

May 2024

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- ◆ Thursday May 2nd Wells Belles meet in the Clubhouse at 3:00pm
- ◆ Sunday May 12th Mother's Day
- ◆ Monday May 13th Neighborhood Watch meet in the conference room at 10:00am
- ◆ Saturday May 18th Meet your neighbor potluck in Clubhouse at 5:00pm
- ◆ Monday May 27th Memorial Day-Office Closed
- ◆ Monday May 27th Memorial Day BBQ in Clubhouse at 1:00pm

The Deadline for the June
Wellspoken is May 24th, 2024



Website: thewellshomeowners.com

Email: office@thewellshoa.com

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

As summer approaches, we have a few projects coming up within the community.

In late April, both the North and South clubhouse a/c units failed at the same time. Both have been repaired and should cause no grief over the summer. We were able to get the Clubhouse and Gym televisions working again. I want to thank Board member, Barb Mountain, for working with Cox to get this issue resolved.

Beginning Monday, May 8th, Scott will begin power washing and painting the pool deck. He will be working on different sections at a time. Do not pass through closed/barricaded areas.

Holbrook Asphalt will be in the community on Thursday, May 2nd, for HA5 touch-ups. There is no need for street closures. Please be mindful Holbrook workers.

Wednesday , May 15th Vets plumbing will be fixing an isolation valve near Navajo and Wells Dr. Please keep the area traffic to a minimum so work can be completed as quickly as possible.

There have been a few bee sightings in the community. If you have bees on your property, be sure to call a professional to help identify the species of bee. There are a variety of harmless bees that may be confused for more harmful species.

Please pick up your fallen fruit. Thank you!

*Mindy Hopkinson, The Wells HOA Manager
Wells HOA Office, 480-641-3776
email: office@thewellshoa.com*

THE WELLS COMMITTEES

Architectural Review Committee (ARC)

Chairperson: Ken Shadle

Members: Tom Crosbie, Barb Oberhoffer, Bob Winkels, Judy Craver, Ruth Teller, Barb Justice, Hal Severance, Dale Emerson and Scott Brenner.

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. The 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 that 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: Cate Knoll, Karen Bassett and Don Bassett

No Report.

Building & Grounds Committee

Chairman: Currently Vacant

Board Liaison: Joe Lander

Members: Dale Emerson, Clayton Breezee, Mel York, Scott Brenner, Ron Knoll and John Burns.

No Report.

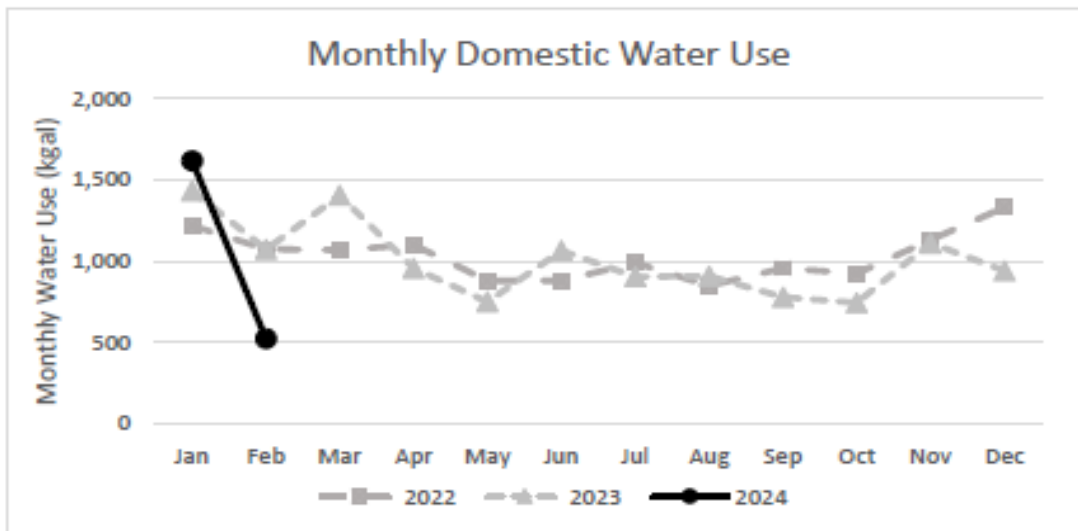
Financial Report thru March 2024

Chairperson - Mark Collins

Finance Committee Members - Craig Erickson, Ivan Jenkins, Pat Johnston, Nancy Lane, Don Popowski

Board Liaison - Marge Lesnever

YTD Income	Budget	202,139.00	
	Actual	201,486.55	
	Difference	652.45	less than budget
YTD Operating Expenses	Budget	169,965.00	
	Actual	174,679.31	
	Difference	4,714.31	more than budget
YTD Out-of-Ordinary Net Expense		10,959.10	
YTD Total Expenses		185,638.41	
Checking Account		58,680.00	
Reserve Accounts	Operational Reserve	207,638.65	
	Capital Reserve	495,520.31	
	Total Reserves	703,158.96	
Accounts Receivable	Total Receivables	7,425.39	
	Monthly Change	3,482.61	decrease



Note: Meter reading periods were 47 days in January and 16 days in February causing the variation in reported monthly use. Daily use rates have remained normal.

Clubhouse Committee

Chairman: Sharon Nelson, 605-809-6147

Board Liaison: Nancy York

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

Marlene Trunkenbolz will be in charge of the Clubhouse during the summer months, beginning June 1. Call her for reservations or if you are in need of anything relating to the Clubhouse. She can be reached at 480-242-7973.

