

October 2019

# The Wellspoken

THE WELLS  
A 55+ COMMUNITY

## Important Dates to Remember

- October 3rd Thursday Wells Belles Luncheon Sign up in Clubhouse
- October 14th Monday Columbus Day (HOA Office will be Closed)
- October 26th Saturday Pool Party & Chili Cook Off Poolside 4:00pm to 8:00pm
- October 31st Thursday Halloween

The Deadline for the November  
Wellspoken is October 24th 2019



Website: [thewellshomeowners.com](http://thewellshomeowners.com) Email: [office@thewellshoa.com](mailto:office@thewellshoa.com)

## **President's Report**

The recent storm last Monday in the East Valley verified that our storm sewers are holding up well and are doing what they are supposed to do. We officially had 2.60 inches of rain at Falcon Field and the sewers at The Wells ran well and showed no signs of overflowing. The cleanouts and yearly maintenance schedule has paid off. While we are talking about sewers, let us remind ourselves that we all must play a part in the upkeep and maintenance of the sanitation system by refraining from using non bio degradable sanitary wipes as well as other items that should not be flushed.

On another note I would like to commend the job that the Finance committee, our Treasurer and The Wells Board of Directors have done in the realm of finances. I recently attended an HOA Financial Seminar and the speakers, all HOA lawyers and auditors spoke to six areas of concern for HOA's in the area of finance. As I listened, I was able to smile to myself that at The Wells Community, we address every one of the areas that were presented. Last year a treasurer in the West Valley had stolen \$300,000.00 from a total of six HOA's, and I was asked if we were at risk. I said at the time that I didn't think so for a variety of reasons. The main one being that we have at least six people that see every check that is written by the HOA as well as a system of checks and balances that have been installed by The Wells leadership in the past and followed and improved upon over the years. A yearly audit by an audit firm is also a part of our system.

Thanks to all who support our community, we are looking forward to seeing everyone in the next several weeks. Stay healthy.

Bob Tomasic # 41

## **Manager's Report**

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

September 23, 2019 was the first day of Fall. We have finally left the triple digit weather and have begun having high temperatures in the 90's and awesome 70's in the morning and evenings. (Sometimes even lower). Congratulations to those residents who reside in The Wells year around. You survived another Arizona Summer!

As the fall season, begins just a reminder to those who have renters and/or seasonal renters, it is mandatory that your tenants register at the HOA Office. This includes the following: 1) Renter/Occupant Registration Form 2) Copy of Govt-Issued ID to confirm age and 3) Written acknowledgement from the Property Owner that your tenants are supposed to be at the premises. We have many seasonal renters show up for the Fall/Winter season wanting their phone numbers in the gate system, keys to front gate and Clubhouse, and also wanting to reserve the Clubhouse for private functions. That is why it is essential that there be an Owner's Acknowledgement of who is in their unit. Even if you have repeat seasonal renters, it is essential that this process be followed. Please remember to check-in at the HOA Office upon your return for the season. Thank you.

There have been more sightings of Coyotes in the community. Please don't tie your dog in the shade outside of your home at any time; it could have heart breaking results. Also don't leave bowls of food or water outside. LET'S NOT IN ANY WAY INVITE OR ENCOURAGE THE COYOTES TO KEEP COMING BACK!!

# **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, David Nelson, Ken Hanusa, Dave Newton, Lloyd Brown, Mike Rudolph, Jim Gaiovnik, Russ Berntson Chairman, 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](mailto:office@thewellshoa.com).

