

July 2023

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- ◆ Tuesday July 4th Independence Day-Office Closed
- ◆ Tuesday July 4th July 4th BBQ-in the Clubhouse at 1:00pm
- ◆ Thursday July 6th Wells Belles- Ladies Happy Hour in the Clubhouse at 3:00pm
- ◆ Saturday July 22nd Meet your Neighbor Potluck in the Clubhouse at 5:30pm

The Deadline for the August
Wellspoken is July 25h, 2023



Website: thewellshomeowners.com

Email: office@thewellshoa.com

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

JKG has been working on the soffit framing, drywall repairs where the old sinks were and patch work through out the kitchen. They have painted and are installing cabinets as of this writing. JKG still projects to finish by the first week of July. Once the kitchen is complete they will move on the bathrooms.

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

Grizzly flooring finished placing the gym flooring. It was a hassle to find a vendor to move our wight machine, however all exercise equipment has been placed back into the gym thanks to LeeRoy Perry, Llyod Brown and Scott. Thank you gentleman for ALL the hard work!

The palm trees have been trimmed in the common areas. 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. Trimmed palms cause less mess and give the community a more uniform appearance.

We had a wet winter and monsoon season is here, please be sure to you/your caretakers are staying on top of all weeds and planter box vegetation growth. Violation notices will continue to be sent per the violation fine schedule(see resident directory for the schedule).

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*

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

Wells Belles “CHRISTMAS IN JULY” Ladies Happy Hour

Thursday, July 6, 3:00 – 5:00 in the Clubhouse (no sign-up required)

Our monthly Wells Belles Gathering is planned as another “Happy Hour” in the clubhouse. As “Christmas in July” is our theme this month, we ask you to bring your favorite holiday appetizer to share and what ever drink you prefer. In the spirit of holiday giving, we will be conducting a blind gift exchange (a new and fun exchange as led by Judy Craver). A \$5 gift limit is encouraged.

It might be a bit warm for that Ugly Christmas Sweater but consider any weather-appropriate Holiday attire to help elevate this fun and festive event. Hope to see you all at this mid-year celebration!

NOTE: August, September and October are still open to anyone looking to host a luncheon outside The Wells. Hostesses need only to coordinate with the local restaurant of your choosing, create a sign-up sheet with location information, and notify the restaurant of our final count. A hostess sign-up sheet is available in the card room. Thank you.

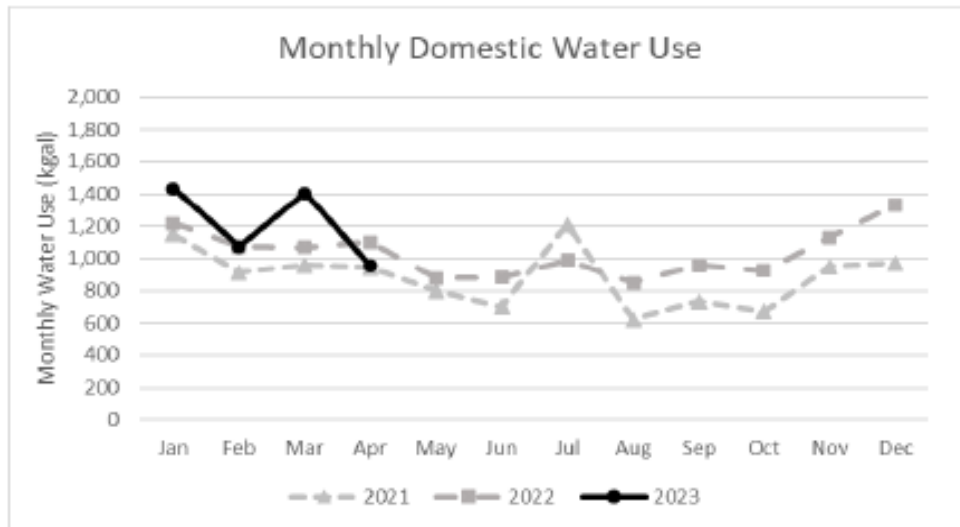
Financial Report thru May 2023

Chairperson - Mark Collins

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

Board Liaison - Marge Lesnever

YTD Income	Budget	327,950.00	
	Actual	333,664.22	
	Difference	5,714.22	more than budget
YTD Operating Expenses	Budget	315,395.00	
	Actual	336,337.52	
	Difference	20,942.52	more than budget
YTD Out-of-Ordinary Net Expense		181,913.61	
YTD Total Expenses		518,251.13	
Checking Account		24,580.22	
Reserve Accounts	Operational Reserve	200,969.89	
	Capital Reserve	528,543.49	
	Total Reserves	729,513.38	
Accounts Receivable	Total Receivables	7,860.04	
	Monthly Change	2,360.78	increase



