

June 2023

# The Wellspoken

THE WELLS  
A 55+ COMMUNITY

## Important Dates to Remember

- ◆ Thursday June 1st Wells Belles-Out to lunch
- ◆ Saturday June 17th Meet your Neighbor Potluck in the Clubhouse at 5:00pm
- ◆ Sunday June 18th Father's Day
- ◆ Monday June 19th Office Closed for Juneteenth
- ◆

The Deadline for the July  
Wellspoken is June 26th, 2023



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

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

**Starting this month the President's and HOA manager's report will be combined.**

After much patience the Clubhouse painting is complete! JKG has moved on to kitchen remodeling. The cabinets were delivered May 22nd and work began May 30th. The kitchen remodel should take the better part of two months. The kitchen is closed off to assure the contractors can work with out distractions. It shall remain closed until further notice. If you have any questions please contact the office. The coffeepot and microwave were moved into the conference room while the kitchen is under construction. The new kitchen cabinets will remain in the main hall along with the fridge and freezer.

Grizzly flooring began placing new flooring in the gym. The weight machine has caused a delay in the gym flooring being completed. The HOA office is working on finding a vendor that can move the machine so the gym can be completed.

Notice of a start date will be sent as a mass email and notices will be posted on the Manager's Board.

Street maintenance in the south part of the community was completed. The streets look great. Thank you all for your patience while we all navigated our way through the street closures.

Palm tree trimming season is near and Raintree Landscape Maintenance will be trimming the common area palm trees. If you would like to have your trees trimmed call or text Rose with Raintree at (480) 433-8837. Be sure you indicate you reside in The Wells Community and provide her your name, lot #, and phone # so she can contact you to quote you a price to have your palm tree properly trimmed.

Friendly reminder, The white Sunshine Acres bin near the tennis courts is for **ALUMINUM CANS ONLY.** We continue to find odd objects in the container. If unwanted objects continue to be found inside Sunshine Acres will remove the bin. Please do not place any clothes, plastic, cardboard, or any items that are not aluminum cans.

**Please pick up after your pet. 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

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

No Report till November 2023.

## **Building & Grounds Committee**

Chairman: Ken Hanusa

Board Liaison: Joe Lander

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

No Report till November 2023.

## **Clubhouse Committee**

Chairman: Sharon Nelson, 605-809-6147;

Board Liaison: Nancy York

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

No Report till November 2023.

## **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

No Report till November 2023.

## **Wells Belles**

President: Linda Christ; Vice President: Laurie Page; Treasurer: Donna King

Secretary: Laveda Files; Ex Officio: Kris Perry

No Report till November 2023.

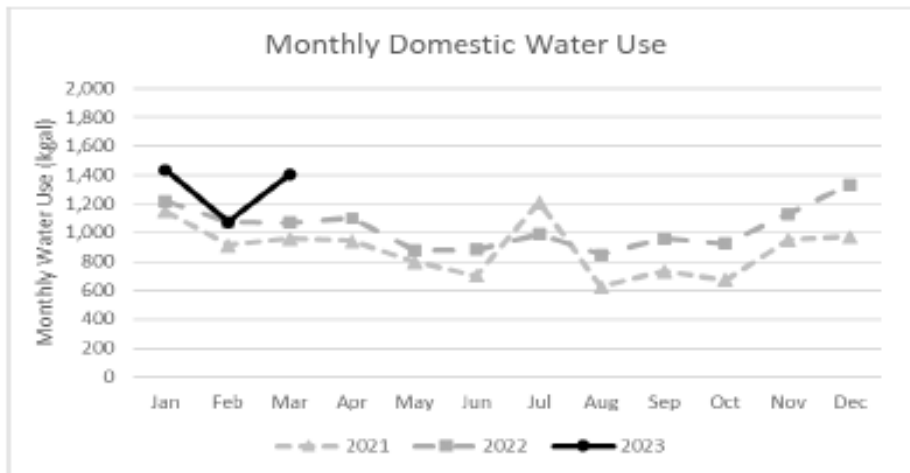
## Financial Report thru April 2023

Chairperson - Mark Collins

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

Board Liaison - Marge Lesnever

YTD Income	Budget	263,998.00	
	Actual	269,340.20	
	Difference	5,342.20	more than budget
YTD Operating Expenses	Budget	210,815.00	
	Actual	232,381.33	
	Difference	21,566.33	more than budget
YTD Out-of-Ordinary Net Expense		102,201.96	
YTD Total Expenses		334,583.29	
Checking Account		47,725.01	
Reserve Accounts	Operational Reserve	200,539.04	
	Capital Reserve	627,534.15	
	Total Reserves	828,073.19	
Accounts Receivable	Total Receivables	5,499.26	
	Monthly Change	1,108.79	increase



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

# Activities

## Neighborhood Watch

The purpose of Neighborhood watch is to keep The Wells Community safe. A good neighbor is a key crime prevention tool. Get to know them and share contact information. Watch their house like you would your own. Attend the many community activities to get to know your neighbors. Arrange for a friend or neighbor to take care of your home when you are gone.

