

September 2023

# The Wellspoken

THE WELLS  
A 55+ COMMUNITY

## Important Dates to Remember

- ◆ Monday September 4th Labor Day BBQ in the Clubhouse at 1:00pm
- ◆ Monday September 4th Office Closed for Labor Day
- ◆ Thursday September 7th Wells Belles Luncheon
- ◆ Monday September 11th Patriot Day
- ◆ Saturday September 23rd Meet your Neighbor Potluck in the Clubhouse at 5:30pm

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



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

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

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

Grizzly's flooring was able to complete installation through out the Clubhouse.

JKG continues to work in the men's restroom, while it is under construction the women's rest room is unisex. Please be sure to lock both doors for privacy and unlock them when leaving.

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

Monsoon season is in full swing and there are many weeds popping up around the community. Please be sure to maintain your lots or arrange for a caretaker to maintain them for you while away. It is important to have a caretaker pass by your lot after any storms to watch for any damage that may have occurred. Please be sure to remove any stagnant water as it may become a breeding ground for mosquitoes.

**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

We have had several air conditioners put in without filling out an ARC Form. We can understand the need to replace the unit quickly. It is important that you still fill out an ARC form for our permanent records in the office. A future owner can check the file of what has been done to the outside of the house.

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

Labor Day BBQ at 1:00 PM, Monday, September 4.

Hamburgers, Hot Dogs w/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 608-333-5661 Lot 99

## **Wells Belles**

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

Secretary: Laveda Files; Ex Officio: Kris Perry

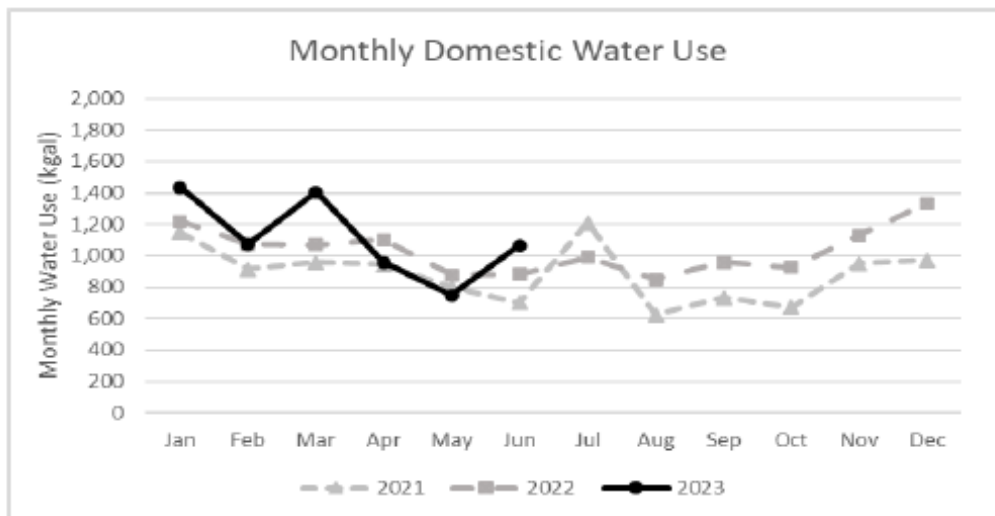
## Financial Report thru July 2023

Chairperson - Mark Collins

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

Board Liaison - Marge Lesnever

YTD Income	Budget	453,719.00	
	Actual	460,585.30	
	Difference	6,866.30	more than budget
YTD Operating Expenses	Budget	417,870.00	
	Actual	449,660.03	
	Difference	31,790.03	more than budget
YTD Out-of-Ordinary Net Expense		226,134.58	
YTD Total Expenses		675,794.61	
Checking Account		49,725.09	
Reserve Accounts	Operational Reserve	202,073.21	
	Capital Reserve	470,809.48	
	Total Reserves	672,882.69	
Accounts Receivable	Total Receivables	8,723.46	
	Monthly Change	818.00	increase



Note: Pool was emptied and refilled in June to rebalance water chemistry.

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

# Happy Birthday

## SEPTEMBER BIRTHDAYS

Lewis, Kevin	09/01	Rolle, Richard	09/08	Boe, Bob	09/21
Schneider, James	09/01	Rudolph, Mike	09/09	Shollenbarger, Linda	09/22
Vega, Raquel	09/01	Cavallo, Vincent	09/10	Owen, Linda	09/23
Riedl, Lynda	09/02	Shelton, Julie	09/10	Magee, Roderick	09/26
Beyer, Nancy	09/02	Dabbert, Steve	09/11	Winkels, Gloria	09/26
Simon, Ken	09/03	Wasmund, Ron	09/11	Landers, Louisa	09/26
Berg, Susan	09/03	Fournier, Keith	09/13	Alt, Sandra	09/26
Magnusson, Bob	09/03	Brown, Lloyd	09/14	Henry, Jerry	09/27
Hoffer, Terry	09/04	Bergeson, Tamra	09/14	Todd, Kevin	09/27
Kremer, Eileen "Rose"	09/04	Derr, Paul	09/15	Bertness, Ken	09/28
Perry, Lee Roy	09/04	Lander, Joe	09/15	Kubik, Don	09/28
Berry, Ronnae	09/05	Bertolino, Bryce	09/16	Gibson, Grace	09/29
Copp, Howard	09/05	Lopez, Jorge	09/16	Sennert, Randal	09/30
Lane, Nancy	09/05	Berg, Larry	09/17		
Hoffer, Sharon	09/05	Logan, Jan	09/17		
Hanson, Jeffrey	09/07	Secorra, Jeff	09/18		
Blair, David	09/08	Conway, Patricia	09/18		
		Edstrom, Lavonne	09/20		
		Buck, Sharon	09/20		

# Happy Anniversary

## SEPTEMBER ANNIVERSARIES

Copp, Howard & Martha	09/03/1955	Essmeier, John & Connie	09/10/1988
Perry, George & Gleta	09/03/1948	Herms, William & Gail	09/13/1986
Skinner, Joe & Betty	09/03/1956	Huerta, Alexander & Grace	09/15/1979
Bauman, George & Evelyn	09/03/1960	Hoffer, Terry & Charlene	09/15/1962
Gaul, Ambrose & Donna	09/06/1958	Buckner, Randall & Donna	09/16/1983
Breezee, Clayton & Donna	09/06/1974	Berg, George & Susan	09/27/1982
Danczyk, Michael & Debra	09/09/2000	Stutzman, David & Mariam	09/29/1973
Nelson, Dave & Sharon	09/09/1972	Johnson, Bob & Nancy	09/30/2006

## In Memoriam

## On a Personal Note

During the renovation of the clubhouse this summer numerous projects needed to be done by the HOA to prepare the clubhouse for contractors to do their work. The following residents volunteered to move items, clean and organize the storage room, kitchen and library, Patty Anderson, Barbara Cramer, Judy Craver, Steve Dabbert, Dale Emerson, Mary Miller, Marlene Trunkenbolz, Barbara and Larry Tuberg. A BIG thank you for all your time and effort to keep the renovation moving along smoothly. -Marge Lesnever