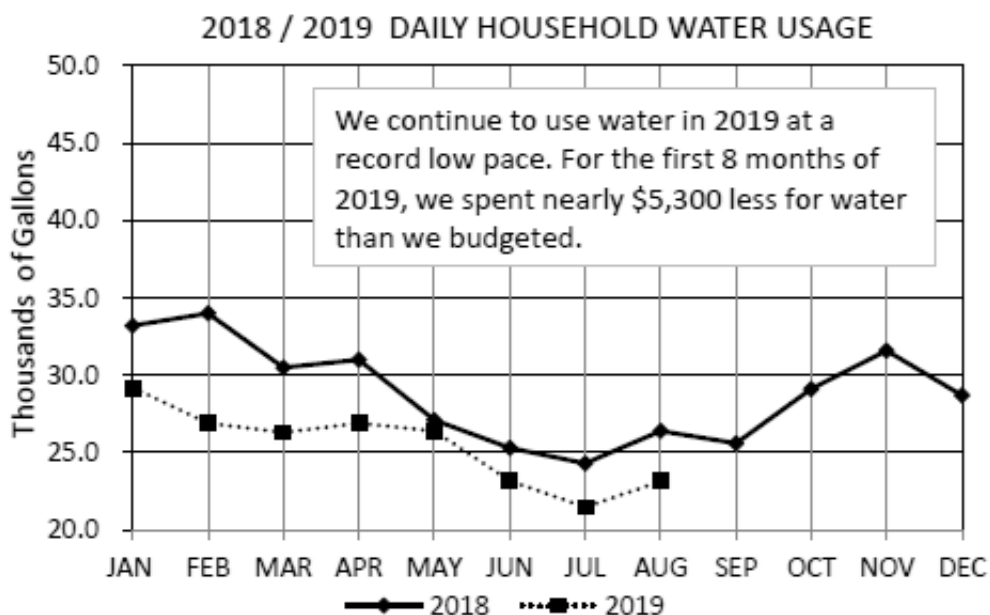
## **Social Committee**

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 August 2019

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

YTD Income	Budget	497,401.00	
	Actual	505,987.89	
	Difference	8,586.89	more than budget
YTD Operating Expenses	Budget	385,790.00	
	Actual	355,338.25	
	Difference	30,451.75	less than budget
YTD Out-of-Ordinary Expense		153,634.94	
YTD Total Expenses		508,973.19	
Checking Account		151,507.62	
Reserve Accounts	Operational Reserve	263,899.02	
	Capital Reserve	164,187.30	
	Total Reserve	428,086.32	
Accounts Receivable	Total Receivables	4,565.32	
	Monthly Change	(373.46)	



## SOCIAL ACTIVITIES

### Early Fall Activities

<b>Mondays</b>	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
<b>Tuesdays</b>	8:30 to 9:15 am 1:00 pm 5:30pm 7:00pm	Water Aerobics Bridge cards Texas Hold'em beginners Learn to play Pinochle
<b>Wednesdays</b>	8:30 to 9:15 am 10:00 am 1:00 pm 6:00 pm	Water Aerobics Scrabble Hand & Foot card game Games
<b>Thursdays</b>	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
<b>Fridays</b>	8:30 to 9:15 am 1:00pm 6:00 pm	Water Aerobic Learn to play Pinochle Game night
<b>Saturdays</b>	2nd Saturday	5:00 pm Meet Your Neighbor Pot Luck Sign up in the clubhouse
<b>Sundays</b>	1:00 pm	Mexican Train Dominoes

### 2ND ANNUAL CHILI COOK OFF, SATURDAY, OCTOBER 26, 4:00 TO 8:00

Planning for the Second Annual Chili Cook Off is underway. Whether you have your Championship Title to defend, or looking for a chili throw down to challenge last year's winners, please consider cooking up your own brand of hearty goodness and sign up for this year's event.

Sign up sheets for all attendees will be posted in the clubhouse soon.  
EVERYONE MUST SIGN UP, AS SEATING IS LIMITED.

Again, we will offer categories for prizes. Please check the bulletin board for details.  
Swimsuits optional, but DON'T FORGET YOUR DANCING SHOES!

### Veterans Day Celebration 2019

November 11  
11:00am. Doors will be closed at 10:55 am for flag presentation.

This year we will be acknowledging the 75th anniversary of Normandy.

Lunch will be served following the presentation videos. As always veterans are free, non-veterans are \$4.00. Tickets for everyone can be picked up at the office during business hours until Friday, November 8th at the close of business. Come join us to honor The Wells Veterans.

## **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.

In addition to Tuesday bridge we have added **instruction and/or enhancement sessions on Friday mornings from 10 am-noon**. Betty Borjesson has graciously offered to guide any resident or neighboring friends in an effort to improve your playing of the card game, such as suggestions for bidding and ongoing responses. We are willing to assist those who may not have played bridge for a while and would like to refresh their information or expand their knowledge of the game. Research has shown that the card game of Bridge is a leading mental exercise, especially for seniors. Our gathering is small so far and lends itself to opportunities to question and expand our knowledge in a fun, informal way. Please feel free to call Nancy or Linda, or even just show up at the clubhouse.

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

## **Group Exercise**

Group exercise resumes October 1, 2019.

MWF – Chair & Floor Exercises 7:30 AM- 8:00 AM

T&T: Women's Yoga 7:00 AM-8:00 AM (Yoga DVD)

Daily: Walking DVD's at 800 AM – 8:30 AM

Water Aerobics: Daily 8:30 AM – 9:15 AM

Attention: New!! By popular demand there will be a second session of water aerobics at 9:30 AM. Watch for posting on the bulletin board for a beginning date.

**Contact: Sharon Hoffer 480-261-3892**

## **Musical Fun Group**

Come join a group of neighbors who enjoy playing, singing or listening to the old time favorites of jazz, blues, big band or whatever brings back memories for you. Bring your guitar, horn, harmonica or instrument you may have along with your voice and/or your ears to enjoy a fun time of old time standards. Remember having fun is good for the soul.

COME JOIN US ON MONDAYS FROM 3:00PM TO 4:30PM IN THE CLUBHOUSE STARTING ON OCTOBER 7TH. FOR MORE INFORMATION CALL JOHN AT 480-396-0891. HOPE TO SEE YOU THERE.

