

May 2020

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

All Facility Closures remain in effect until Government direction to reopen

- * Sunday May 10, Mothers 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 get togethers 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.

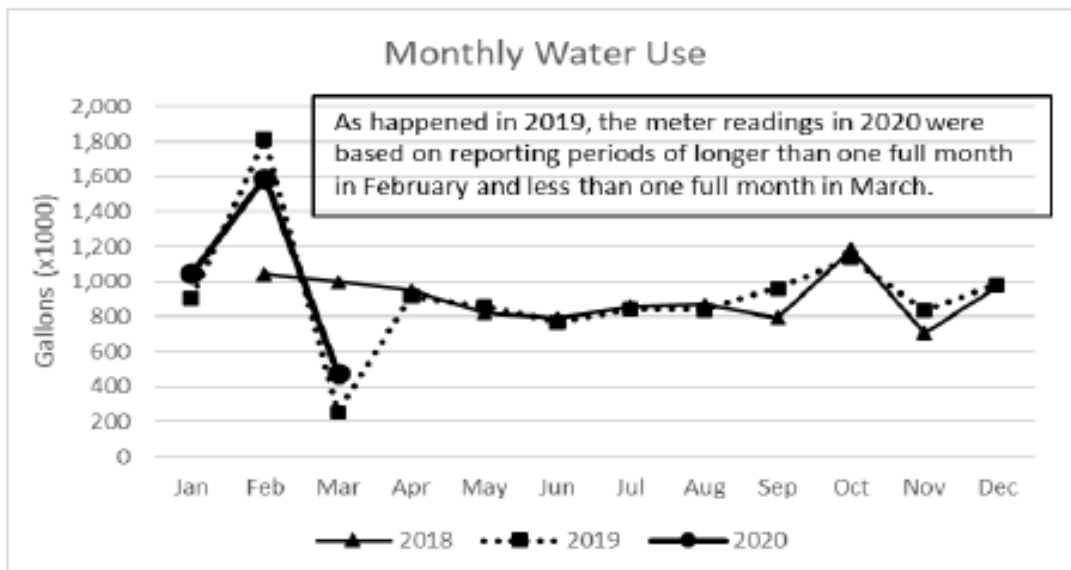
Financial Report

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	Budget	192,848.00	
	Actual	193,076.83	
	Difference	228.83	more than budget
YTD Operating Expenses	Budget	150,455.00	
	Actual	153,878.09	
	Difference	3,423.09	more than budget
YTD Out-of-Ordinary Expense		40,472.34	
YTD Total Expenses		194,350.43	
Checking Account		26,842.95	
Reserve Accounts	Operational Reserve	165,677.26	
	Capital Reserve	461,016.51	
	Total Reserves	626,693.77	
Accounts Receivable	Total Receivables	5,726.45	
	Monthly Change	977.86	



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 Breeze; 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, Bernand	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