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

July 4th BBQ

Tuesday, July 4th-BBQ at 1:00pm in the Clubhouse. Hamburgers, Hot dogs with buns and lemonade are provided. Please bring a dish to pass that serves 8. Please bring your own plates, napkins, and utensils. Sign-up sheet in the Card room. Questions: Call Julie Shelton # 99 608-333-5661

Summer Activities

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

Happy Birthday

JULY BIRTHDAYS

Munoz, Lydia	07/01	Munsey, Sharon	07/14	Bisbing, Robin	07/23
Dent, Jim	07/02	Otto, Donna	07/14	Kostka, Janet	07/23
Sennert, Donna	07/04	Penfold, Paris	07/14	Paplow, Linda	07/23
Bradley, Ann	07/05	Binder, Cathryn	07/15	Thomas, Judith	07/24
Urbatsch, Penelope	07/05	Halverson, Brenda	07/16	Cramer, Barbara	07/24
Buckner, Randall	07/07	Huertas, Alexander	07/17	Stoeckel, Anneliese	07/25
Adlfinger, Jim	07/08	Penfold, Janet	07/17	Swift, Kathleen	07/25
Below, Lynn	07/08	Johnston, Patricia	07/17	Erickson, Celeste	07/26
Wantroba, Donald	07/08	Boehm, James	07/18	Buckner, Donna	07/28
Anderson, Patty	07/10	Sonnenberg, Marlo	07/18	Clark, Sheila	07/29
Wilson-Goodman, Angela	07/11	Catlin, Rochelle	07/18	Shadle, Marlene	07/30
Burns, John	07/13	Martin, Beverly	07/20	Gellert, Mary Jane	07/31
Wantroba, Elaine	07/13	Oberbroeckling, Ken	07/21	Hlavsa, Miroslav	07/31
Gabriel, Cheryl	07/14	Thompson, Tom	07/21	Whiteside, Michael	07/31
Hausauer, Marla	07/14	Weixel, Dennis	07/21		
Shepherd, Dorothy	07/14	Baisch, Sandy	07/22		
		Medina, Mike	07/22		

Happy Anniversary

JULY ANNIVERSARIES

Rogalla, Robert & Katherine	07/01/1961	Bigler, Will & Debbie	07/16/1976
Schultz, Ronald & Carolyn	07/01/2000	Severance, Hal & Jeanna	07/19/2002
Boehm, James & Elaine	07/02/1960	Plischke, Bernard & Rena	07/20/1963
Hill, Gary & Adrienne	07/03/1965	Thurston, Andrew & Elaine	07/27/2061
Buck, Tad & Sharon	07/10/1982	Gohl, Jerome & Linda	07/28/1973
Crosbie, Tom & Bonnie	07/12/1969	Anderson, Ken & Ione	07/31/1955
Popowski, Don & Marcie	07/13/1974	Bertness, Ken & Anderson, Colleen	07/31/2010
Henry, Jerry & Kaylyn	07/15/1979	Johnson, Scott & Georgia	07/31/1976

In Memoriam

Doris Delaney in lot 481 passed away Monday May 22nd, 2023.

Sylvia Nelson in lot 211 passed away Saturday June 10th, 2023.

On a Personal Note

We want to thank all who prayed, sent cards, or visited Doris while she was passing. Especially the Wells Singers who sang her favorites to help send Doris to our lord. Many thanks, The Delaney Family.

Kris and I would like to thank everyone for their prayers, cards, and words of encouragement for my speedy recovery. I'm doing just fine and getting stronger every day. This wasn't my first rodeo. I was born with a bad heart valve and 23 years ago when I was 48, it was replaced with a doner valve requiring open heart surgery. This time, we found out almost too late that that valve had worn out. However, due to modern medicine and my arteries being clear, I qualified to receive a new valve via arterial placement without the open-heart surgery. So far all is well and I am basically fully recovered from the procedure. We feel so grateful to be in this wonderful community we call home! -LeeRoy and Kris Perry