

August 2023

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- ◆ Monday July 31st-August 13th Clubhouse CLOSED for remodel
- ◆ Thursday August 3rd Wells Belles– August Luncheon at 11:30am
- ◆ Saturday August 19th Meet your Neighbor Potluck in the Clubhouse at 5:30pm

**The Deadline for the September
Wellspoken is August 24th, 2023**



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

JKG continues to work diligently around the Clubhouse. Countertop delivery and installation set the project back two weeks, but the kitchen is complete! The final walk through was completed and they moved on to the bathrooms. Demolition has started in the men's restroom, while it is under construction the women's rest room will be unisex. Please be sure to lock both doors for privacy and unlock them when leaving.

All kitchen items were placed into cabinets and cupboards to clear room for the Clubhouse flooring.

Grizzly's has started installing flooring in the Clubhouse. Work is expected to take about 2 weeks, work in the main hall will be first leaving the library and gym inaccessible. To ensure work runs safely and in a timely manner the Clubhouse will be **CLOSED** completely.

Notices will be sent as a mass email and notices will be posted on the Manager's Board.

As management drives around for weekly inspections of the community we have noticed fewer landscaping violations. Let's keep it up! Please be sure 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 August Luncheon:

Thursday August 3rd, at 11:30 am. We will gather at China City Super Buffet 2235 S. Power Rd. All you can eat buffet \$12.99, Drink with free refill \$2.39 Our Clubhouse will be closed for continued remodel beginning July 31st. If you miss signing up please call/text Ruth Teller at 480-994-5144 or Cheryl Conarty at 214-504-6289. Looking forward to getting together, catching up and having a GREAT time!

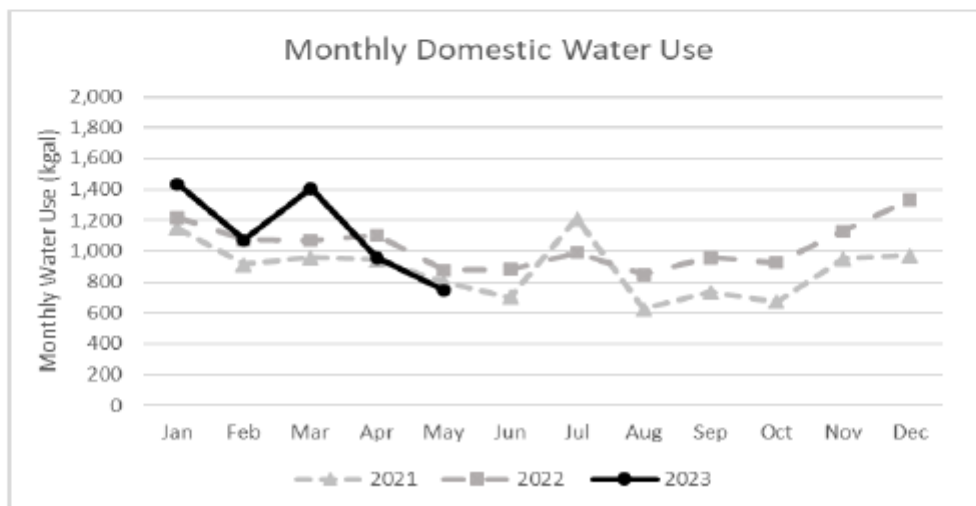
Financial Report thru June 2023

Chairperson - Mark Collins

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

Board Liaison - Marge Lesnever

YTD Income	Budget	390,667.00	
	Actual	397,675.15	
	Difference	7,008.15	more than budget
YTD Operating Expenses	Budget	368,100.00	
	Actual	390,699.32	
	Difference	22,599.32	more than budget
YTD Out-of-Ordinary Net Expense		182,300.19	
YTD Total Expenses		572,999.51	
Checking Account		32,220.05	
Reserve Accounts	Operational Reserve	201,473.59	
	Capital Reserve	529,617.09	
	Total Reserves	731,090.68	
Accounts Receivable	Total Receivables	7,905.46	
	Monthly Change	45.42	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

