

April 2023

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- ◆ Saturday April 1st Monthly Potluck in the Clubhouse at 5:00pm
- ◆ Wednesday April 5th Board Meeting in the Clubhouse at 7:00pm
- ◆ Thursday April 6th Wells Belles meeting in Clubhouse at 11:00am
- ◆ Sunday April 9th Easter Dinner in the Clubhouse at 1:00pm

The Deadline for the May
Wellspoken is April 24th, 2023



Website: thewellshomeowners.com

Email: office@thewellshoa.com

President's Report

Many of us are planning our annual trek back to our Summer homes and some have already made that trip. Those who are or will be traveling please be safe and hope to see you in the Fall. I would like to thank everyone for giving of your **3 T's**: your **Time, Talent & Treasure** to help keep our Community such a great place to live. The concrete work for the West dumpster pad (along with its enclosure) and the East sidewalk of the Clubhouse have been completed. At the March 2nd BOD meeting several major projects were approved including over \$207,000 for the Clubhouse remodeling. This breaks down to \$66,000 for the Kitchen, \$47,000 for the Women's Rest Room, \$47,000 for the Men's Rest Room, \$37,000 for carpeting & flooring and \$10,000 for interior painting. A new maintenance golf cart for about \$15,000 will be procured and a couple of water isolation valves and 1 fire hydrant will be replaced for about \$20,000. Street seal coating has already been approved. There will need to be some project "leveling" for both asset management and disruption concerns. A master schedule will be posted once it is fully developed. We will use the mass emailing to communicate this schedule along with approved BOD meeting minutes and other important information. So please make sure that you have an email address registered with the HOA Office to receive these important communications. Some other projects have been deferred until the Fall including the plans for the landscaping of the NE corner of the Clubhouse.

The water conservation team has completed their testing of the Community. About 5 major leaks were identified and have been corrected and other issues with water heater tanks, toilets and shut off valves were also found and are being addressed. We hope to see some improvement on our water bill moving forward.

Please make sure you have a caretaker watching your home over the Summer taking care of any issues including maintaining your landscaping.

Our final BOD meeting for the season will be on Wednesday April 5th @ 7 PM. We will be reviewing Summer plans including all of the project work with the Clubhouse.

Again, everyone have a great and safe Summer wherever you plan on spending it. See you in the Fall.
-Jim Riedl President

HOA Manager's Reports

It has been a busy season with even more events happening in the summer. The clubhouse is set to have major renovations to the kitchen, restrooms and flooring through out. We will be utilizing our mass emails to update all owners. If you have not provided the office with an email please do so.

This is also a great time to review your information in The Wells directory. Any necessary changes can be emailed to the office. The deadline for the 2024 directory is December 1st, 2023

We have made great strides in keeping the community landscaping and maintenance violations to a minimum. Lets keep this going through the summer! Fill out a departure form. Be sure to include the information of any caretakers watching over your property. **Pick up fruit as it falls**. Please make a conscious effort to keep up with control of weeds to help keep the community beautiful year round.

Happy Easter! See you in the Fall!

Please do not exceed the 15 mph speed limit. Thank you!

*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

Members: Tom Crosbie, Barb Oberhoffer, Bob Winkels, Clayton Breezee, Judy Craver, John Hausauer, Ruth Teller, Tom Shollenbarger 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. A recommended list of plants for the planter box and the side of the home is in the HOA office.

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.

Bingo

Chairman: Ron Knoll

Board Liaison: Jim Riedl

Members: Karen Bassett, Don Bassett, Cate Knoll

Bingo is over for this season. Thank you to all of you who volunteered and participated this year. During the 3 months we played bingo. You ate 390 pieces of cake. We prayed the bingo prayer 12 times (and most of us know what happened the night we didn't say the prayer...). You ate 780 baskets of popcorn, that's 122,460 kernels of popped corn not counting partial pieces or unpopped kernels, counted by chairman Ron Knoll, verified by Supervisor Alice Klinkenborg. With the help of a loyal group of volunteers, 21 tables were set up 13 Monday mornings in 2023 and 109 chairs were set around the tables. Each Monday, all 13 times, many of you that came to play bingo and a few that committed to helping take down, folded up those 21 tables and put away those 109 chairs at the end of each of those 13 Mondays.

We had a few bumps in the road, but all in all, had a great season of bingo. Thank you to all of you who made this possible by either volunteering or playing, or both. With your help, we look forward to more bingo fun next year.

Building & Grounds Committee

Chairman: Ken Hanusa

Board Liaison: Joe Lander

Members: Lynn Below, Dale Emerson, Mel York, Clayton Breezee, and Ron Knoll.

Sad to report that my previous board liaison, Richard Paplow passed away on March 14th. Joe Lander is now the board Liaison.

The projects that we worked on are completed. The kurapia that we planted looks good at this point. November 4th will be the first workday in the fall.