Our crime prevention officer is Dawn Blake of the superstition Patrol District 480-644-5014. If you have any questions or topic suggestions, please contact any of the community members: Cheryl Gabriel, Sharon Hoffer, Barb Oberhoffer, Ken & Marlene Shadle, Sharon Trammel, Wanda Saunders, Marlene Trunkenblotz and Marilyn Montgomery

# Summer Activities

<b>Mondays</b>	8:30 to 9:15 am 6:00 PM	Water Aerobics 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 12:00 PM 6:00 PM	Water Aerobics Hand & Foot card game Game Night
<b>Thursdays</b>	8:30 to 9:15 am 1st Thursday 1:00 PM	Water Aerobics Wells Bells out to Lunch - sign up at the club house Needle Work Circle
<b>Fridays</b>	8:30 to 9:15 am 6:00 PM	Water Aerobics 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

### JUNE BIRTHDAYS

Berry, Rob	06/02	Dunn, Cherie	06/12	Calhoun, Teri-Lyn	06/22
Beyer, Larry	06/03	Hughes, Arthur	06/12	Helgeson, Jane	06/24
Weixel, Sherri	06/04	Tuberg, Barbara	06/13	Messing, Lorene	06/24
Anderson, Roc	06/05	Orth, Ilene	06/13	Catlin, Richard	06/25
Church, Steve	06/06	Jergenson, "Chris"	06/14	Orellana, Gustavo	06/27
Hill, Craig	06/06	Jones, Linda	06/14	Colt, John	06/27
Drouhard, Toni	06/07	Christ, Linda	06/16	Oberhoffer, Barbara	06/28
Birrell, Cindy	06/08	Stahel, Eugene	06/16	Urbatsch, Gene	06/28
Ogden, Susan	06/08	Green, Robert	06/16	Gunderson, John	06/29
Burns, Colleen	06/09	Kubik, Monte	06/16	Larson, Linda	06/29
Trunkenbolz, Marlene	06/09	Davis, June	06/17	Johnston, Richard	06/29
Schneider, Barbara	06/10	Gohl, Linda	06/17	Ogden, Steve	06/29
Koppi, Jerome	06/10	Emerson, Dale	06/19		
Baisch, Darell	06/11	Harrison, Robert	06/20		
		Thiel, Pat	06/21		

## Happy Anniversary

### JUNE ANNIVERSARIES

Turner, Roger & Karen	06/01/1968	Lindberg, Robert & Phyllis	06/12/1965
Penfold, Paris & Janet	06/01/1973	Mountain, Timothy & Barbara	06/12/1985
Bassett, Donald & Karen	06/06/1990	Cousins, John & Nancy	06/14/2008
Nelson, Richard & Janet	06/03/1967	Anderson, Richard & Bonnie	06/18/1966
Gibson, Charles & Grace	06/05/1965	Footz, Walter & Olga	06/19/1954
Helfenstein, Ronnie & Lily	06/06/1970	Sobeck, Lawrence & Ruby	06/24/1961
Bullock, Douglas & Theola	06/06/1970	Delaney, Richard & Doris	06/24/1967
Doetsch, Wesley & Georgia	06/08/1979	Binder, Gary & Cathryn	06/26/1971
Magnusson, Robert & Shirlee	06/11/1966	Todd, Norman & Mary Joan	06/27/1980
Becker, Daniel & BettyJo	06/11/1983	Murray, James & Debra	06/28/1975
		Oberhoffer, James & Barbara	06/29/1991

## In Memoriam

Rhea Larson in lot 169 passed away Friday May 5th, 2023.

LaDonna Slowik in lot 218 passed away Saturday May 6th, 2023.

Dave Wilson in lot 208 passed away Sunday May 7th, 2023.

## On a Personal Note

Thank you to everyone for your thoughts, prayers, and acts of love on the passing of Calvin Hagen. It has been a comfort and support during this difficult time. God bless you all. - Ramona Hagen and family