

June 2020

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important to Remember

All Wells Facilities are open for resident use only.

There are restrictions for pool use that are posted on the pool gates.
The use of the clubhouse for reservations will not be granted until further notice.
Social distancing should be practiced at all times when in the common areas.

- ◆ Sunday June 14th Flag Day
- ◆ Sunday June 21st Father's Day

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



President's Report

As of this writing (May 21st) we are continuing to slowly & safely reopen our various facilities. As the Arizona Republic has stated, the State has been "mostly calm & steady" with the gradual reopenings. There seems to be over 50 reopening plans (some use the term phases others use the term stage gating), one (1) for each State that has led to some concerns and uncertainty on how and when to reopen. To my West, Illinois (especially Chicago) has the strictest closures in place and just to my North, Wisconsin is the 2nd most open State, only behind South Dakota. Indiana and Arizona appear to be leaning towards being more open than many States. Several States will be making changes on May 30-31, as the next 14 day window is reached. Please watch our bulletin boards as we will try to use the best information at the time to keep everyone informed of the latest updates and reopenings. We will still want to practice the 6 foot social distancing and we will have to monitor the number of people at gatherings as this number hopefully will increase in the near future.

I hope everyone had a safe Memorial Day and hopefully by July 4th we may have a better understanding on how to celebrate the holidays with our friends and neighbors safely.

Jim Riedl

Manager's Report

Scott Brenner, HOA Manager

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

Good bye Spring... Hello Summer! The pool is looking lovely while residents soak up the Arizona sun.

Palm tree trimming season has arrived and Raintree Landscape Maintenance will be trimming the common area palm trees. If you would like to have your trees trimmed contact Rose with Raintree at (480) 433-8837 and she can stop by your home and give you a quote. She and her crew are on site every Friday keeping the common areas looking good. Late June early July is the perfect time to trim these trees.

A few reminders:

- Weeds: It's the responsibility of each and every homeowner to "maintain his/her lot and unit in a neat and clean condition at all times", this includes removal of weeds. If you believe a lot is not being properly maintained feel free to fill out and sign a complaint form. This complaint is strictly anonymous.
- Indoor furniture is not allowed outdoors. If you have indoor furniture outside, please correct this as soon as possible. Indoor furniture is defined as furniture that is not designed to get wet.
- Pet owners; Please remove all pet feces immediately. This is a violation so let's all help keep the Community beautiful and clean.
- Take the time to read the CC&Rs and Rules & Regulations. Everyone should be familiar with The Wells HOA Rules.
- Rodents are still here in the community, it takes everyone's help to control these pests. Please pick-up any fallen fruit on the ground immediately. This will help a great deal keeping the population down.

For those sticking around for the summer, take care of yourselves, and please follow the usual summertime precautions. Remember, "it's only a dry heat"!

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

THE WELLS COMMITTEES

Architectural Review Committee (ARC)

Clayton Breeze, 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.

Clubhouse Committee

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

Please contact Marlene Trunkenbolz, 480-242-7973, if you have any questions regarding the clubhouse. We will not take reservations for the use of the clubhouse until further notice.

If you use the pool or clubhouse this summer do not expect the clubhouse to be unlocked as the volunteer who locks the clubhouse may have done so in the past. Bring your key so you can have access to clubhouse and restrooms, please lock up when you leave.

Have a safe and healthy summer. See you next fall!

Communications Committee

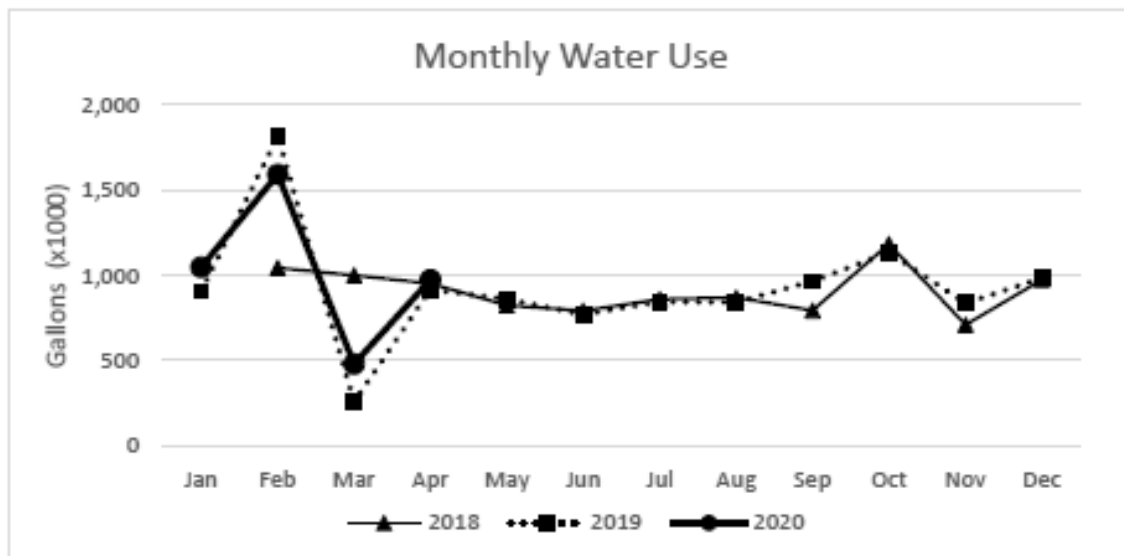
Jean McGuire, Chairperson, George Berg, Liaison. Committee Members: Sue Berg, Donna Hammen, Mary Miller, & Rita Wallace.

