

October 2023

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- ◆ Thursday October 5th Wells Belles Halloween Happy Hour
- ◆ Monday October 9th Columbus Day (Office Closed)
- ◆ Saturday October 21st Meet Your Neighbor Pot luck at 5:30pm in the Clubhouse
- ◆ Tuesday October 31st Halloween Party at 5:00pm – Poolside

The Deadline for the November
Wellspoken is October 24th, 2023



Website: thewellshomeowners.com

Email: office@thewellshoa.com

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

Many have returned or are planning on returning to your Winter homes here at The Wells. I hope everyone made it through this scorching Summer. Many activities will be starting over the next several weeks so watch the bulletin boards & The Wellspoken for more details. Please check in with the office when you arrive. This can be done in person or by email.

The HOA office will resume handing out/ mailing violation notices the first week of October. All homes that were affected by the September storm and have not filled out an Arc form will be cited. ARC forms are in the office and can also be emailed.

JKG plans to begin work in the women's restroom, while it is under construction the men's rest room is unisex. Please be sure to lock both doors for privacy and unlock them when leaving. Please do not interrupt the contractors or their work space while the restroom is under construction, they are down to the last portion of the Clubhouse upgrade and would love to have it completed before everyone returns.

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

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

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

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

Meet Your Neighbor Potluck - Saturday October 21st at 5:30pm. Bring a dish to share with your friends & neighbors and your clean plates, napkins, and utensils. Sign-up sheet in the card room.

Halloween Pool Party - Tuesday October 31st at 5:00pm. Brats, buns and potato salad will be provided. Please bring a dish to share with your friends & neighbors and your clean plates, napkins, utensils and beverages. Sign-up sheet in the card room. As always, please wear your name tags.

Wells Belles

President: Linda Christ (715-271-5741); Vice President: Laurie Page; Secretary: Laveda Files;
Treasurer: Donna King; Past President: Kris Perry

Where did the summer go? We are all looking forward to another wonderful season of fun in The Wells. Our monthly business meetings will resume on Thursday, November 2nd. We welcome all ladies in the park to join us at 11 o'clock in our newly remodeled clubhouse. Marla Hausauer will be making arrangements for lunch after our meeting. A sign-up sheet will be posted on the bulletin board. The deadline for sign up is October 31st.

Our agenda will include nominations and election of officers for 2024. We will decide on a charity to receive our donations from the Christmas Tea. At this time, no one has signed up to co-ordinate the Christmas Tea or volunteered to plan and prepare the luncheon. Please consider if you would be willing to do this. Co-Chairs would be great. Don't forget to wear your name tag for a chance to win a door prize.

Please join us on October 5 for the Wells Belles Halloween Happy Hour. This gathering marks the end of a very long, hot summer, as we return to our regular meetings in November. This year, we're expanding this Holiday Happening to celebrate The Day of the Dead along with our usual Halloween fun. Costumes or other holiday attire are encouraged.

A sign-up sheet is posted on the Wells Belles Bulletin Board in the clubhouse card room. There will be no charge for this event, but we do ask attendees to please bring your favorite beverage and a "spooky" appetizer to share. We look forward to seeing you all at this fun and casual gathering, Judy and Barb

