

July 2020

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

Notice: The Pools & Pool Area will be Closed on Mondays, Wednesdays and Fridays
7:00am to 8:00am for Maintenance

- ◆ Saturday July 4th Independence Day
- ◆ Thursday July 9th Special Event East side Clubhouse (Ice Cream Sundae 5:30pm)
- ◆ Thursday July 23rd Special Event East side Clubhouse (Sloppy Joes 5:30pm)

The Deadline for the August
Wellspoken is July 26th, 2020



Website: thewellshomeowners.com Email: office@thewellshoa.com

President's Report

Once again, as I write this article on June 22nd some of the information will be outdated once this goes to press. Coronavirus cases are increasing, many cities are requiring face masks when in public, wild fires are still not under control, beaches are still closed in Chicago and most of us are trying to stay safe and follow whatever practices that we feel the most comfortable with. We continue to use hand sanitizers and wipes but the non biodegradable wipes continue to cause issues with our sewer system. We have spent several thousand dollars over the past few years inspecting and water blasting our sewers trying to keep the buildup down. Unfortunately, see page three for photo that shows the hand wipe build up. Please DO NOT flush wipes that are not biodegradable. If in doubt, dispose of the wipes in our garbage dumpsters. This will help with the flow of waste through the sewer system. Thanks for your help with this and have a safe 4th of July.

Jim Riedl

Manager's Report

Scott Brenner, HOA Manager

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

The HOA will be changing how and when the two pools are maintained. This is required so the pool service can clean and do the proper chemical treatments. During this process no one can be in the pool at that time. For this reason the pools and pool area will be closed on Mondays, Wednesdays and Fridays between the hours of 7:00 am to 8:00am. We apologize for any inconvenience, but in the end it will benefit all pool users.

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 call or text Rose with Raintree at (480) 433-8837. Be sure you indicate you reside in The Wells Community and provide her your name, lot #, and phone # so she can contact you to quote you a price to have your palm tree properly trimmed.

A few reminders:

- Birds can find water and food on their own. Feeding of birds is not recommended as this causes all sorts of problems. There are many Human Health dangers when people are exposed to bird droppings like Histoplasmosis, Candidiasis, Cryptococcosis, St. Louis Encephalitis, Salmonellosis and E.coli to name a few. Think of yourself and others DON'T FEED OR WATER THE BIRDS. We here in the community are at a higher health risk than a healthy 25year old. PLEASE protect yourself and others.
- Patio furniture is defined as furniture that if it got wet it would not be ruined. If you have indoor furniture on your carport or patio or outside your unit this a violation of Rule: Under Rules & Regulations page 10 blue section of the 2020 Resident Directory.
- 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.
- 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.
- And finally please rinse off before and after exiting the pools.

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

Non Biodegradable Wipes Clogging Sewer System



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

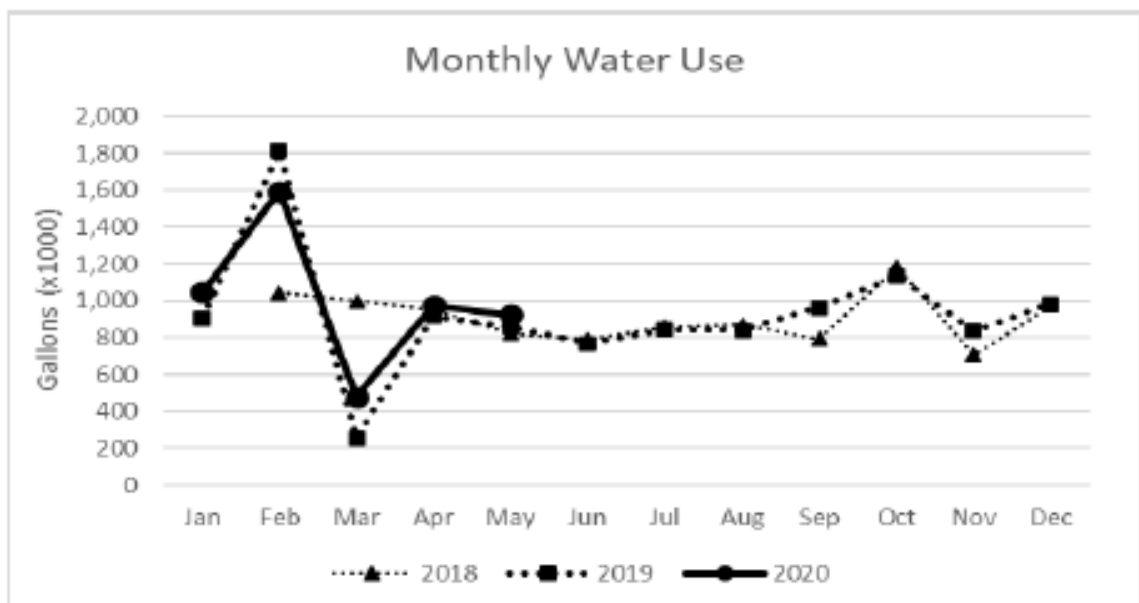
Jean McGuire, Chairperson, George Berg, Liaison. Committee Members: Sue Berg, Donna Hammen, Mary Miller, & Rita Wallace.