Summer Activities

Mondays	8:30 to 9:15 am	Water Aerobics
	6:00 pm	Hand-Foot-Toe card game
Tuesdays	8:30 to 9:15 am	Water Aerobics
Wednesdays	8:30 to 9:15 am	Water Aerobics
	12:00 pm	Hand-Foot-Toe card game
	6:00 pm	Game Night
Thursdays	8:30 to 9:15 am	Water Aerobics
	1 st Thursday	Wells Belles out to lunch Sign up at the Clubhouse
	1:00 pm	Needle Work Circle
Fridays	8:30 to 9:15 am	Water Aerobics
	6:00 pm	Game Night
Saturdays	3 rd Saturday	5:30 pm Meet your Neighbor Potluck Sign up at the Clubhouse
Sundays	1:00 pm	Mexican Train Dominos
NOTE:	Special Events See Bulletin Board Postings	Special Summer Events: Labor Day BBQ Potluck

Happy Birthday

AUGUST BIRTHDAYS

Bergeson, Mitch	08/01	Urness, Roselynn	08/12	Bronson-Koppi, Karen	08/23
L'heureux, Joe	08/01	Nelson, Richard	08/12	Gilmer, Lillian	08/24
Eaton, Kimberly	08/03	Messing, Marvin	08/13	Thurston, Andrew	08/24
Wasmund, Diane	08/03	Tomasic, Robert	08/15	Dallio, Diane	08/25
Essmeier, Greg	08/04	Torres, Oscar	08/16	Larson, Bruce	08/26
Monigold, Patrick	08/04	Peterson, Darlet	08/17	McDermott, Don	08/26
DeWeerd, Theresa	08/06	Ogle, Bill	08/17	Parker, Susan	08/26
Hayward, Brenda	08/06	Allen, Diane	08/18	Schultz, Carolyn	08/26
Skinner, Betty	08/08	Hausauer, John	08/18	Todd, Mary Joan	08/26
Boughton, Nova	08/08	Jenkins, Ivan	08/18	Ahlquist, Russell	08/27
Juffer, Kent	08/08	Kremer, John	08/18	Anderson, Bonnie	08/28
Neus, Nancy	08/08	Lyle, Bill	08/18	Sorgaard, Sylvia	08/28
Miller, Curtis	08/08	McNew, Mary	08/18	Graham, Karen	08/30
Gibson, Charles	08/09	Swirbul, Heidi	08/19	Turner, Karen	08/30
Collins, Mark	08/10	Iverson, James	08/20	Gaiovnik, Sharon	08/31
Lyle, Stella	08/10	Rogalla, Katherine	08/20	Danczyk, Michael	08/31
Medina, Bertha	08/11	Herzog, David	08/21		
Nelson, Sharon	08/11	Page, Laurie	08/21		
		Files, Laveda	08/22		

Happy Anniversary

AUGUST ANNIVERSARIES

Chester, Wayne & Carrol	08/03/1963	Urness, Reginald & Roselynn	08/13/2005
Perry, Lee Roy & Kris	08/05/1978	Kubik, Don & Monte	08/15/1970
Caligiuri, Philip & Gail	08/06/1966	Dabbert, Steve & Joan	08/19/1978
Winkels, Bob & Gloria	08/09/1975	Secora, Jeff & Mona	08/20/1999
Bergeson, Mitch & Tamra	08/09/1980	Speaks, Jeffery & Sonia	08/27/1988
Aakre, Nelson & Judith	08/10/1968	Boe, Bob & Debbie	08/28/1971
		Iversen, James & Cindy	08/31/1984

In Memoriam

John Hanrath in lot 413 passed away Tuesday June 27th, 2023.
Evelyn Swirbul in lot 450 passed away Friday June 30th, 2023.

On a Personal Note

A big thank you to all of my special friends in The Wells for my birthday and get well wishes. I have advanced to using a cane but still on oxygen 24/7. I feel like an antique getting rusty. I will always have great memories of my years in The Wells. God bless all of you. Love V. # 463

Someone has been smoking in the dog park on the west side and leaving their cigarette butts in the grass by one of the benches. Not only is this a fire hazard, but it looks trashy. Please pick them up when you are finished with them and put them in the garage. Please do not walk your dogs on the roads when the weather is too hot, it will burn their paws. Use the 5 to 7 second rule, if you take the back of your hand and hold it down to the ground, if it is too hot for your hand, it is too hot for your dogs paws. Thank you, Suzanne Cain -Lot 76