

September 2022

# The Wellspoken

THE WELLS  
A 55+ COMMUNITY

## Important Dates to Remember

- ◆ Thursday September 1st Wells Belles gathering at 3:00pm in Clubhouse
- ◆ Monday September 5th Labor Day-Office Closed
- ◆ Monday September 5th Labor Day BBQ at 1:00pm in Clubhouse
- ◆ Thursday September 15th Apple or Cherry Crisp at 5:30pm in the Clubhouse
- ◆ Tuesday September 20th Pancakes & Sausage at 5:30pm in Clubhouse
- ◆ Saturday September 24th Meet Your Neighbor Potluck at 5:00pm in Clubhouse
- ◆ Thursday September 29th Taco in a bowl at 5:30pm in the Clubhouse

The Deadline for the October  
Wellspoken is September 23th, 2022



Website: [thewellshomeowners.com](http://thewellshomeowners.com)

Email: [office@thewellshoa.com](mailto:office@thewellshoa.com)

## **The President's and HOA manager's report will be combined.**

Monsoon season is in full swing and there are many weeds popping up around the community. Please be sure to maintain your lots or arrange for a caretaker to maintain them for you while away. It is important to have a caretaker pass by your lot after any storms to watch for any damage that may have occurred. Please be sure to remove any stagnant water as it may become a breeding ground for mosquitoes.

The recreational storage locks have been changed to match the clubhouse. The older clubhouse key is not longer useful.

In a recent visit from Maricopa County Environment Services, it was noted that pool furniture is being left too close to the gate. Please be sure to leave at least a 45 inch gap between any furniture and the pool gate

**Please pick up after your pets. Thank you**

Jim Riedl, The Wells Board President

*Mindy Hopkinson, The Wells HOA Manager*

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

## **THE WELLS COMMITTEES**

### **Architectural Review Committee (ARC)**

Ken Shadle: Chairperson

ARC Members-Milford (Butch) Jackson, Tom Crosbie, Barb Oberhoffer, Bob Winkels, Clayton Breezee, Judy Craver, John Hausauer, Ruth Teller, and Gene Urbatsch

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.

## **Building & Grounds Committee**

Chairman: Ken Hanusa, Members: Lloyd Brown, Dave Newton, Joe Lander, Dale Emerson, Clayton Breezee, and Mel York. Board Liaison is Rich Paplow.

No Report

## **Clubhouse Committee**

Summer Charman( April-November), Marlene Trunkenbolz 480-242-7973  
Sharon Nelson, Chairman 605-809-6147; Board Liaison: Nancy York;  
Members: Laurie Page, Marion Roberts, and Marla Hausauer

There are two issues we would like all Wells community members to pay particular attention to.

1. The Clubhouse will be locked around 8pm Mon., Wed., and Fri. and around 6pm Tues., Thurs., Sat., and Sun. If a door is locked and you unlock it, you must re-lock the door as you exit. If you are a renter and do not have a key, please obtain one from the owner, the office can not give you a key.
2. When wanting to reserve the clubhouse for a personal activity you must fill out a reservation form, clear the date with the HOA office and provide a \$ 100.00 deposit check which will be returned to you if the clubhouse is left in proper order. Please give several days to a weeks notice of your request. If you want to use the refrigerator or freezer space you must sign out a key from the office and return the key as soon as the office opens. The clubhouse representative will need to meet with you prior to reserving and after you close the clubhouse that day or the next day if it is late. Check will not be returned until these meetings have taken place. Thank you for your cooperation. - Marlene Trunkenbolz -#035-605-809-6147

## **Wells Belles**

Please join us on September 1, as the Wells Belles gather at the clubhouse for another Summertime Happy Hour. Our August Gathering was so well received, we decided to do it again. As before, we will meet at the clubhouse from 3:00 to 5:00, the first Thursday in September. A sign-up sheet is posted on the Wells Belles Bulletin Board in the clubhouse card room. There will be no charge for this event, but we do ask attendees to please bring your favorite beverage (alcohol OR non-alcohol) and an appetizer to share.

We look forward to seeing you all at this fun and casual gathering, Judy and Barb

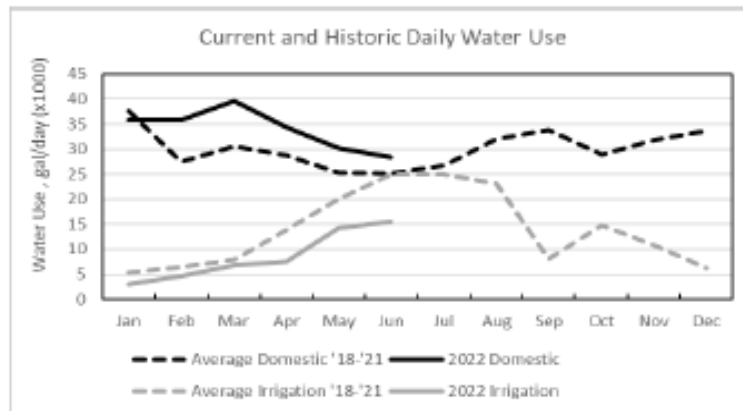
## Financial Report thru July 2022

Chairperson - Mark Collins

Finance Committee Members - Ken Anderson, Jim Dent, Nancy Lane, Don Popowski, Mike Rudolph

