

April 2020

# The Wellspoken

THE WELLS  
A 55+ COMMUNITY

## Important Dates to Remember

- ◆ Facility Closures are being re-evaluated by the Board on March 31st, 2020.

**The Deadline for the May  
Wellspoken is April 25th, 2020**



## **President's Report**

This message was planned for the March 18th, 2020 BOD Meeting. A more detailed discussion was conducted by the entire Board in Executive session on the 18th.

Scott Brenner, the direct Supervisor of Mike Geise (a Farnsworth employee), and Mike had been having issues with a deteriorating working relationship over the past few months. This came to a head on Monday, March 9th following issues arising from activities on the previous work Saturday where Scott was questioning Mike about work that should have been completed by Mike, but was not. Scott felt that one reason Mike was not getting his assigned work done was due to Mike's spending too much time socializing with homeowners during business hours when there was work that needed to be completed. Mike felt that Scott had not always been truthful with him. Steve Vaughn (Vice President of Farnsworth), Scott and I had a very brief discussion on this issue that Monday morning. We agreed to have a more formal meeting later that week on Thursday to review this situation. I requested that Mike also be invited to this meeting.

Later that morning a homeowner approached me stating that he felt that Mike was a good guy and was doing a very good job. This homeowner also expressed his displeasure with Scott's job performance. At that time, I was also asked to let Mike know that he was highly thought of. A short time later, a second homeowner came to my home to also express his displeasure with Scott. I then went to Mike's work area, and we talked in somewhat general terms about what had happened over the past few days. I told Mike about the meeting we were planning for Thursday and he was invited to share his concerns at that meeting. At that time, I told Mike that our conversation and anything he hears or is told in the office should be considered confidential. Mike was still upset about this issue and he was not sure if Thursday's meeting would have much effect.

It appears that out of frustration Mike texted one of the above mentioned homeowners with his version of our (Mike's and my) meeting. His text was forwarded to me, and I spent some time trying to gather additional facts in preparation for Thursday's meeting. Mike called me and I informed him that I had a copy of his text, which was a surprise to him. I said I was very disappointed that he had shared information with a homeowner about our confidential meeting. I also told him that he was wrong in his assumption that I had already decided the outcome of Thursday's meeting. We finished the phone call with my hope that we would have the opportunity to resolve these issues at the Thursday meeting. Mike was non-committal to the meeting. Before we could meet on Thursday, Scott approached Mike with a board member present about doing inventory of the shop since it was raining and at that time Mike quit. Before Mike left the property I advised Scott to get Mike's resignation in writing, which he did.

Moving forward, the BOD will continue to work with Steve Vaughn to help improve the work relationship between the property manager and the maintenance staff. We will use mentoring, coaching and short-term job performance reviews to identify and react to issues as they arise and not let them build up over time.

Jim Riedl

## **Manager's Report**

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

Some GOOD news on the community sewer system. With help from a volunteer we, looked into many of the manholes and were able to free up a few slow moving areas in the system, improving the flow. When inspecting the manholes it appears that residents are doing a great job of not flushing things that inhibit the flow of waste. It has now been over a year since the community had to pay thousands of dollars to have the manholes cleaned and pumped of non-biodegradable wipes.

BECAUSE OF EVERYONE HELPING IN THIS AREA WE ARE ABLE TO CONTROL COSTS FOR THE COMMUNITY.

# **THE WELLS COMMITTEES**

## **Architectural Review Committee (ARC)**

Clayton Breezee, Liaison, 320-894-6096, Don McDermott, Milford (Butch) Jackson, Dann Landers, Walter Wright, Russell Ahlquist, Mel York, Joe Skinner, Tom Crosbie, (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**

Chairman: Ken Hanusa, Members: Lloyd Brown, Dave Newton, Lynn Below, 'Pinkee' Martin, and Rich Paplow, Board Liaison

Have a GREAT SUMMER to EVERYONE. Work Parties will resume in the fall.

## **Clubhouse Committee**

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

## **Communications Committee**

Jean McGuire, Chairperson, George Berg, Liaison. Committee Members: Sue Berg, Donna Hammen, Mary Miller, & Rita Wallace.

