

October 2022

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- ◆ Thursday October 6th Wells Belles gathering at 3:00pm in Clubhouse
- ◆ Monday October 10th Columbus Day (Office Closed)
- ◆ Saturday October 22nd Meet your Neighbor Potluck at 5:30 in the Clubhouse
- ◆ Monday October 31st Octoberfest-Boos & Brats 4pm-7pm-Poolside
- ◆ Tuesday November 1st Board Meeting in Clubhouse at 8:30

**The Deadline for the November
Wellspoken is October 24th, 2022**



Website: thewellshomeowners.com

Email: office@thewellshoa.com

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

Many of us have returned or are planning on returning to our Winter homes here at The Wells. I hope everyone made it through the heat, floods, storms, fires, etc that have impacted most if not all of us this Summer. Many activities will be starting over the next several weeks so watch the bulletin boards & The Wellspoken for more details. A few things that I would like to mention to be aware of upon your return.

We are entering 20+ years of the drought in Mesa. The City and Maricopa County have proposed several suggestions on ways to conserve water. We are looking at these proposals to see what make the most sense for The Wells to implement including reducing irrigation of our property. There will be much more work and discussions on this over the next several months, including the effect on our 2023 budget. There has been some impact on the Greenways as the proper weed kill was **NOT** available at the correct time and now there is a push from the City to **NOT** over seed & water with our typical Winter grass planting. The Greenways are in very bad shape and we are struggling on how to maintain them with these guidelines from Mesa. We are trying to make the best decisions of how we move forward on this.

Many of our planter boxes are overrun with plants &/or weeds. We will allow homeowners to take the month of October to get these boxes back into shape. The goal is to keep any plants from hanging over or on the concrete walks in front of your homes. Starting in early November the Office will be conducting inspections of the Community and homeowners will be notified if they are not in compliance with CC&R 7.4 regarding maintenance of your property.

The last inspection of our pool area by Maricopa County mentioned that "Bench, trash can and several chairs are pushed up against the south east corner of the pool fencing creating external footholds assisting in the climbing into the enclosure. Please move all items away from the fencing." Scott moves these items on a daily basis but some pool users continue to move these items back along the fencing. If you do move any item please move it back away from the fencing once you are done. We have mentioned to the County that our pool gates are not locked so no one needs to climb the fencing to gain entrance but they still have citing us on a violation.

Speaking of violations, the only proper way to site a homeowner on a violation of our Rules & Regulations (R&R's) or CC&R's is from the Office and not individual homeowners. If a homeowner feels that there is a violation then they need to file a Complaint with the Office and avoid any confrontation with a neighbor on their own. The Office is to enforce our governing documents.

At this time the BOD is planning on our first meeting on Tuesday November 1st @ 8:30 AM. A notice will be posted ahead of this meeting. Hope to see many of you there and we will have a lot to discuss.

Welcome back home to The Wells and hope everyone is well.

Please check in with the HOA office when you have returned. 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

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.

Social Committee

Jean Mallory – Social Chairperson

Barb Mountain – Board Liaison

Social Committee – Kay Vinje, Dale Emerson, Alice Klinkenborg, Ronnae Berry and Cheryl Conarty

Monday October 31st – OCTOBERFEST_ October Booos and Brats poolside 4pm to 7pm.

Brats, German potato salad, sweet & sour cabbage slaw and dessert. Wear your Halloween costumes. \$5.00 per person. Tickets on sale in the office.

Wells Belles

Wells Belles President- President Kris Perry, 208-451-3890; Vice President Diana Butzlaff; Treasurer Donna Breezee; Secretary Laveda Files; Ex Officio Carol Weber

Please join us on October 6th for the Wells Belles Halloween Happy Hour in the Clubhouse from 3pm-5pm. This is our last summer happy hour as November brings the return of our monthly full group meetings. 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 a “spooky” appetizer to share. We look forward to seeing you all at this fun and casual gathering, Judy and Barb Cramer #71

Fall is here and winter residents are returning for the season. Our monthly business meetings will resume on Thursday, November 3rd. We would like to invite all ladies of The Wells, owners and renters, to join us @ 11 A.M. in the Clubhouse. Kay Vinje and Alice Klinkenborg have arranged for us to go out to lunch together at Apache Wells Clubhouse after our meeting. Menu choices and prices will be listed on sign-up sheets posted in the clubhouse by October 17th. The deadline for signing up If you plan to attend is 4:00 pm, October 31st. We will have nominations and election of officers for 2023. We will also be deciding on a charity to receive our donations from the Christmas Tea and discussing the coming year, so please bring all your suggestions and ideas. We are all looking forward to resuming the Wells Belles meetings, seeing friends and having some fun. Don't forget to wear your nametag for a chance to win the door prize.

