

June 2021

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- ◆ Saturday June 12nd Meet Neighbor potluck in Clubhouse at 5:00pm
- ◆ Monday June 14th Flag Day
- ◆ Sunday June 20th Father's Day

**The Deadline for the July
Wellspoken is June 25th, 2021**



“Again this month the President’s and HOA Manager’s reports will be combined”

A big thank you to all of you during our street maintenance project. Your understanding in preventive maintenance of the common areas is greatly appreciated by the board and the management team. Decisions are made in the best interest of the Community as a whole, sometimes when you are dealing with vendors, there is no control of time lines, what they may find after starting work, or materials that appear fine, but after closer inspection need to be replaced. The decision was made to start the pool deck at the end of April, with the hope of being completed by Mother’s Day but there was no ideal time to close the pool. The pool deck took much longer than anticipated due to many factors, including that the original surface was so thick that it took much longer to grind and prep the surface and the decision to open the pool over the Mother’s Day weekend which cost two (2) days on the project. The Board and Management are not happy just like many residents. The office feels the job was done correctly and will last for a very long time until it needs painting & sealing again.

Also I want to thank the residents that attended the Neighborhood Watch meeting, lots of useful information was spoken by Lindy Marino our contact with the Mesa Police Department.

Palm tree trimming season is near 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.

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 (30) days** to either approve or deny your request depending on their interpretation of the Architectural Review Manual. Please adjust the timing of your projects accordingly.

Please only flush toilet tissue down your toilets. Thank you.

Jim Riedl, The Wells Board President

Scott Brenner, The Wells HOA Manager

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

Neighborhood Watch

The meeting on Tuesday May 18th was a great success with 52 residents in attendance. Officer Lindy Marino with the Mesa Police Department was very informative on senior neighborhood concerns and presented in a common sense way such locking your windows & doors, leaving outside lights on and putting timers on inside lights. There are dust to dawn light bulbs that are available for purchase at hardware stores and home improvement warehouses for your outside lighting needs. Securing valuables was another topic covered as never leave these items unattended for even a short period of time if they are in an unlocked car or outside your home. A common sense approach of not trusting anyone can go a long way in protecting property and yourself from physical harm.

Ken Shadle would like to have a meeting for the year round residents that were not here for a previous meeting this year. We also will have a meeting when the winter residents return. We need 210 total people at N.W. meetings to be recertified. We have a total of 122 attendees so far with the January and last nights meeting. If you are interested in being a block captain or becoming more involved with this program contact Ken at 515-554-9418.

Coordinator: Ken Shadle

THE WELLS COMMITTEES

Architectural Review Committee (ARC)

Chairperson: Ken Shadle Members: Milford (Butch) Jackson, Mel York, Tom Crosbie, Barb Oberhoffer, Bob Winkels, Clayton Breezee, Judy Craver

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 9:00 am in the conference room. 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.

Looking for volunteers to become ARC Committee members. If interested call Ken Shadle 515-554-9418

Communications Committee

Chairperson: Jean McGuire, Cherie Van Over Board Liaison. Committee Members: Sue Berg, Donna Hammen, Mary Miller, & Wanda Saunders

All residents should verify their address and phone number before the 2022 directory goes to print in mid-December of 2021. The office requires/needs your corrections or changes by December 1st 2021. It is your responsibility to correct inaccuracies.

When calling Wells residents on the phone please leave a message if they do not answer. Residents may choose not to answer if you are not in their contacts list.

The Communication Committee reviewed definitions of all bulletin boards. Changes were made. Please bring items to be posted to the office for approval.

Ken Shadle has taken over the Neighborhood Watch Program. Call Ken with questions you may have regarding the program.

Next year's Welcome Open House is scheduled for January 7, 2022.

CLUBHOUSE COMMITTEE

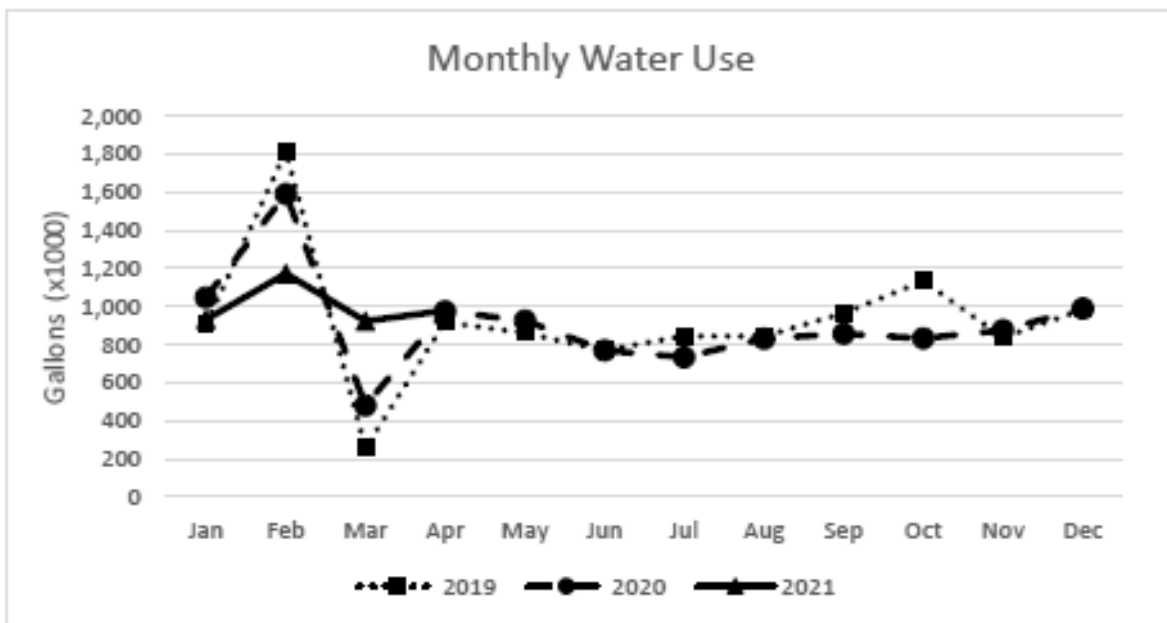
Chairman: Sharon Nelson (605-819-6147); Board Liaison: Nancy York; Members: Laveda Files, Laurie Page, Marion Roberts, Marlene Trunkenbolz.