Residents leaving for the season please remember to contact the office with your information regarding the following:

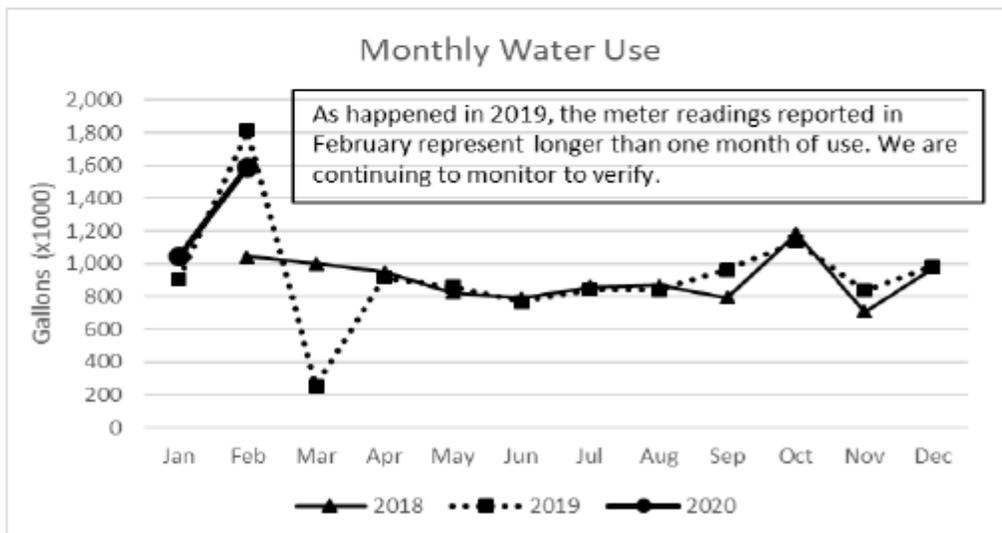
1. Name and phone number of the person that will be taking care of your property while you are gone.
2. Your updated address and phone information. Scott is already working on the 2021 resident directory.

## Financial Report February 2020

Finance Committee Members: Mark Collins (Chair), Ken Anderson, Jim Dent, Chuck Hammen, Nancy Lane, Mike Rudolph, Marge Lesnever (BoD Liaison)

The Finance Committee meets at 9AM in the Board Room on the Monday prior to the Wednesday evening Board meeting. Homeowners are welcome to observe.

YTD Income	Budget	127,441.00	
	Actual	129,806.23	
	Difference	2,365.23	more than budget
YTD Operating Expenses	Budget	96,661.00	
	Actual	92,085.55	
	Difference	4,575.45	less than budget
YTD Out-of-Ordinary Expense		13,497.34	
YTD Total Expenses		105,582.89	
Checking Account		83,946.26	
Reserve Accounts	Operational Reserve	165,428.27	
	Capital Reserve	430,636.99	
	Total Reserves	596,065.26	
Accounts Receivable	Total Receivables	4,748.59	
	Monthly Change	(267.45)	



## Social Committee

Jean Mallory, Chairperson 615-969-6197

Barb Mountain – Board Liaison

Members of the Social Committee: Kay Vinje, Jane Carlson, Linda Dent, Judy Schoneman, Dale Emerson and Alice Klinkenborg

## Social Activities

### Casino Trips

I would like to thank all of those who participated with the casino trips this past year. It was a pleasure being your guide! You were a great group to travel with! Thanks also to the new residents who joined us this year. We were glad to have you on our trips. Remember, these trips are a fundraiser for The Wells. To those of you who are going back home shortly, have a safe journey and a great summer.

Thank you.

Donna Breezee 320-974-8855

### Coyote Book

Coyote book is still for sale in the office. The coupons are valid thru September. Full time residents take advantage of the savings.

### Pinochle

Pinochle has been cancelled for this season. See you in the fall.

Contact: Roger & Gerry Resseguie, 303-776-5415

### Shuffleboard

The Singles Tournament was held on March 2 - 6 <sup>th</sup>		
Championship	Marv Messing	1 <sup>st</sup> Place
	Shirlee Simpson	2 <sup>nd</sup> Place
Consolation	John Cousins	1 <sup>st</sup> Place
	Bill Simpson	2 <sup>nd</sup> Place

See everyone for the fall season!

Contact: Ken Hanusa 608-370-3879

## **Wells Belles**

President-Kris Perry; Vice President Betty Borjesson; Treasurer Donna Breezee; Secretary Coke Anderson; Ex Officio Carol Weber.

The Wells Belles April meeting has been cancelled. We will resume our regular meetings in November. All women of the Wells are invited and encouraged to attend our meetings. Our gatherings are a great way to meet your fellow residents, have some fun and participate in raising money for the HOA and selected charities for women and children in Mesa. We meet six times a year in the clubhouse on the first Thursday of the month, November through April.