THE WELLS BELLES ANNUAL FLEA MARKET – SATURDAY, FEBRUARY 25, 2023

Co-chairs: Linda Brown, #205– 402-984-0408; lindajohnsonbrown@gmail.com
Kris Perry, #252 – 208-451-3890; krisperry66@gmail.com

Last year's flea market was a huge success—thanks to the tremendous crew of over 170 volunteers who made the work fun as well as worthwhile for The Wells community! It's now time to start thinking about the next one! At the wrap-up meeting following the last flea market, all of the department team leaders in attendance indicated they would again volunteer to lead the many teams. We're so grateful for that! Please be thinking about what we can do to facilitate things and continue making improvements in overall operations for the sale. Your input is appreciated! We will be posting sign-up sheets on the clubhouse cardroom bulletin board in early December for team leaders and volunteers, and organizational meetings will begin in early January.

Fridays will be pick-up days, beginning in November. Kris and LeeRoy Perry will pick up your large items and smaller boxed items from your driveways each Friday, starting at 8:30 am. Call the Wells Office at 480-641-3776 when you have items ready for pick up. Your continued help in providing stackable boxes with lids will be appreciated as it has greatly reduced our storage unit expenses the past couple of years.

ACCEPTABLE ITEMS:

Clothing /Accessories– clean with no stains, Shoes, Books, DVDs/CDs, Flat Screen TVs/CD Players, Home Décor, Housewares, Small Appliances, Linens/Curtains, Seasonal Décor, Antiques/Collectables, Musical Instruments, Toys/Puzzles/Games, Jewelry/Boutique items, Sporting Goods, Tools and Furniture.

ITEMS WE WON'T BE ABLE TO ACCEPT:

Mattresses, box springs, hide-a-beds, any upholstered furniture with evidence of smoking or pets, entertainment centers, large appliances, computers, tires, paint, building supplies, light fixtures, sinks, fireplace inserts, organs, pianos, console stereos, console TVs and Christmas trees.

Newcomers: You, too, are invited to be a part of our biggest fundraiser of the year! Simply sign-up to help out and join in the fun!

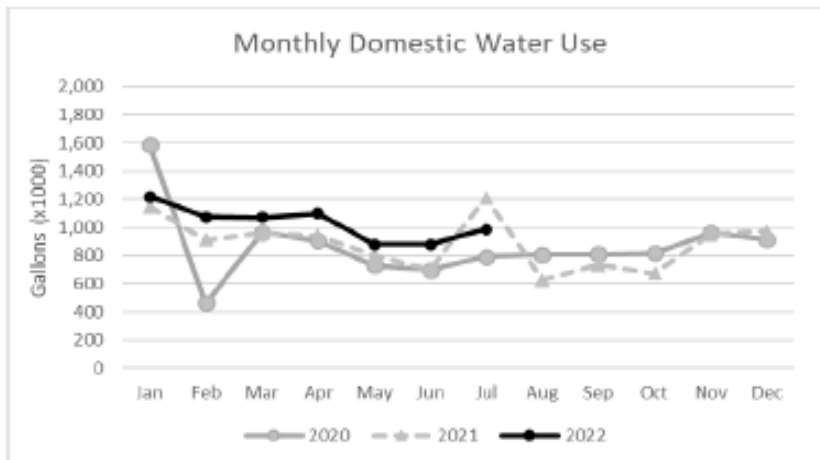
Financial Report thru August 2022

Chairperson - Mark Collins

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

Board Liaison - Marge Lesnever

YTD Income	Budget	503,476.00	
	Actual	510,593.94	
	Difference	7,117.94	more than budget
YTD Operating Expenses	Budget	436,295.00	
	Actual	388,874.75	
	Difference	47,420.25	less than budget
YTD Out-of-Ordinary Net Expense		49,201.61	
YTD Total Expenses		438,076.36	
Checking Account		84,219.70	
Reserve Accounts	Operational Reserve	183,599.81	
	Capital Reserve	634,921.49	
	Total Reserves	818,521.30	
Accounts Receivable	Total Receivables	3,391.45	
	Monthly Change	300.55	decrease



Note: Domestic water use through July is about 15% higher than average. Please be mindful of water conservation.

Activities

Couples Golf

This year's Wednesday afternoon couples golf season is just around-the-corner. Our league could start earlier this year if the interest is there. Check the board in the club house when you arrive for updates.

