

August 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

- ◆ Thursday August 13th Special Event East side Clubhouse (Cheese Cake at 5:30pm)
- ◆ Thursday August 27th Special Event East side Clubhouse (Pizza 2 slices at 5:30pm)

The Deadline for the September  
Wellspoken is August 24th, 2020



## President's Report

Once again, as of this writing (July 20th) things are still in a state of flux. Many States and cities are reclosing some businesses and facilities due to an uptick in their Covid-19 numbers. Many States and stores are now requiring some form of wearing masks. I heard on the radio over the weekend that we should follow the “3 W’s”, which are: **W**ash your hands, **W**atch your social distancing and **W**ear your masks. Please follow whatever safe practices that are the most appropriate for you, your family and friends. One the bright side many Sports are returning. I will be watching the 2nd Cubs-White Sox exhibition game tonight (YEA). The major league season should be into its 2nd week by the time this article goes to press. Canada will be hosting all of the NHL games but the Blue Jays appear to be playing all of their games in the US (BOO for Jays fans).

The Board of Directors (BOD) has received a petition concerning the need for new chairs at the pool. The Building & Grounds Committee (B&G) and some Community residents have been looking into this. The BOD has requested that the chairs be heavy enough so they don't blow into the pool. But, not so heavy that they would be hard to move and/or stack. Also, the color scheme would need to coordinate with the existing tables (which are NOT planned to be replaced at this time) and other pool decor. The B&G Committee had requested that we defer this project until later this year which the BOD agreed to. Most of the dirtiest chairs have been removed from service. One additional note: for the past several years we have been cleaning and replacing the banding on chairs as needed on various work Saturdays. But, the BOD does agree that it is time to find good, well built chairs for the pool. We welcome comments and input from any of the groups that use the pool and chairs including (but not limited to) pool users, Clubhouse and Social Committees, Wells Belles, Farnsworth Management, etc.

Thanks and continue to stay cool. I have heard that Mesa/Phoenix has surpassed the 20 days of +110 degrees for the season!!

Jim Riedl

## Manager's Report

*Scott Brenner, HOA Manager*

*Wells HOA Office, 480-641-3776, office email: [office@thewellshoa.com](mailto:office@thewellshoa.com)*

There was recently a concern brought to my attention by a homeowner whose property has been used as a short cut for other residents to have easier access to common area facilities. The neighborly thing to do is seek and get permission to do this before just doing it. They also told me this is happening late in the evening when it is becoming dark or is already dark. This type of activity is trespassing which is against the law and they do not want to get the police involved. Residents should have respect for other residents right to **not** have their property infringed upon by others without their permission, it shouldn't be the owner's obligation to confront a fellow resident who practices this activity. **Please be considerate of others and their property.**

As I have done some recent inspections, The only issue I see on a consistent basis are bushes that are starting to get out of control. Even without rain, these bushes thrive during the summer in Arizona so please keep them maintained. I am also seeing a lot of citrus trees “struggle” and some look parched like they are dying. Please try and keep them up the best you can.

Raintree Landscape has finished the annual palm tree trimming of the common areas, I want to give a thank you to all the home owners who had their own palm trees trimmed at this same time, they look great. We are still waiting for the monsoon season to begin, hopefully bringing rain, and not much wind. Yeah like that is going to happen!!

Unfortunately for us here we are experiencing record setting temps of 110 degrees or better during the days and over nights lows of better than 90 degrees. It's O.K. because we here in the community, as of this writing, are safe from covid-19. Thank you to everyone, keep up the **great work** of wearing masks and social distancing.

**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 Office. 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 and want to use the clubhouse/restrooms, please bring your keys just in case the doors are locked. Also remember to 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](mailto:office@thewellshoa.com).

# Financial Report

## June 2020

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

YTD Income	Budget	383,355.00	
	Actual	380,553.38	
	Difference	2,801.62	less than budget

YTD Operating Expenses	Budget	312,219.00	
	Actual	273,422.43	
	Difference	38,796.57	less than budget