Please contact Marlene Trunkenbolz (480-242-7973) if you wish to use the clubhouse. We wish you a happy and healthy summer! Hope to see you next fall taking part in activities in the clubhouse!

Financial Report April 2021

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

YTD Income	Budget	256,058.00	
	Actual	257,894.33	
	Difference	1,836.33	more than budget
YTD Operating Expenses	Budget	200,186.00	
	Actual	187,936.24	
	Difference	12,249.76	less than budget
YTD Out-of-Ordinary Net Expense		80,731.06	
YTD Total Expenses		268,667.30	
Checking Account		59,659.77	
Reserve Accounts	Operational Reserve	167,462.33	
	Capital Reserve	586,877.46	
	Total Reserves	754,339.79	
Accounts Receivable	Total Receivables	2,592.85	
	Monthly Change	752.65	more



Social Committee

Jean Mallory – Social Chairperson

Barbara Mountain – Board Liaison

Social Committee Members – Kay Vinje, Jane Carlson, Linda Dent, Judy Schoneman, Dale Emerson and Alice Klinkenborg

During the summer months, June thru September, there will be 2 special events each month with a free will offering. A schedule of dates and food to be served will be posted. Also meet your neighbor potluck– 2nd Saturday of month at 5:00pm

ACTIVITIES

Mondays	7:30am to 8:30am	Chair & Walking Exercises
	8:30am to 9:15am	Water Aerobics
	1:00pm	Rummikub (a rummy game using tiles instead of cards)
	6:00pm	Hand-Foot-Toe card game
Tuesdays	7:30am to 8:30am	Chair & Walking Exercises
	8:30am to 9:15am	Water Aerobics
Wednesdays	7:30am to 8:30am	Chair & Walking Exercises
	8:30am to 9:15am	Water Aerobics
	1:00pm	Hand & Foot card game
	6:00pm	Games
Thursdays	7:30am to 8:30am	Chair & Walking Exercises
	8:30am to 9:15am	Water Aerobics
	1:00pm to 3:00pm	Needle Work Circle
Fridays	7:30am to 8:30am	Chair & Walking Exercises
	8:30am to 9:15am	Water Aerobics
	6:00pm	Game Night
Sundays	1:00pm	Mexican Train Dominoes

Bridge

Bridge will not be played at the clubhouse on Tuesday at 12:30 until fall. Small groups are encouraged to continue playing. Please call Betty at 480-616-6247 or Nancy at 480-236-0204 if you would like to host a small group (4 persons) or play bridge with a small group throughout the summer.

Happy Birthday

Berry, Robert	06/02	Baisch, Darrell	06/11	Wilson, Carolyn	06/21
Beyer, Larry	06/03	Tuberg, Barbara	06/13	Calhoun, Teri-Lyn	06/22
Anderson, Roc	06/05	Jergenson, "Chris"	06/14	Helgeson, Jane	06/24
Monahan, Mike	06/05	Jones, Linda	06/14	Messing, Lorene	06/24
Church, Steve	06/06	Christ, Linda	06/16	Catlin, Richard	06/25
Hill, Craig	06/06	Stahel, Eugene	06/16	Bovey, Dale	06/27
Borjesson, Betty	06/06	Green, Robert	06/16	Colt, John Joseph	06/27
Drouhard, Toni	06/07	Kubik, Monte	06/16	Snodgrass, LaDonna	06/27
Birrell, Cindy	06/08	Davis, June	06/17	Orellana, Gustavo	06/27
Rosen, Bernie	06/08	Gohl, Linda	06/17	Oberhoffer, Barbara	06/28
Snelling, Dale	06/08	Winkles, Linda	06/17	Urbatsch, Gene	06/28
Trunkenbolz, Marlene	06/09	Emerson, Dale	06/19	Gunderson, John	06/29
Welchans, Jerry	06/09	Glonck, Linda	06/19	Johnston, Rick	06/29
Schneider, Barbara	06/10	Harrison, Robert	06/20	Larson, Linda	06/29
Koppi Jerome	06/10	Thiel, Pat	06/21		

Happy Anniversary

Penfold, Paris & Janet	06/01/1973	Cousins, John & Nancy	06/14/2008
Turner, Roger & Karen	06/01/1968	Anderson, Richard & Bonnie	06/18/1966
Bassett, Donald & Karen	06/02/1990	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
Helfenstein, Ronnie & Lily	06/06/1970	Sobeck, Lawrence & Ruby	06/24/1961
Bullock, Douglas & Theola	06/06/1970	Delaney, Richard & Doris	06/24/1967
Becker, Daniel & Bette	06/11/1983	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

In Memoriam

DeEtta Beason Lot #335 Passed on Monday May 10, 2021

Former Resident Dee Campbell Passed on Friday May 14, 2021

On a Personal Note

To my Wells family and friends I thank you so much for the kind thoughts of sympathy, condolences, prayers, flowers and gifts. In times like this we need each other. Thank you very much from my heart.
Walter Wright Lot 265