, any correspondence you have with the office, please indicate your lot #, especially checks written for the payment of your dues this will help save time and prevent errors.

We have a new maintenance tech, his name is Mike. He is learning the position at a time when there's not a lot of residents watching over him. He will listen to suggestions of residents that have concerns on the common areas and things that need to be done. He has a duty list of required daily chores along with weekly and monthly work duties. Just a remainder, he is a Farnsworth employee under the manager's control. If there is something you wish he would do, come notify me and I will put it on his list of duties to be done. It will take time for him to learn all that is required of him, so please be patient.

The rec. area is proceeding as planned with grinding of the shuffleboard courts along with new scoreboard posts. The tennis court will be painted and finished soon. The concrete has to harden some more before they can paint. The fence is up between the tennis courts with a five foot opening.

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

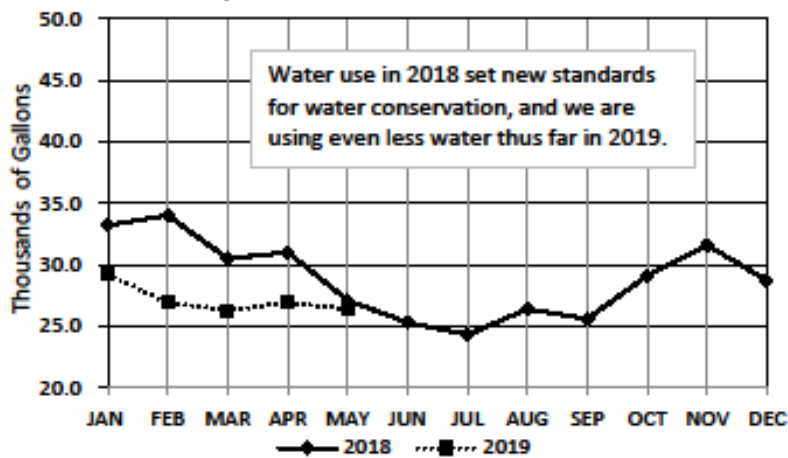
Jean Mallory - Social Chairperson; Marge Pond Board Liason
Members of the Social Committee – Kay Vinje, Val Kropewnicki, Jane Carlson, Linda Dent, Judy Schoneman and Dale Emerson

Financial Report May 2019

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

YTD Income	Budget	312,875.00	
	Actual	320,797.17	
	Difference	7,922.17	more than budget
YTD Operating Expenses	Budget	249,040.00	
	Actual	230,294.05	
	Difference	18,745.95	less than budget
YTD Out-of-Ordinary Expense		112,891.64	
YTD Total Expenses		343,185.69	
Checking Account		132,718.83	
Reserve Accounts	Operational Reserve	163,975.34	
	Capital Reserve	263,525.50	
	Total Reserve	427,500.84	
Accounts Receivable	Total Receivables	4,536.37	
	Monthly Change	1,004.51	

2018 / 2019 DAILY HOUSEHOLD WATER USAGE



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

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
September 2nd 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 or 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

Ermuth, Arno	07/01	Otto, Donna	07/14	Paplow, Linda	07/23
Munoz, Lydia	07/01	Penfold, Paris	07/14	Manternach, Leon	07/23
Jenista, Ruth	07/02	Binder, Cathryn	07/15	Wallin, Mike	07/23
Dent, Jim	07/02	Halverson, Brenda	07/16	Thomas, Judith	07/24
Bradley, Ann	07/05	Penfold, Janet	07/17	Cramer, Barbara	07/24
Urbatsch, Penelope	07/05	Stephen, Brigitta	07/17	Stoeckel, Anneliese	07/25
Buckner, Randall	07/07	Boehm, James	07/18	Boehm, Daniel	07/28
Below, Lynn	07/08	Sonnenberg, Marlo	07/18	Buckner, Donna	07/28
Wantroba, Donald	07/08	Catlin, Rochelle	07/18	Clark, Sheila	07/29
Anderson, Patty	07/10	Martin, Beverly	07/20	Heath, Annette	07/29
Brister, John	07/11	Oberbroeckling, Ken	07/21	Shadle, Marlene	07/30
Wantroba, Elaine	07/13	Thompson, Tom	07/21	Gellert, Mary Jane	07/31
Gabriel, Cheryl	07/14	Boisvert, Paul Ray	07/22	Barnes, Marilyn	07/31
Shepherd, Dorothy	07/14	Gross, Edith	07/22	Hlavska, Miroslav	07/31
Munsey, Sharon	07/14	Bisbing, Robin	07/23	Walker, Virginia	07/31

Happy Anniversary

Rogalla, Robert & Katherine	07/01/1961	Severance, Hal & Jeanna	07/19/2002
Boehm, James & Elaine	07/02/1960	Berntson, Russell & Beverly	07/20/1968
Hill, Gary & Adrienne	07/03/1965	Plischke, Bernard & Rena	07/20/1963
Hoffer, Jerry & Sharon	07/10/1965	Brister, John & Virginia	07/22/1961
Buck, Tad & Sharon	07/10/1982	Thurston, Andrew & Elaine	07/27/2061
Doney, William & Donna	07/12/1975	Gohl, Jerome & Linda	07/28/1973
Crosbie, Tom & Bonnie	07/12/1969	Anderson, Ken & Ione	07/31/1955
Henry, Jerry & Kaylyn	07/15/1979	Bertness, Ken & Anderson, Colleen	07/31/2010
Bigler, Will & Debbie	07/16/1976		

In Memoriam

On a Personal Note

If you fly an American Flag at night please be respectful of the sacrifice of the men and women in uniform who serve. Make sure there is light on the flag all night.

I would like to thank everyone who sent cards, called, and sent well wishes to me when I was not well recently. It is wonderful to live among caring people. The Wells, what a great place to call home! Geri Rosen #390

I want to thank everyone for the generous gift given to me for my vacation. It will certainly be useful on my travels back to Michigan. I will think about all of you as I pump the gas for my truck. I look forward to going on vacation and look forward to seeing all of you when I return. Thank you so much, Scott Brenner