

September 2021

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- ◆ Monday September 6th Labor Day Holiday (Office Closed)
- ◆ Thursday September 9th Apple or Cherry Crisp in Clubhouse at 5:30pm
- ◆ Saturday September 11th Patriot day
- ◆ Sunday September 12th Grandparents Day
- ◆ Saturday September 18th Meet your Neighbor Potluck in Clubhouse at 5:00pm
- ◆ Thursday September 23rd Tacos in a Bowl in Clubhouse at 5:30 pm

**The Deadline for the October
Wellspoken is September 24th, 2021**



Website: thewellshomeowners.com

Email: office@thewellshoa.com

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

September is upon us already and we ask, “Where has the summer gone?” Soon the water to the grass will be shut off so the summer grass can go dormant to prepare for overseeding. The landscape crew will be scalping the summer grass which will cause dust to be in the air for a few Fridays. Be aware of the schedule and limit your outside activities if you have any health conditions that could worsen when the landscapers are performing this task.

The office will be doing a thorough inspection of properties the first full week of September. After all the wet weather and high humidity during August, followed by warm and dry weather, weeds and vegetation are out of control on some properties. Remember, it is the responsibility of the homeowners to maintain their properties (per the CC& R’s and rules and regulations). The office will be sending violation letters to members that have not complied with these regulations. If you receive a maintenance violation, the violation fine schedule states you have ten(10) days to correct the violation to avoid a \$ 50.00 fine.

Perhaps you have noticed the post office has replaced all the stand-alone package mailboxes. This has improved the appearance of the whole area. We have also replaced some of the pool fence by the gate near the mail box area due to the fact that the old fencing had become rusty and ugly. The pool and clubhouse are seen and used by almost all of our residents so their upkeep and appearance are important. The age and condition sometimes requires replacement rather than continual maintenance. The new windows and doors that will be installed on the clubhouse sometime this Fall will not only improve the outside and inside appearance of the clubhouse, they will also conserve energy. Many volunteers worked together to make sure the H.O.A. got name brand windows, professionally installed, at a very reasonable cost.

Another volunteer had a friend who is a retired fire chief who donated some fire hose that we can use to help flush sewers as we make sure all of our fire hydrates work properly. Now we are asking for some able-bodied volunteers to help in this task. If you feel you can provide some help in this activity, please contact any B & G committee member or let us know in the office that you are willing to help.

There is a issue that has not been spoken about in a long time. A resident, contractor or visitor put a refrigerator in the dumpster and this is unacceptable. The solid waste department of the city of Mesa does not accept hazardous waste in their blue dumpsters. There is Freon in refrigerators that is a health and safety hazard if released into the air. The Freon must be removed and captured for a proper disposal of a refrigerator. Call the office for disposal of appliances or if you have any questions on what type of waste is allowed to be put in the blue dumpsters. The cost of disposal of appliances is \$19.00 but the office has to call the city of Mesa for this service.

Another concern has come up. If you see a water leak from a neighbor's lot notify the property owner or the office. **Do Not** take it upon yourself to turn off any of their water.

The cameras at the gates are now operational.

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.

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.

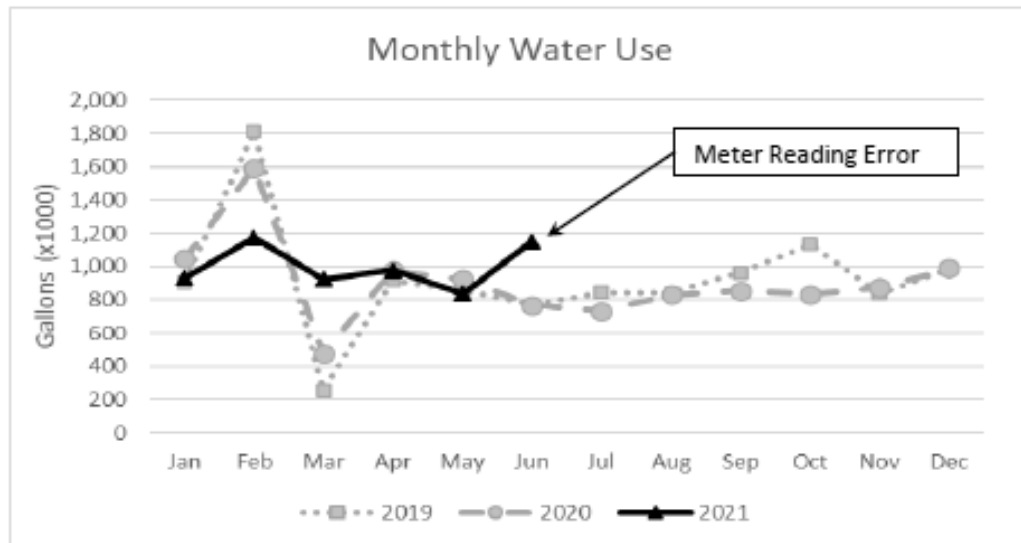
Financial Report July 2021

Chairperson - Mark Collins

Board Liaison - Marge Lesnever

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

YTD Income	Budget	442,484.00	
	Actual	445,655.98	
	Difference	3,171.98	more than budget
YTD Operating Expenses	Budget	350,363.00	
	Actual	354,949.44	
	Difference	4,586.44	more than budget
YTD Out-of-Ordinary Net Expense		107,421.52	
YTD Total Expenses		462,370.96	
Checking Account		65,053.78	
Reserve Accounts	Operational Reserve	167,686.87	
	Capital Reserve	577,485.90	
	Total Reserves	745,172.77	
Accounts Receivable	Total Receivables	973.85	
	Monthly Change	150.91	increase



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

It's your last chance to sign up for the last two summer events, (Apple or Cherry Crisp & pizza on September 9th and Tacos in a Bowl on September 23rd) at 5:30. Just sign up in the clubhouse (Remember, it's a free will offering.)