## **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

It will soon be time for the first Wells Belles meeting of the season. We welcome all ladies of The Wells and their guests to join us on Thursday, November 7th @ 11 AM in the Clubhouse. We will have nominations and election of officers for 2020. We will be deciding on a charity to receive donations from the Christmas Tea and discussing the coming year, so please bring all your suggestions and ideas.

We are looking for someone to host the Christmas Tea on December 5th. This is always a fun event and there are lots of ladies willing to help out. Please email or call Kris if you are interested.

Upon adjournment we will carpool to a local restaurant for lunch, hosted by Jill Holmes and Shirlee Magnusson. Location to be announced and a sign-up sheet will be posted in the clubhouse. Looking forward to resuming the Wells Belles meetings and seeing friends.

## **Wells Belles Flea Market Donations Pickup Begins November 1**

Fall is upon us. And with the return of our winter residents comes the inevitable cleaning and clearing in preparation for a great winter season. Before you head to the dumpsters, please look through your treasures and consider donating to our Annual Flea Market, which is scheduled for Saturday, February 22, 2020.

Due to increasing storage costs, last year's team decided to hold off collecting donations until November 1. I hope you all have held on to a few great items to donate to our worthy organization. Days and times for pickup have to be determined. So, for now, please call me to schedule pickup of your generous donations. More detailed donation instructions will be available at that time.

TO SCHEDULE A PICKUP DATE AND TIME, CALL OR TEXT **BARB CRAMER (480-286-2871)**

**THANK YOU FOR YOUR CONTINUED SUPPORT!**

## **Writers Group**

It is planned that the Wells Writers Group will resume meetings this November. Another more informative notice will be posted in the October issue of the Well Spoken. The meetings offer all interested residents of The Wells an open ear for anything they might wish to write. Last year it was shown that the majority of the interest centered around life stories and the desire to create a hard copy for family and friends. As a group we have exposed a wide range of interesting topics concerning life experiences. If you might be interested in joining the group or have questions email me, LeeRoy, at krisperry66@gmail.com. Look for the notices, we will put them in all the regular places prior to launching the 19/20 season. Hope to see you there-LeeRoy

## Happy Birthday

Bialk, Bill	10/01	Bovey, Mike	10/12	Garcia, Albert	10/23
Montgomery, Marilyn	10/01	Creasey, Harold	10/12	Severance, Hal	10/23
Orr, Richard	10/01	Creasey, Donna	10/13	South, Donna M.	10/24
Schmidt, Ray	10/02	Barthel, Lisa	10/14	Nichols, Brenda	10/24
Yackee, Jarol	10/02	Van Ausdall, Barbara	10/14	Saunders, Wanda	10/25
Cassens, Renee	10/04	Halverson, Frank	10/14	Aakre, Nelson	10/25
Wilson, Don	10/04	Harrison, Maria	10/15	Birkley, Bernice	10/26
Hanusa, Mary Ann	10/06	Jones, James	10/15	Corwin, Doris	10/27
Nelson, Dave	10/08	Beason, De Etta	10/16	Holzhauser, Mary	10/27
Bowerman, William	10/09	Tomasic, Carol	10/16	Onderko, Judy	10/28
Church, Etta Lou	10/09	York, Nancy	10/16	Wallace, Rita	10/29
Stuckey, Norma	10/10	Kossila, Kathleen	10/18	Doney, William	10/29
Price, Odis	10/10	Benson, Norma	10/18	Price, Claudia	10/29
Olson, Patty	10/10	King, Donna	10/20	Calhoun, Kent	10/29
Byrne, Ricky	10/11	Sobeck, Larry	10/20	Behrens, Cynthia	10/30
Stutzman, James	10/11	Casados, Josefina	10/21	Whitehurst, Cynthia	10/31
Arnold, Richard	10/12	Ballantyne, Terry	10/22	Brown, Patricia	10/31

## Happy Anniversary

Wolfgram, Duane & Marlene	10/01/1966	Sayler, Kelley & Del	10/13/1967
Riedl, Jim & Lynda	10/04/1986	Patton, Joe & Monica	10/17/1970
Blaurock, Michael & Josie	10/04/2013	Swier, David & Carol	10/20/1962
Messing, Marvin & Lorene	10/07/1961	Kinghorn, Kal & Diane	10/21/1975
Oberbroeckling, Ken & Marge	10/07/1967	Bergeson, Terry & Wendy	10/25/1980
Van Ausdall, Peter & Barbara	10/08/1960	Snelling, Dale & Price, Donna	10/27/1979
Bandy, Del & Donna	10/08/1994	Monigold, Patrick & Karen	10/28/1972
Bialk, Bill & Judy	10/10/1959		

### In Memoriam

### On a Personal Note

I want to thank everyone who worked very hard to make our Labor Day BBQ a very enjoyable time. Thank you, Rita B, Valerie K, Norma S, Marlene T, Patty O, and everyone that pitched in to clean up.

I want to send a very special thank you to Nick Baden for volunteering to cook all the hamburgers and hot dogs. He did a wonderful job. Thank you Nick.

Marge # 156