If you need information in the 2021 directory updated or any corrections that need to be made email the correct information to the office at office@thewellshoa.com.

Financial Report April 2020

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

YTD Income	Budget	257,419.00	
	Actual	255,938.64	
	Difference	1,480.36	less than budget
YTD Operating Expenses	Budget	206,095.00	
	Actual	191,307.42	
	Difference	14,787.58	less than budget
YTD Out-of-Ordinary Net Expense		29,786.34	
YTD Total Expenses		221,093.76	
Checking Account		76,159.00	
Reserve Accounts	Operational Reserve	165,903.75	
	Capital Reserve	448,358.86	
	Total Reserves	614,262.61	
Accounts Receivable	Total Receivables	4,960.04	
	Monthly Change	766.41	less



2020 Summer "Special " Events

YES, we are doing the Special Events 2x a Month (1 dessert and 1 small meal)

This will look a little different this year due to the Covid 19.

Since we are not able to sit and visit or have a budget for the Special Events, it will be a **Drive By** or **Walk By** and **Pickup**, with a free will container at each event.

The first event will be free and a notice of dates, time and menu will be handed out.

There will be a Free Will container out. If you want to contribute for all events at this time, that will also be OK. This \$\$ will be used until it runs out.

Instead of signing up for the event, please call one of the following people:
Mary M. 515-238-0503, Judy C. 480-361-5253, or Sharon G. 612-570-2030
and give them your name, # of attending and house #.

This way we will be able to purchase and prepare enough for everyone and it will be used for future records.

At each time of event, you will be asked if you are coming to the next one.

The First Event is the Root Beer Float Night on June 11th at 5:30 on the West Side of the Clubhouse

Note: you will get the dates, times and menu for 2020 at this time.

ACTIVITIES Update

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 9:30am	Water Aerobics
Wednesdays	8:30 to 9:15am 1:00 pm 6:00 pm	Water Aerobics Hand & Foot card Game Games
Thursdays	8:30 to 9:15am 1:00	Water Aerobics Needle Work Circle
Fridays	8:30 to 9:15am 6:00pm	Water Aerobics Game Night
Sundays	1:00pm	Mexican Train Dominoes

Happy Birthday

Griffin, Barbara	06/01	Trunkenbolz, Marlene	06/09	Harrison, Robert	06/20
Berry, Robert	06/02	Masciangelo, Mae	06/09	Thiel, Pat	06/21
Bargman, Sis	06/03	Welchans, Jerry	06/09	Wilson, Carolyn	06/21
Beyer, Larry	06/03	Schneider, Barbara	06/10	Calhoun, Teri-Lyn	06/22
Anderson, Roc	06/05	Koppi Jerome	06/10	Helgeson, Jane	06/24
Monahan, Mike	06/05	Tuberg, Barbara	06/13	Messing, Lorene	06/24
Evans, Colleen	06/06	Jergenson, "Chris"	06/14	Catlin, Richard	06/25
Church, Steve	06/06	Jones, Linda	06/14	Bovey, Dale	06/27
Hill, Craig	06/06	Christ, Linda	06/16	Snodgrass, LaDonna	06/27
Borjesson, Betty	06/06	Stahel, Eugene	06/16	Orellana, Gustavo	06/27
Van Gorp, Richard	06/07	Green, Robert	06/16	Oberhoffer, Barbara	06/28
Drouhard, Toni	06/07	Kubik, Monte	06/16	Urbatsch, Gene	06/28
Birrell, Cindy	06/08	Davis, June	06/17	Gunderson, John	06/29
Rosen, Bernie	06/08	Gohl, Linda	06/17	Larson, Linda	06/29
Snelling, Dale	06/08	Emerson, Dale	06/19		

Happy Anniversary

Penfold, Paris & Janet	06/01/1973	Anderson, Richard & Bonnie	06/18/1966
Turner, Roger & Karen	06/01/1968	Middendorff, Craig & Kathi	06/18/1983
Nelson, Richard & Janet	06/03/1967	Footz, Walter & Olga	06/19/1954
Gibson, Charles & Grace	06/05/1965	Wilson, Morris & Carolyn	06/22/1957
Holmes, Thomas & Jill	06/06/1970	Sobeck, Lawrence & Ruby	06/24/1961
Helfenstein, Ronnie & Lily	06/06/1970	Delaney, Richard & Doris	06/24/1967
Bullock, Douglas & Theola	06/06/1970	Garcia, Albert & Marjorie	06/25/1956
Magnusson, Robert & Shirlee	06/11/1966	Binder, Gary & Cathryn	06/26/1971
Lindberg, Robert & Phyllis	06/12/1965	Murray, James & Debra	06/28/1975
Mountain, Timothy & Barbara	06/12/1985	Oberhoffer, James & Barbara	06/29/1991
Cousins, John & Nancy	06/14/2008		

In Memoriam

Doris Butch Lot # 391 Passed Friday April 17, 2020

On a Personal Note

Special Thanks to the person who made up the Happy May Basket that was put on my door.
LaDonna Slowik Lot # 218

I want to thank the ladies of the Needle Work Circle for the beautiful afghan that was given to me when I broke my wrist. Thank you so much.

Love, Donna Price Lot #174