

August 2021

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- ◆ Thursday August 12th Strawberry Shortcake in Clubhouse at 5:30pm
- ◆ Saturday August 21st Meet your Neighbor Potluck in Clubhouse at 5:00pm
- ◆ Thursday August 26th Chicken Enchiladas & Salad in Clubhouse at 5:30 pm

**The Deadline for the September
Wellspoken is August 25th, 2021**



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

The neighborhood watch meeting on July 15th was a success, attended by over 20 people. The next meeting will be scheduled after the winter residents have returned. I would like to extend a big thank you to Ken Shadle for volunteering to help get our community reinstated with the City of Mesa Neighborhood Watch program. Marilyn Montgomery (Lot # 345)has stepped forward to coordinate and continue this important health and safety program.

You may have noticed that flags at the McDowell entrance are in need of replacement. New flags have been on order for two weeks, however the vendor said it may be six weeks until we receive them.

Independent’s Day has come and gone, and monsoon season is here. Already we have received more rain than we received all last summer. Unfortunately the bad news is strong winds have been occurring with the rain storms. During the second and third weekends of July there were many reports of wind damage to roofs throughout the community. For this reason, it is very important that if you are away during the monsoon season you need to have a caretaker looking after your property. The caretaker may be able to repair minor damages or coordinate with a local vendor to fix more serious problems while you are gone.

It’s great we have received our much-needed rain. But with this rain comes dreaded weeds. They will keep popping up after each rain becoming a constant battle to control. During monsoon season it is wise to kill these weeds as they appear so they do not go to seed and their seeds are spread everywhere by the wind. It is each homeowner’s responsibility to maintain their properties and control their weeds. This battle is never ending.

A few extra reminders:

- Feeding of birds is not recommended as this causes many health problems. Bird droppings can cause many Human Health dangers such as Histoplasmosis, Candidiasis, St. Lewis Encephalitis, Salmonellosis and E.coli to name just a few. Think of the well-being of yourself and others. **DON’T FEED OR WATER THE BIRDS.** Birds can find water and food on their own. We in this community are at a higher health risk than a healthy 25year old. Let’ all protect ourselves and each other.
- Patio furniture is defined as furniture that will not be ruined if it gets wet. If you have indoor furniture on your carport or patio, or outside your unit, this is a violation of the Rule: Under **RULES AND REGULATIONS** on page 10 blue section of the 2021 Resident Directory. Take the time to read the CC&Rs and Rules & Regulations. Everyone should be familiar with The Wells HOA Rules.
- In the CC&Rs Section 3.14 Pet Restrictions It quotes “ pet owners are responsible for the immediate removal of all pet feces in accordance with the applicable City of Mesa ordinances”. Please pick-up after your pet.
- Rodents are still present in this community. It takes everyone’s cooperation to control these pests. Please pick-up any fallen fruit on the ground immediately. This will help keep the rodent population down.
- And finally if you are entering the Clubhouse after it has been locked for the evening please lock it when you leave. This will help in keeping unwanted guests from entering the clubhouse in the overnight hours.

Jim Riedl, The Wells Board President

Scott Brenner, The Wells HOA Manager

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

THE WELLS COMMITTEES

Architectural Review Committee (ARC)

Ken Shadle-Chairperson

ARC 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

Jean McGuire-Chairperson,

Board Liaison-Cherie Van Over

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.

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

Sharon Nelson-Chairman: (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!