Also don't forget to sign up for the "Meet Your Neighbor potluck", Saturday September 18th at 5:00pm.

Labor Day BBQ

**Monday, September 6th
1:00 PM in Clubhouse**

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

Sign up Sheet in The Card Room
Questions call Julie Shelton, Lot #99 at 608-333-5661

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

ATTENTION All Bridge Players

Plans are to begin playing bridge on Tuesday afternoons at 12:30 October 5, 2021.
A signup sheet will be posted in the clubhouse mid September.

Please call or text Betty Borjesson 480-616-6247 with questions.

Neighborhood Watch

Chairperson: Marilyn Montgomery #345 (480-270-9378)

Block Captains: Richard & Doris Delaney #481 (480-985-2532), Cheryl Gabriel #344 (480-202-3641), Sharon Hoffer #217 (480-261-3892), Don & Monte Kubik #111 (815-238-8944), Jim and Barb Oberhoffer #426 (602-525-7005), Ken & Marlene Shadle #267 (480-532-1508), Sharon Trammell #356 (480-939-7093), and Marlene Trunkenboltz #35 (480-242-7973).

The Neighborhood Watch program (NW) enlists the active participation of citizens in cooperation with the Mesa Police Department to reduce burglaries and other neighborhoods'. Its primary purpose is the protection of lives and property your and your neighbors. It is a proven and effective means to substantially reduce not only the incidence of residential burglaries, but the incidence of other crimes as well. Why do we need Neighborhood Watch in The Wells? Some of you may not be aware of the break-ins, burglaries, property destruction, car thefts, and even gun fire that occurred here in September 2020. Join us to ensure that never happens again!

One of our HOA Board Members, Ken Shadle, took on the job earlier this year of resurrecting our Neighborhood Watch program, which had disappeared years ago rom a lack of participation. We are so grateful for the wonderful job he did of getting the Mesa PD actively involved right from the beginning, for recruiting several "Block Captains", and for helping to organize several NW meetings and "meet and greet" events. He recently chose to step down as Chairperson, but has graciously agreed to stay on as a Captain, Thank You, Ken!

Watch for informative and fun events coming in October and December at the Clubhouse, and doorknob bags to appear on your front door in December, loaded with lots of great information and ideas for keeping you and your home safe. We need your participation to keep The Wells a safe and happy place to live...come join us!

Happy Birthday

Lewis, Kevin	09/01	Rudolph, Mike	09/09	Boe, Bob	09/21
Schneider, James	09/01	Cavallo, Vincent	09/10	Shollenbarger, Linda	09/22
Riedl, Lynda	09/02	Shelton, Julie	09/10	Owen, Linda	09/23
Beyer, Nancy	09/02	Dabbert, Steve	09/11	Vinje, John	09/25
Simon, Ken	09/03	Wasmund, Ronald	09/11	Alt, Sandra	09/26
Berg, Susan	09/03	Fournier, Keith	09/13	Landers, Louisa	09/26
Magnusson, Bob	09/03	Brown, Lloyd	09/14	Magee, Roderick	09/26
Hoffer, Terry	09/04	Bergeson, Tamra	09/14	Strang, James	09/26
Perry, Lee Roy	09/04	Miller, Deborah	09/14	Winkels, Gloria	09/26
Berry, Ronnae	09/05	Derr, Paul	09/15	Henry, Jerry	09/27
Copp, Howard	09/05	Lander, Joe	09/15	Todd, Kevin	09/27
Lane, Nancy	09/05	Bertolino, Bryce	09/16	Wilson, Morris	09/27
Hoffer, Sharon	09/05	Logan, Jan	09/17	Bertness, Ken	09/28
Bentivegno, Rosemarie	09/07	Conway, Patricia	09/18	Glonek, Joe	09/28
Twedell, Virginia	09/07	Edstrom, Lavonne	09/20	Kubik, Don	09/28
Hanson, Jeffrey	09/07	Buck, Sharon	09/20	Gibson, Grace	09/29
				Maxwell, Phylis	09/30

Happy Anniversary

Copp, Howard & Martha	09/03/1955	Essmeier, John & Connie	09/10/1988
Perry, George & Gleta	09/03/1946	Herms, William & Gail	09/13/1986
Skinner, Joe & Betty	09/03/1956	Conway, Arthur & Patricia	09/14/1963
Bauman, George & Evelyn	09/03/1960	Hoffer, Terry & Charlene	09/15/1962
Gaul, Ambrose & Donna	09/06/1958	Buckner, Randall & Donna	09/16/1983
Breezee, Clayton & Donna	09/06/1974	Miller, Steven & Deborah	09/21/1974
Danczyk, Michael & Debra	09/09/2000	Berg, George & Susan	09/27/1982
Nelson, Dave & Sharon	09/09/1972	Stutzman, David & Miriam	09/29/1973
		Johnson, Bob & Nancy	09/30/2006

In Memoriam

Annette Heath Lot # 236 Passed on Monday July 26th 2021

On a Personal Note

We would like to thank everyone for the cards and prayers during Larry's recovery. It is such a blessing to have such good friends and neighbors.

Larry and Barb Tuberg #420

Thank you to the Wells Belles for remembering me while in the hospital. My procedure went well and the visit was short.

Norma Stuckey #266