YTD Out-of-Ordinary Net Expense 34,811.34

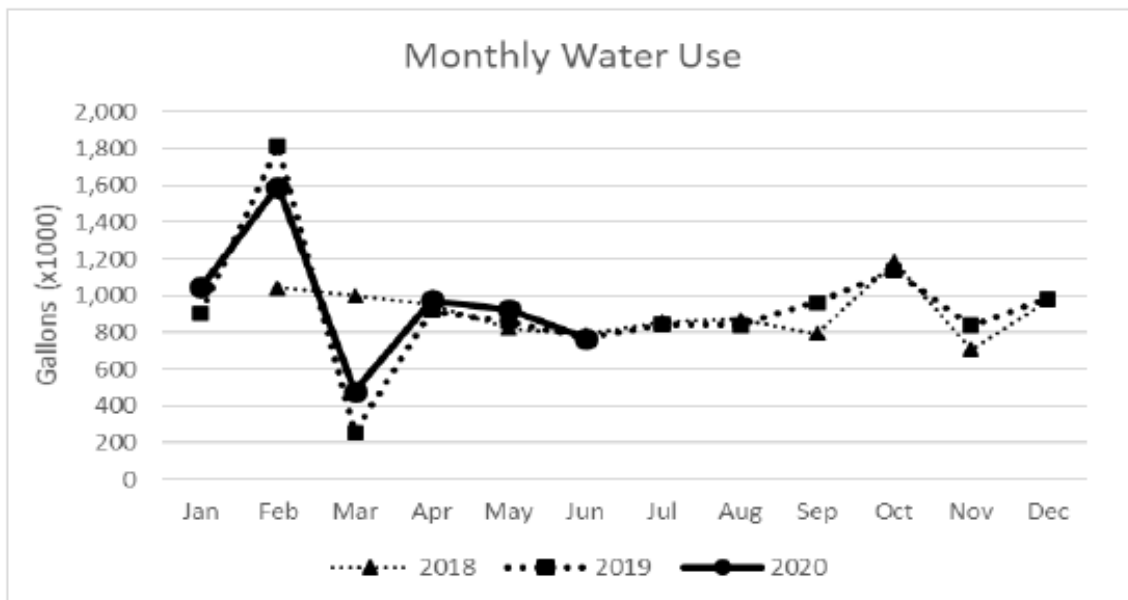
Note: June O-of-O expense included \$2,575 for unclogging a blockage in the sanitary sewer caused by disposable wipes

YTD Total Expenses 308,233.77

Checking Account 51,793.59

Reserve Accounts	Operational Reserve	166,342.46
	Capital Reserve	509,050.83
	Total Reserves	675,393.29

Accounts Receivable	Total Receivables	5,669.50
	Monthly Change	125.46 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 9:15am	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

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

Bergeson, Mitch	08/01	Nelson, Richard	08/12	Bronson-Koppi, Karen	08/23
L'heureux, Joe	08/01	Queensland, Peggy	08/13	Gilmer, Lillian	08/24
Essmeier, Greg	08/04	Messing, Marvin	08/13	Thurston, Andrew	08/24
Monigold, Patrick	08/04	Miller, Steven	08/13	Dallio, Diane	08/25
DeWeerd, Theresa	08/06	Berg, John	08/14	Larson, Bruce	08/26
Hayward, Brenda	08/06	Tomasic, Robert	08/15	McDermott, Don	08/26
Hoffer, Jerry	08/07	Hagen, Calvin	08/16	Schultz, Carolyn	08/26
Skinner, Betty	08/08	Torres, Oscar	08/16	Ahlquist, Russell	08/27
Boughton, Nova	08/08	Dorazio, Janet	08/17	Anderson, Bonnie	08/28
Neus, Nancy	08/08	Ogle, Bill	08/17	Sorgaard, Sylvia	08/28
Miller, Curtis	08/08	Jenkins, Ivan	08/18	Holum, Carol	08/29
Gibson, Charles	08/09	McNew, Mary	08/18	Caraghar, Elouise	08/30
Collins, Mark	08/10	Iversen, James	08/20	Graham, Karen	08/30
Swier, David	08/11	Rogalla, Katherine	08/20	Turner, Karen	08/30
Nelson, Sharon	08/11	Crossman, James	08/21	Gaiovnik, Sharon	08/31
Urness, Roselynn	08/12	Page, Laurie	08/21		
Nelson, Sylvia	08/12	Files, Laveda	08/22		

## Happy Anniversary

Chester, Wayne & Carrol	08/03/1963	Urness, Reginald & Roselynn	08/13/2005
Perry, Lee Roy & Kris	08/05/1978	Kubik, Don & Monte	08/15/1970
Caligiuri, Philip & Gail	08/06/1966	Dabbert, Steve & Joan	08/19/1978
Winkels, Bob & Gloria	08/09/1975	Vinje, John & Kay	08/22/1970
Bergeson, Mitch & Tamra	08/09/1980	Boe, Bob & Debbie	08/28/1971
Evans, Robert & Colleen	08/10/1990	Iversen, James & Cindy	08/31/1984
Aakre, Nelson & Judith	08/10/1968		

### In Memoriam

Former Board Member & Resident Bob McGuire passed on Thursday July 16, 2020

### On a Personal Note