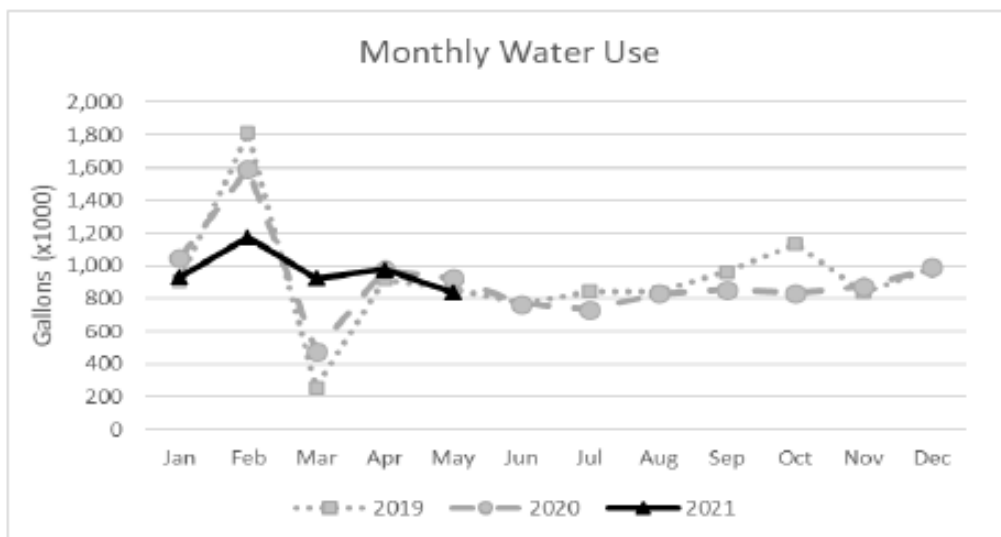
Financial Report June 2021

Chairperson - Mark Collins

Board Liaison - Marge Lesnever

Finance Committee Members - Ken Anderson, Jim Dent, Chuck Hamman, Nancy Lane, Mike Rudolph

YTD Income	Budget	380,667.00	
	Actual	382,714.16	
	Difference	2,047.16	more than budget
YTD Operating Expenses	Budget	304,419.00	
	Actual	308,253.47	
	Difference	3,834.47	more than budget
YTD Out-of-Ordinary Net Expense		101,715.92	
YTD Total Expenses		409,969.39	
Checking Account		54,389.97	
Reserve Accounts	Operational Reserve	167,610.28	
	Capital Reserve	577,286.96	
	Total Reserves	744,897.24	
Accounts Receivable	Total Receivables	822.94	
	Monthly Change	1,621.91	less



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– 3rd 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

Future Community Event

Monday, September 6th
Labor Day BBQ
1:00 PM

Hamburgers, Hot Dogs w/Buns and Lemonade are provided.
Please bring dish to pass that serves 8

Happy Birthday

Bergeson, Mitch	08/01	Queensland, Peggy	08/13	Page, Laurie	08/21
L'heureux, Joe	08/01	Messing, Marvin	08/13	Files, Laveda	08/22
Eaton, Kimberly	08/03	Miller, Steven	08/13	Bronson-Koppi, Karen	08/23
Essmeier, Greg	08/04	Berg, John	08/14	Gilmer, Lillian	08/24
Monigold, Patrick	08/04	Tomasic, Robert	08/15	Thurston, Andrew	08/24
DeWeerd, Theresa	08/06	Hagen, Calvin	08/16	Dallio, Diane	08/25
Hayward, Brenda	08/06	Scott, Linda	08/16	Larson, Bruce	08/26
Skinner, Betty	08/08	Torres, Oscar	08/16	McDermott, Don	08/26
Boughton, Nova	08/08	Dorazio, Janet	08/17	Schultz, Carolyn	08/26
Neus, Nancy	08/08	Ogle, Bill	08/17	Ahlquist, Russell	08/27
Miller, Curtis	08/08	Allen, Diane	08/18	Anderson, Bonnie	08/28
Gibson, Charles	08/09	Hausauer, John	08/18	Sorgaard, Sylvia	08/28
Collins, Mark	08/10	Jenkins, Ivan	08/18	Caraghar, Elouise	08/30
Lyle, Stella	08/10	Lyle, William	08/18	Graham, Karen	08/30
Nelson, Sharon	08/11	McNew, Mary	08/18	Turner, Karen	08/30
Urness, Roselynn	08/12	Iversen, James	08/20	Danczky, Micheal	08/31
Nelson, Sylvia	08/12	Rogalla, Katherine	08/20	Gaiovnik, Sharon	08/31
Nelson, Richard	08/12				

Happy Anniversary

Chester, Wayne & Carrol	08/03/1963	Kubik, Don & Monte	08/15/1970
Perry, Lee Roy & Kris	08/05/1978	Dabbert, Steve & Joan	08/19/1978
Caligiuri, Philip & Gail	08/06/1966	Secora, Jeff & Mona	08/20/1999
Winkels, Bob & Gloria	08/09/1975	Vinje, John & Kay	08/22/1970
Bergeson, Mitch & Tamra	08/09/1980	Boe, Bob & Debbie	08/28/1971
Aakre, Nelson & Judith	08/10/1968	Iversen, James & Cindy	08/31/1984
Urness, Reginald & Roselynn	08/13/2005		

In Memoriam

On a Personal Note

Rita Wallace thank you so much for the food you brought me from the July 4th BBQ. Everyone's food was delicious and you thought of me that meant a lot to me. Thank you again.

Lois Spangenburg # 175