Clubhouse Committee

Chairman: Sharon Nelson, 605-809-6147;

Board Liaison: Nancy York

Members: Marlene Trunkenbolz, Laurie Page, Marion Roberts and Marla Hausauer.

We have finally gotten our final bid for our remodel of the Clubhouse. We have spent a lot of time choosing colors and options for the remodel. We are trying to plan to get everything done in the right order. We hope the contractors will start in mid-April or May and going thru mid-summer. It will depend on how soon they can get the supplies. We also got the bid for the flooring. We will also be painting everything and doing some electrical work.

Thanks to all the gals who helped clean the Clubhouse over the winter and a big thanks to Lloyd Brown for all the work you have done in the Clubhouse.

Communications Committee

Jean McGuire: Chairperson

Cherie Van Over: Board Liaison

Members: Sue Berg, Judy Bialk, Mary Miller, Darlene Rolle, Wanda Saunders

Residents please verify your information in the 2023 Directory and notify the office if you have any changes.

Residents and renters remember to:

Check in with the office when you have been gone for extended periods of time.

Check out with the office when you are leaving for an extended period of time and fill out the form stating who will be taking care of your property.

Election Committee

Sharon Hoffer: Chair 480-261-3892

Board Liaison: Jim Riedl

Committee Members: Donna Breezee, Jim Dent, Alice Klinkenborg, Nancy Lane, Shirlee Magnusson, Joyce MacArthur, Kathi Middendorff, Dave Nelson, Sharon Nelson, Bob Tomasic, Penny Urbatsch

No Report till November 2023.

Social Committee

Jean Mallory: Social Chairperson

Barb Mountain: Board Liaison

Members of the Social Committee: Dale Emerson, Alice Klinkenborg, Ronnae Berry, Cheryl Conarty, Kathi Middendorff and Cate Knoll

Saturday April 1st – Monthly Potluck at 5pm. Bring a dish to share with your friends and neighbors and your own place setting. Please sign up in the card room.

Sunday April 9th – 1pm The Wells Easter Dinner. The Wells will furnish the hams and you are asked to bring a dish to share and your place setting. Sign-up sheets are posted in the cardroom.

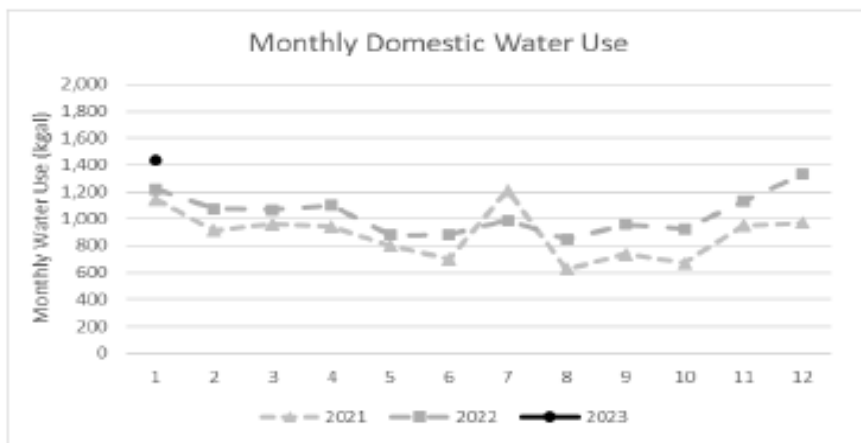
Financial Report thru February 2023

Chairperson - Mark Collins

Finance Committee Members - Jim Dent, Ivan Jenkins, Nancy Lane, Don Popowski, Mike Rudolph

Board Liaison - Marge Lesnever

YTD Income	Budget	132,624.00	
	Actual	137,279.33	
	Difference	4,655.33	more than budget
YTD Operating Expenses	Budget	111,610.00	
	Actual	117,261.95	
	Difference	5,651.95	more than budget
YTD Out-of-Ordinary Net Expense		7,271.98	
YTD Total Expenses		124,533.93	
Checking Account		36,254.23	
Reserve Accounts	Operational Reserve	199,791.71	
	Capital Reserve	715,648.30	
	Total Reserves	915,440.01	
Accounts Receivable	Total Receivables	7,591.71	
	Monthly Change	966.09	increase



Domestic water use continues to be slightly higher than in previous years. Please be mindful of water conservation.

Wells Belles

President: Linda Christ; Vice President: Laurie Page; Treasurer: Donna King
Secretary: Laveda Files; Ex Officio: Kris Perry

Our Baskets and Bonnets Luncheon was a huge success. Thank you to Sue Berg and Nancy Fochs for their fantastic job organizing the event. It is no small task to feed 118 ladies and the lasagna meal was delicious. We were amazed to have 41 baskets this year. Cate Knoll did an outstanding job as auctioneer, assisted by Kathy Kosilla. Our free will donation and auction proceeds totaled \$4,254. This money was donated to the House of Refuge, an organization that provides affordable transitional housing for families in need.