Our March meeting was the annual Baskets and Bonnets Luncheon. Barb Cramer and Kathy Kossila did a fantastic job of organizing the auction. Ken Hanusa was our auctioneer, so a fun time was had by all! First time luncheon organizers, Carol Holum and Pat Brown, served a wonderful meal with the help of several volunteers. And the baskets this year were phenomenal, as usual! Thank you to all who stepped up to make this event a great success. The free will donation and the proceeds from the auction came to \$2537, which was donated to "Angels on Patrol".

Be safe this summer and take care of yourself. We look forward to seeing everyone again in November and believe that we will be stronger and better for having gone through this difficult time together.

### **2020 FLEA MARKET WRAP UP**

The Flea Market Team Leaders met on February 25 to discuss the overall outcome of this year's Flea Market. The members were overwhelmingly positive about the future of this event on The Wells' calendar. We hashed out the missteps, agreed on some improvements and began a plan for 2021. With a net profit of over \$6,000, The Wells Flea Market is still a viable source of income toward our community enhancements. With that, next year's Flea Market is scheduled for February 20, with donation pickup to begin November 1. I hope that all this year's participants consider returning for another great event, and I welcome anyone new to the fold.

Thank you to all Wells' Residents for helping to make this event a huge success. See you in the fall!  
Barb Cramer, Lot 71

## Happy Birthday

Wodtli, Bobbi	04/01	Aakre, Judith	4/09	Gasswint, Pamela	04/22
Bowerman, Patricia	04/02	Caligiuri, Phil	04/10	Alenuik, Ann	04/23
Patton, Joe	04/02	Price, Donna	04/11	Munsey, Kyle	04/23
Lewis, Barbara	04/03	Winkels, Bob	04/13	Tunis, Betty Lou	04/24
Wilson, Lois	04/03	Swirlbul, Evelyn	04/13	Schneider, Dolores	04/24
Bigler, Debbie	04/04	Fochs, Nancy	04/14	Welder, Dorothy	04/25
Buck, Tad	04/04	Pearson, James	04/14	Falconer, William	04/25
Herms, Gail	04/06	Christensen, Jim	04/15	Hill, Gary	04/26
Bergeson, Terry	04/07	Urness, Reginald	04/16	Hillyer, Carlene	04/27
McBride, Tom	04/07	Bauman, Evelyn	04/16	Korn, Russel	04/27
Anderson, Richard	04/08	Johnson, Mitch	04/17	Cowperthwait, Bill	04/29
Alt, Roger	04/08	Bergeson, Wendy	04/20	Essmeier, John	04/29
Stefanowski, Connie	04/08	Blaurock, Michael	04/20	Tangeman, Dorothy	04/29
Joerger, Vi	04/08	Karlin, Gaye	04/21	Boden, Linda	04/29
Kelly, Loretta	04/09	Vinje, Kay	04/22	Van Gorp, Ron	04/30
				Holmes, Thomas	04/30

## Happy Anniversary

Creasey, Harold & Donna	04/07/1951	Shollenbarger, Thomas & Linda	04/22/1967
Urbatsch, Gene & Penelope	04/13/1985	Brown, Lawrence & Patricia	04/24/1971
Calhoun, Kent & Teri-Lyn	04/15/1978	Resseguie, Roger & Gerry	04/27/1958
Adams, Edmund & Karen	04/17/1998	Paplow, Richard & Linda	04/28/2001
Boughton, Steve & Nova	04/18/1964	Wodtli, Dennis & Bobbi	04/28/1973

### In Memoriam

Luverne Edstrom Lot # 317 Passed March 6th 2020

Bill Bialk Lot # 106 Passed March 11th 2020

Connie Lemming #219 Passed March 14th 2020

### Thank You

Thank you for your cooperation and understanding during the closures of our facilities, including the Clubhouse and Recreation Areas. Also thanks to the Wells Belles for a gift of \$500 to the Clubhouse Committee and \$500 to the Social Committee for various items. And Thanks to the Coyote Book group for the gift of the sun screens on the West upper balcony of the Clubhouse. Please be safe in your travels or if you are staying home during this time. Jim Riedl

### On A Personal Note

To our Wells Family,

There are not enough words to fully express our heartfelt thanks for the sympathy, and support that you have extended to our family during this time of loss of my father Bill Bialk.

With Sincere Gratitude, The Bialk/Shelton Family