We were also thinking of keeping golfers up to date by e-mail in addition to clubhouse postings). If you would like to be on the golfers e-mail list, please send your e-mail address to garychrist28@gmail.com. Thanks and see you in October. Gary & Linda Christ Lot # 150

Neighborhood Watch

08-0-22 Meeting Report. Police redistricting The Wells neighborhood watch, it is now under the jurisdiction of the Superstition Patrol District headquartered at 130 N. Robson. Their police representative is Dawn Blake. Mesa Police Dept. will be building a new building near where the food trucks used to be sometimes. Dawn will be giving us new signs. We want to have a household hazardous materials facility meeting for our residents. We will wait until the winter residents are back. If you have any ideas for a community meeting call Ken Shadle-515-554-9418 or any committee member. Committee members: Cheryl Gabriel, Sharon Hofer, Jim & Barb Oberhoffer, Ken & Marlene Shadle, Sharon Trammel, Wando Saunders, Marlene Trunkenboltz, and Marilyn Montgomery.

Pinochle

Pinochle will start on October 18,2022 at 7pm in the large room in the Clubhouse. Dale Emerson will be in charge until we get there later in November. Bring a quarter and have a good time.

Roger and Gerry Resseguie-303-776-5415. Dale Emerson-480-734-7095

Quilting Club

The Wells Quilt Club is an active group of around 15+ ladies who really enjoy quilting. We have demonstrations of quilting projects and do "show and tell" each meeting. If you enjoy quilting, please join us at our meetings in the Clubhouse. We will meet October 28th, November 11th and December 9th at 10 am. Starting in January, we will be meeting twice a month on the second and fourth Friday each month. Happy Quilting! If you have questions about these meetings, call Martha at (509)432-9690 or Mary Ann at (608)963-3879.

Happy Birthday

OCTOBER BIRTHDAYS

Montgomery, Marilyn	10/01	Creasey, Donna	10/13	Saunders, Wanda	10/25
Orr, Richard	10/01	Whitaker, Pamela	10/13	Aakre, Nelson	10/25
Cassens, Renee	10/04	Halverson, Frank	10/14	Popowski, Marcie	10/25
Wilson, Don	10/04	Harrison, Maria	10/15	Birkley, Bernice	10/26
Hanusa, Mary Ann	10/06	Jones, James	10/15	Corwin, Doris	10/27
Knoll, Cathy	10/07	Tomasic, Carol	10/16	Holzhauser, Mary	10/27
Nelson, Dave	10/08	York, Nancy	10/16	Wallace, Rita	10/29
Bowerman, William	10/09	Fuller, Laurie	10/17	Doney, William	10/29
Church, Etta Lou	10/09	Kossila, Kathleen	10/18	Price, Claudia	10/29
Stuckey, Norma	10/10	Everly, Marianne	10/20	Calhoun, Kent	10/29
Price, Odis	10/10	King, Donna	10/20	Behrens, Cynthia	10/30
Olson, Patty	10/10	Sobeck, Larry	10/20	Calhoun, Kelly	10/30
Grove, Theresa	10/11	Casados, Josefina	10/21	Whitehurst, Cynthia	10/31
Perry, Gleta	10/11	Ballantyne, Terry	10/22	Brown, Patricia	10/31
Stutzman, James	10/11	Cain, Suzanne	10/23		
Bovey, Edward	10/12	Kujawa, Gerald	10/23		
Creasey, Harold	10/12	Bassett, Carol	10/23		
		Severance, Hal	10/23		
		Nichols, Brenda	10/24		

Happy Anniversary

OCTOBER ANNIVERSARIES

Riedl, Jim & Lynda	10/04/1986	Patton, Joe & Monica	10/17/1970
Blaurock, Michael & Josie	10/04/2013	Christ, Gary & Linda	10/21/1967
Messing, Marvin & Lorene	10/07/1961	Kinghorn, Kal & Diane	10/21/1975
Oberbroeckling, Ken & Marge	10/07/1967	Bergeson, Terry & Wendy	10/25/1980
Kujawa, Gerald & Laura	10/12/1985	Burns, John & Colleen	10/26/1991
Baisch, Sandy & Darell	10/19/1973	Snelling, Dale & Price, Donna	10/27/1979
		Baker, Jim & Fuller Laurie	10/27/
		Monigold, Patrick & Karen	10/28/1972

In Memoriam

Nancy Cowperthwait Lot # 412 passed away on Friday September 9th, 2022

On a Personal Note

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