Our last meeting of the season is April 6th. After our business meeting we will have lunch at Desert Peaks restaurant. The signup sheet is posted in the card room. Thank you Wanda Saunders for arranging this.

Have a safe summer. We will see you next season when our meetings will resume on Nov. 2nd.

Activities

“500” Card Club

We will be meeting every Saturday night at 6:30pm in the clubhouse unless notified otherwise. Will cost a quarter to participate and all money is paid out. This is for players new and experienced. Singles or partners welcome. This is a fun way to meet new people and reacquaint with old friends. Thank you, Pat Johnston # 108

Bridge

We will meeting every Tuesday at 12:30pm in the Clubhouse. Will cost 2 quarters, all money is paid out. This is for players new and/or experienced. Singles and partners welcome. We are willing to teach you. Sign up for Bridge in the card room. -Marlene Shadle 480-532-1508

Card Making

We have paper, die cuts, stamps, and punches. All are welcome. Please join us and make a card on Mondays at 11am in the craft room. -Karen Turner 319-573-7608

Golf-Couples

We have had a successful season despite the cool weather and rain. Three scrambles were held with an average of 56 golfers each time. We will golf into April but it is **your** responsibility to sign up on the new April sheet. All pairings are based on if you are signed up by Sunday at 6 pm. We will continue to send out weekly pairings by email and post them in the cardroom. -Gary & Linda Christ Lot #150

Horseshoes

Thursdays at 1:00pm at the horseshoe pits by the gazebo. All who played had a lot of fun! We will continue to play in April until we run out of players. All are welcome! Contact: Bob Boe (#476) 701-527-5966.

Happy Birthday

APRIL BIRTHDAYS

Reiten, Jon	04/01	Aakre, Judith	04/09	Karlin, Gaye	04/21
Sharkey, Marlene	04/01	Caligiuri, Phil	04/10	Gasswint, Pamela	04/22
Wodtli, Bobbi	04/01	Price, Donna	04/11	Hiscocks, Lisa	04/23
Bowerman, Patricia	04/02	Fortney, Kathy	04/13	Munsey, Kyle	04/23
Patton, Joe	04/02	Swirlbul, Evelyn	04/13	Tunis, Betty Lou	04/24
Lewis, Barbara	04/03	Winkels, Bob	04/13	Schneider, Dolores	04/24
Wilson, Lois	04/03	Fochs, Nancy	04/14	Welder, Dorothy	04/25
Bigler, Debbie	04/04	Hausauer, Marla	04/14	Falconer, William	04/25
Buck, Tad	04/04	Pearson, James	04/14	Hill, Gary	04/26
Herns, Gail	04/06	Christensen, Jim	04/15	Hillyer, Charlene	04/27
Bergeson, Terry	04/07	Urness, Reginald	04/16	Korn, Russel	04/27
Alt, Roger	04/08	Bauman, Evelyn	04/16	Essmeier, John	04/29
Anderson, Richard	04/08	Graham, Kathy	04/16	Tangeman, Dorothy	04/29
Joerger, Vi	04/08	Johnson, Mitch	04/17	Boden, Linda	04/29
Young, Gregory	04/08	Stutzman, David	04/19	Van Gorp, Ron	04/30
Kelly, Loretta	04/09	Bergeson, Wendy	04/20		
		Blaurock, Michael	04/20		

Happy Anniversary

APRIL ANNIVERSARIES

McNaughton/Vanover, David & Cherie	04/10/1999	Shollenbarger, Thomas & Linda	04/22/1967
Rolle, Richard & Darlene	04/12/1958	Brown, Lawrence & Patricia	04/24/1971
Urbatsch, Gene & Penelope	04/13/1985	Helgeson, Bob & Jane	04/26/1986
Calhoun, Kent & Teri-Lyn	04/15/1978	Resseguie, Roger & Gerry	04/27/1958
Adams, Edmund & Karen	04/17/1998	Wodtli, Dennis & Bobbi	04/28/1973
Boughton, Steve & Nova	04/18/1964		

In Memoriam

Richard Paplow in lot 494 passed away Tuesday March 14th, 2023.

On a Personal Note

Just wanted to thank the person who found my pedometer in the dog park and returned it to the office.
-Monte Kubik #111

I would like to extend my thanks and gratitude to the kind gifted ladies of the needlework group for the beautiful afghan. It certainly lifted my spirits, Your thoughtfulness and talents are greatly appreciated. Thank you,
Monica Patton # 239

Paul Derr & family would like to thank everyone who came to visit and say farewell. We appreciate your friendship, time and generosity.

Virgina Joergers says "Hello to all! Thank you for all the prayers, cards, and well wishes."-Linda Dinges (her daughter) # 463

The yellow lined space between the two handicap parking spots is meant to be left open for people with wheel-chair ramps. Please be courteous when parking so you don't block this area. Thank you, S. White# 437

Whoever borrowed my dog fences in February, please return them to me. Thank you, Marion Hill # 199