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 May 2020

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

YTD Income	Budget	320,774.00	
	Actual	318,041.02	
	Difference	2,732.98	less than budget
YTD Operating Expenses	Budget	260,826.00	
	Actual	232,222.18	
	Difference	28,603.82	less than budget
YTD Out-of-Ordinary Net Expense		32,236.34	
YTD Total Expenses		264,458.52	
Checking Account		78,719.57	
Reserve Accounts	Operational Reserve	166,138.11	
	Capital Reserve	463,717.55	
	Total Reserves	629,855.66	
Accounts Receivable	Total Receivables	5,544.04	
	Monthly Change	584.00	more



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

Summer “Special” Events

July 9th	Thursday at 5:30 pm	Ice Cream Sundae (Chocolate, Caramel, & Strawberry)	East side of Clubhouse
July 23rd	Thursday at 5:30pm	Sloppy Joes (Chips)	East side of Clubhouse
August 13th	Thursday at 5:30pm	Cheese Cake	East side of Clubhouse
August 27th	Thursday at 5:30pm	Pizza (2 Slices) (Meat, Veggie or Pepperoni)	East side of Clubhouse
Sept. 10th	Thursday at 5:30pm	Pie A 'LA Mode (Apple or Pumpkin)	East side of Clubhouse
Sept. 24th	Thursday at 5:30pm	Tacos in a bowl (Frito Chips, meat, lettuce & cheese)	East side of Clubhouse

If you wish to participate call

Mary M. 515-238-0503, Judy C. 480-361-5253, or Sharon G. 612-570-2030

Please Remember it is a Free Will Donation

Happy Birthday

Munoz, Lydia	07/01	Binder, Cathryn	07/15	Thomas, Judith	07/24
Dent, Jim	07/02	Halverson, Brenda	07/16	Cramer, Barbara	07/24
Bradley, Ann	07/05	Penfold, Janet	07/17	Stoeckel, Anneliese	07/25
Urbatsch, Penelope	07/05	Boehm, James	07/18	Swift, Kathleen	07/25
Buckner, Randall	07/07	Sonnenberg, Marlo	07/18	Boehm, Daniel	07/28
Below, Lynn	07/08	Catlin, Rochelle	07/18	Buckner, Donna	07/28
Wantroba, Donald	07/08	Martin, Beverly	07/20	Clark, Sheila	07/29
Anderson, Patty	07/10	Oberbroeckling, Ken	07/21	Heath, Annette	07/29
Wantroba, Elaine	07/13	Thompson, Tom	07/21	Shadle, Marlene	07/30
Gabriel, Cheryl	07/14	Boisvert, Paul Ray	07/22	Gellert, Mary Jane	07/31
Shepherd, Dorothy	07/14	Gross, Edith	07/22	Barnes, Marilyn	07/31
Munsey, Sharon	07/14	Bisbing, Robin	07/23	Hlavsa, Miroslav	07/31
Otto, Donna	07/14	Paplow, Linda	07/23	Walker, Virginia	07/31
Penfold, Paris	07/14	Wallin, Mike	07/23		

Happy Anniversary

Rogalla, Robert & Katherine	07/01/1961	Henry, Jerry & Kaylyn	07/15/1979
Schultz, Ronald & Carolyn	07/01/2000	Bigler, Will & Debbie	07/16/1976
Boehm, James & Elaine	07/02/1960	Severance, Hal & Jeanna	07/19/2002
Hill, Gary & Adrienne	07/03/1965	Berntson, Russell & Beverly	07/20/1968
Hoffer, Jerry & Sharon	07/10/1965	Plischke, Bernard & Rena	07/20/1963
Buck, Tad & Sharon	07/10/1982	Thurston, Andrew & Elaine	07/27/2061
Doney, William & Donna	07/12/1975	Gohl, Jerome & Linda	07/28/1973
Crosbie, Tom & Bonnie	07/12/1969	Anderson, Ken & Ione	07/31/1955
Popowski Don & Marcie	07/13/1974	Bertness, Ken & Anderson, Colleen	07/31/2010

In Memoriam

On a Personal Note