Board Liaison - Marge Lesnever

YTD Income	Budget	441,669.00	
	Actual	447,956.49	
	Difference	6,287.49	more than budget
YTD Operating Expenses	Budget	388,910.00	
	Actual	345,435.28	
	Difference	43,474.72	less than budget
YTD Out-of-Ordinary Net Expense		50,083.81	
YTD Total Expenses		395,519.09	
Checking Account		65,020.03	
Reserve Accounts	Operational Reserve	183,519.22	
	Capital Reserve	634,703.22	
	Total Reserves	818,222.44	
Accounts Receivable	Total Receivables	3,692.00	
	Monthly Change	21.00	decrease



Note: We have reduced irrigation in 2022, but domestic water use has been running a little higher than normal. Please be mindful of water conservation.

# Summer Activities

<b>Mondays</b>	8:30 to 9:15 am	Water Aerobics
	6:00 PM	Hand-Foot-Toe card game
<b>Tuesdays</b>	8:30 to 9:15 am	Water Aerobics
<b>Wednesdays</b>	8:30 to 9:15 am	Water Aerobics
	12:00 PM	Hand & Foot card game
	6:00 PM	Game Night
<b>Thursdays</b>	8:30 to 9:15 am	Water Aerobics
	1st Thursday	Wells Bells out to Lunch - sign up at the club house
	1:00 PM	Needle Work Circle
<b>Fridays</b>	8:30 to 9:15 am	Water Aerobics
	6:00 PM	Game night
<b>Saturdays</b>	3rd Saturday	5:00 pm Meet Your Neighbor Pot Luck Sign up at the club house
<b>Sundays</b>	1:00 PM	Mexican Train Dominoes
<b>Note:</b>	Special Events	See Bulletin Board Postings Special Summer Events 4th of July BBQ Pot Luck Labor Day BBQ Pot Luck

# Happy Birthday

## SEPTEMBER BIRTHDAYS

Lewis, Kevin	09/01	Cavallo, Vincent	09/10	Wallace, Mercedes	09/24
Schneider, James	09/01	Shelton, Julie	09/10	Vinje, John	09/25
Vega, Raquel	09/01	Dabbert, Steve	09/11	Magee, Roderick	09/26
Riedl, Lynda	09/02	Wasmund, Ron	09/11	Winkels, Gloria	09/26
Beyer, Nancy	09/02	Fournier, Keith	09/13	Landers, Louisa	09/26
Simon, Ken	09/03	Brown, Lloyd	09/14	Alt, Sandra	09/26
Berg, Susan	09/03	Bergeson, Tamra	09/14	Henry, Jerry	09/27
Magnusson, Bob	09/03	Derr, Paul	09/15	Todd, Kevin	09/27
Hoffer, Terry	09/04	Lander, Joe	09/15	Wilson, Morris	09/27
Perry, Lee Roy	09/04	Bertolino, Bryce	09/16	Bertness, Ken	09/28
Berry, Ronnae	09/05	Berg, Larry	09/17	Kubik, Don	09/28
Copp, Howard	09/05	Logan, Jan	09/17	Gibson, Grace	09/29
Lane, Nancy	09/05	Secorra, Jeff	09/18	Maxwell, Phylis	09/30
Hoffer, Sharon	09/05	Conway, Patricia	09/18	Priebe, Marcia	09/30
Bentivegno, Rosemarie	09/07	Edstrom, Lavonne	09/20		
Hanson, Jeffrey	09/07	Buck, Sharon	09/20		
Rolle, Richard	09/08	Boe, Bob	09/21		
Rudolph, Mike	09/09	Shollenbarger, Linda	09/22		
		Owen, Linda	09/23		

# Happy Anniversary

## SEPTEMBER ANNIVERSARIES

Copp, Howard & Martha	09/03/1955	Nelson, Dave & Sharon	09/09/1972
Perry, George & Gleta	09/03/1948	Essmeier, John & Connie	09/10/1988
Skinner, Joe & Betty	09/03/1956	Herms, William & Gail	09/13/1986
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	Berg, George & Susan	09/27/1982
Danczyk, Michael & Debra	09/09/2000	Stutzman, David & Mariam	09/29/1973
		Johnson, Bob & Nancy	09/30/2006

## In Memoriam

Danny Rackley Lot # 466 passed away on Wednesday August 10th, 2022

## On a Personal Note

In our time of loss-losing our 58 year old son, your comforting visits, cards, and gifts showed the caring love of our "The Wells" friends. Thank you so much, Ken & Marlene Shadle.

On behalf of Patty and myself we want to express our appreciation for all the caring and kind words with the many cards received from friends, neighbors, and residents of The Wells for the passing of loved husband and brother Sonny Olson. Patty Olson #328 Beverly (Pinkee) Martin