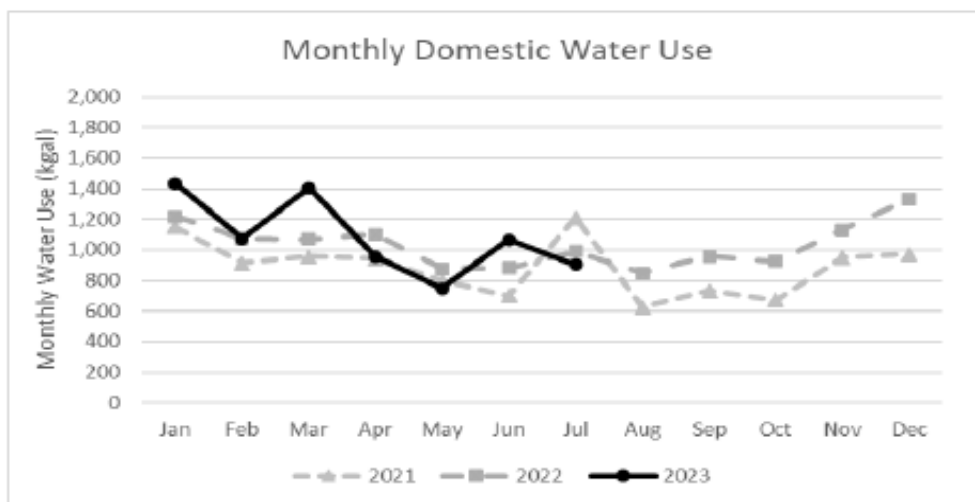
Financial Report thru August 2023

Chairperson - Mark Collins

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

Board Liaison - Marge Lesnever

YTD Income	Budget	516,826.00	
	Actual	524,282.19	
	Difference	7,456.19	more than budget
YTD Operating Expenses	Budget	467,265.00	
	Actual	497,869.62	
	Difference	30,604.62	more than budget
YTD Out-of-Ordinary Net Expense		228,270.58	
YTD Total Expenses		726,140.20	
Checking Account		60,795.10	
Reserve Accounts	Operational Reserve	202,674.71	
	Capital Reserve	471,996.27	
	Total Reserves	674,670.98	
Accounts Receivable	Total Receivables	9,216.46	
	Monthly Change	493.00	increase



Activities

Bowling

Bowling will start November 7th at 3 pm at 2115 east southern ave., Mesa Az . Starting time 3:00p.m. cost will be \$9.00 a week, for more info contact Sharon Nelson: 605-809-6147 or Dave Nelson: 605-553-4440

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

Happy Birthday

OCTOBER BIRTHDAYS

Montgomery, Marilyn	10/01	Creasey, Harold	10/12	Bassett, Carol	10/23
Orr, Richard	10/01	Whitaker, Pamela	10/13	Severance, Hal	10/23
Cassens, Renee	10/04	Halverson, Frank	10/14	Nichols, Brenda	10/24
Wilson, Don	10/04	Harrison, Maria	10/15	Saunders, Wanda	10/25
Hanusa, Mary Ann	10/06	Jones, James	10/15	Aakre, Nelson	10/25
Knoll, Cathy	10/07	Tomasic, Carol	10/16	Popowski, Marcie	10/25
Nelson, Dave	10/08	York, Nancy	10/16	Birkley, Bernice	10/26
Bowerman, William	10/09	Fuller, Laurie	10/17	Corwin, Doris	10/27
Church, Etta Lou	10/09	Kossila, Kathleen	10/18	Wallace, Rita	10/29
Stuckey, Norma	10/10	Everly, Marianne	10/20	Price, Claudia	10/29
Price, Odis	10/10	King, Donna	10/20	Calhoun, Kent	10/29
Olson, Patty	10/10	Sobeck, Larry	10/20	Behrens, Cynthia	10/30
Grove, Theresa	10/11	Casados, Josefina	10/21	Calhoun, Kelly	10/30
Perry, Gleta	10/11	Conarty, Cheryl	10/21	Brown, Patricia	10/31
Stutzman, James	10/11	Ballantyne, Terry	10/22		
		Cain, Suzanne	10/23		
		Kujawa, Gerald	10/23		

Happy Anniversary

OCTOBER ANNIVERSARIES

Riedl, Jim & Lynda	10/04/1986	Patton, Joe & Monica	10/17/1970
Blaurock, Michael & Josie	10/04/2013	Christ, Gary & Linda	10/21/1967
Messing, Marvin & Lorene	10/07/1961	Kinghorn, Kal & Diane	10/21/1975
Oberbroeckling, Ken & Marge	10/07/1967	Sennert, Randal & Donna	10/24/1981
Kremer, John & Rose	10/12/1974	Bergeson, Terry & Wendy	10/25/1980
Kujawa, Gerald & Laura	10/12/1985	Burns, John & Colleen	10/26/1991
Baisch, Sandy & Darell	10/19/1973	Baker, Jim & Fuller Laurie	10/27/
		Monigold, Patrick & Karen	10/28/1972

In Memoriam

Former resident Berne Barnard passed away August 28th, 2023

James Pearson in lot # 339 passed away Saturday September 16th, 2023

On a Personal Note

I had hip replacement 8.31.2023 and doing well. The girls from the Needlework Circle delivered a beautiful afgan to me that I really appreciate the love and care that went into making it.

Thank you all the prayers. -Betty Tunis, lot 496

A memorial service will be held in the clubhouse November 18th at 2pm for Doris Delaney. Pastor Paul Frank of Hosanna Lutheran Church will officiate. Contact Dick Delaney lot #481 with any questions 480-985-2535.

To the person who found my yellow lawn ornament and left it sitting in my front yard earlier today...THANK YOU from the bottom of my heart!! It disappeared during that terrible storm on Sep 12th, and I was heartbroken -- even drove around The Wells for 2 days afterward looking for it. I was so happy to see it again and to know it was OK. Thank you again SO much for your kindness!! Marilyn Montgomery
mjmontgo2016@gmail.com (480) 270-9378