Important Dates to Remember

All Facility Closures remain in effect until Government direction to reopen

- Sunday May 10, Mother's Day
- Monday May 25, Memorial Day

The Deadline for the June Wellspoken is May 25th, 2020

Website: thewellshomeowners.com   Email: office@thewellshoa.com
**President’s Report**

Thanks to everyone for your cooperation and understanding during the closures of our facilities, including the Clubhouse and the Recreation Areas. We will follow the recommendations of the Governor and State Health officials to determine when to safely reopen these facilities. Once the stay at home orders are lifted and we can return to enjoy our facilities we should continue to follow the social distancing and size of gatherings guidelines. We hope to get back to the “new normal” soon and have some much needed Community gatherings later this Spring and Summer.

The Clubhouse roof has been replaced and our insurance covered a large portion of the work. Some additional gutters will be required along the South upper roof line. The rest of the roof gutter system will be studied later this Fall.

I should be back at my Indiana home by the time this article goes to press. Hope everyone stays safe where ever you are and plan to see you in the Fall.

Jim Riedl

**Manager’s Report**

*Scott Brenner, HOA Manager*

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

We honor the brave men and women on Memorial Day in appreciation of our American Soldiers, Military Personnel and Veterans for all their dedication and sacrifices. People across the country will remember those who have given their life in defense of our great country. Enjoy the long weekend, take time to remember and reflect on those who helped make our country great. They honorably gave their lives for this country so that we may be free.

In these trying times also remember the men and women on the front lines fighting to save the lives of others that have been impacted by the current pandemic that is afflicting the world.

Thanks to all who are checking in at the office prior to leaving for the season. Just come in and tell me, or you may leave a note in my night drop box. Please include the date you are leaving and the contact info for whoever will be watching your home while you are gone. Have a safe trip to your summer home.

For all the residents of the community if you are doing any remodeling or landscaping outside of your home you must fill out an ARC form and it needs to be approved before work can begin. If you are planning any projects outside of your home it is wise to get approval far in advance of your start date. The ARC committee has **thirty days** (30) to either approve or deny your request depending on their interpretation of the Architectural Review Manual. Please adjust the timing of your projects accordingly.

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 should you need to make copies.

AS ALWAYS, ONLY FLUSH BIODEGRADABLE TOILET TISSUE DOWN YOUR TOILETS!!
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

Clubhouse Committee

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

Thank you Wells Belles for the new mats at the entryways around the Clubhouse and the new vacuum and other needed items to help with our work days!

Also, thank you to the Stained Glass Club for the lovely cross they made. It is just beautiful!

We are sending a big thank you to Barb Cramer for her work painting the west wall of the Clubhouse!

Just a note, in order to use our grill, you must go to the office to sign for it on days the office is open.

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
March 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

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<tr>
<th>Budget</th>
<th>192,848.00</th>
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<tr>
<td>Actual</td>
<td>193,076.83</td>
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<tr>
<td>Difference</td>
<td>228.83</td>
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YTD Operating Expenses

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<tr>
<th>Budget</th>
<th>150,455.00</th>
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<td>Actual</td>
<td>153,878.09</td>
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<tr>
<td>Difference</td>
<td>3,423.09</td>
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YTD Out-of-Ordinary Expense

40,472.34

YTD Total Expenses

194,350.43

Checking Account

26,842.95

Reserve Accounts

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<th>Operational Reserve</th>
<th>165,677.26</th>
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<tr>
<td>Capital Reserve</td>
<td>461,016.51</td>
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<tr>
<td>Total Reserves</td>
<td>626,693.77</td>
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</table>

Accounts Receivable

| Total Receivables | 5,726.45 |
| Monthly Change    | 977.86 |

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Monthly Water Use

As happened in 2019, the meter readings in 2020 were based on reporting periods of longer than one full month in February and less than one full month in March.
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

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

Wells Belles

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

We will resume our regular meetings in November.
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  Crosbie, Bonnie 05/27
Tangeman, Robyn 05/05  Casiraro, Irene 05/18  Jaeger, David 05/27
Sosland, Richard 05/07  Konezny, Diane 05/18  Thompson, Ilene 05/27
Conway, Kathy 05/08  Gaul, Donna 05/18  Brennan, Judith 05/28
McCarty, Hazel 05/08  Amari, Pete 05/19  Christ, Gary 05/28
Tatton, Robert 05/09  Essmeier, Connie 05/19  McDermott, Bernard 05/28
Kovalski, Madeline 05/11  Newton, David 05/20  Bodkin, Ronald 05/29
Staley, Carmella 05/11  Adams, Mary Jo 05/20  Keinath, Lil 05/29
Footz, Walter 05/12  Anderson, Ione 05/21  Popowski, Donald 05/29
Adams, Karen 05/13  McCarty Laura 05/22  Greer, Barbara 05/30
Gunderson, Patricia 05/13  Helfenstein, Lily 05/23  Meyer, John 05/30
MacArthur, Joyce 05/13  Drapes, Shirley 05/24  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

Former Resident of The Wells Marlene Rasmussen passed on April 1, 2020

Warren Shaffer Lot # 447 Passed April 14, 2020

Thank You

A special thank you to all of my friends in The Wells for a great "90" birthday party and so many cards. The new slogan for our community should be "We are family" I am so blessed to be a part of The Wells for 22 years God bless all of you Love Hugs & Prayers Vi Joerger #463

I wish I knew who left the bottles of equate meal replacement bottles on my table on my patio. Something I could really use. I thank you for thinking of me and being so thoughtful. Lois Spangenberg #175

I want to thank everyone for their kindness when Warren passed. Also a BIG thank you to the guys that helped with the books of Warren’s. Jane Carlson #447

On A Personal Note