The Women's bathroom will hopefully be under construction in early May. Have a great summer!

Communications Committee

Chairperson: Jean Mallory

Board Liaison: Dale Emerson

Members: Sue Berg, Judy Bialk, Mary Miller, Darlene Rolle and Wanda Saunders

No Report.

Election Committee

Chair: Kathi Middendorff

Board Liaison: Jim Riedl

Members: Donna Breezee, Jim Dent, Alice Klinkenborg, Shirlee Magnusson, Joyce MacArthur, Dave Nelson, Sharon Nelson, Donna Sennert, Bob Tomasic and Penny Urbatsch

No Report.

Social Committee

Social Chairperson: Cate Knoll

Board Liaison: Barb Mountain

Members: Jean Mallory Dale Emerson, Alice Klinkenborg, Ronnae Berry, and Kathi Middendorff,

No Report.

Wells Belles

President: Laurie Page, (515) 518-6502, lpage821@gmail.com

Vice President: Diana Butzlaff

Treasurer: Donna King, Secretary: Marla Hausauer, Ex Officio: Linda Christ.

The April 4th business meeting of the Wells Belles was attended by 67 women. President Laurie Page told of the plans of the Executive Board to have at least two members on each of the committees. There was a call for someone to be a back up for Jane Carlson. After the meeting, Shirlee Magnussen volunteered to help Jane as needed. The group approved requests for funding from Buildings and Grounds, Clubhouse, and the Social Committee (summer events). Wanda Saunders was hostess for the luncheon at Desert Peaks. Fifty-two (52) women attended the luncheon.

Kris Perry and Linda Brown will continue as co-chairs for the 2025 Flea Market. They are asking for two people to step up to shadow them next year and then take over the coordination of the flea market for 2026. Kris and Linda will be very good mentors for the next co-chairs. Please consider how you can help. This is our biggest fund raiser and involves many community members. Contact Kris Perry (208-451-3890) or Linda Brown (402-984-0408) if you have any questions or want to volunteer to work with them next year.

Laurie announced that Barb Cramer has again been asked to coordinate the summer Wells Belles gatherings for May through October.

It's not too early to think about hosting a table for the Christmas Tea. Contact Diana Butzlaff if you wish to host a table or have questions about duties of a table hostess.

WELLS BELLS SUMMER ACTIVITIES TO BEGIN IN MAY

Please join in as we officially kick off the Wells Belles Summer Events. Our first get together will be a Happy Hour and is scheduled for **Thursday, May 2, 3:00 PM**. This month's theme is **Cinco de Mayo** (a few days early), so dig out your favorite Mexican Fiesta recipes, grab your beverage of choice and join us at the clubhouse for appetizers and girl-talk. Advanced sign-ups are appreciated as this helps us know how many to plan for. This event is hosted by myself and Judy Craver.

I am hoping others will offer to host one of our Summer Events. Whether you wish to embrace the Happy Hour concept or have a favorite restaurant you'd like to take us to, please reserve one of our five remaining monthly gathering dates by signing the Hostess sheet, now posted in the clubhouse. I am happy to work with you to make sure you have all the information you need, including a flier for the bulletin board and sign-up sheets. Your willingness to volunteer is greatly appreciated.

See you May 2nd, Barb Cramer. Call or text (480) 286-2871 with any questions.

Activities

500 Cards

Starting in the Fall of 2024, we will be playing 500 every Saturday night at 7:00 pm. It is still \$0.25 to play. Rita Wallace and Penny & Gene Urbatsch will be keeping you organized until I get here in January. Pat Johnston 651-503-6822

Bridge

Bridge is every Tuesday at 12:30pm in the card room at the Clubhouse. Please sign-up. We must have 2 tables. Cost: \$.50. If you are unable to come as signed up, call Marlene Shadle (480) 532-1508.

Horseshoes

Our organized horseshoe games are over until next season. Thanks to all who participated. There will be horse shoes at the court for use this summer. Bob Boe

Memorial Day BBQ

Monday, May 27, Memorial Day BBQ at 1:00 pm. 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 Shelton #99 (608) 333-5661

Neighborhood Watch

Our next meeting will be held on Monday May 13th at 10am in the conference room. We are in need of more resident involvement, so that in the future we can be recognized as a actual committee instead of a "Non Committee" Committee. Thank you to our Watch members, Sharon Hoffer, Barb & Jim Oberhoffer, Cheryl Gabriel, Marlene Trunkenboltz, Ken & Marlene Shadle, Grace-Ramos Huertas. Please feel free to contact me or any of the Watch members with any suggestions or concerns. Alex H. Lot 230 480-270-2117

Summer Activities

Mondays: 8:30am-9:15am: Water Aerobics
6:00pm– Hand-Foot-Toe-Card Game

Tuesdays: 8:30am-9:15am: Water Aerobics

Wednesdays: 8:30am-9:15am: Water Aerobics
6:00pm– Game Night

Thursdays: 8:30am-9:15am: Water Aerobics
1:00pm– Needle Work Circle
1st Thurs.-Welles Belles Meet

Fridays: 8:30am-9:15am: Water Aerobics
6:00pm– Game Night

Saturdays: 3rd Sat. 5:00pm Meet your neighbor Potluck. Sign-up in Clubhouse.

Sundays: 1:00pm- Cards/Games

Note: Special Events: See bulletin board postings: 4th of July BBQ Potluck
Labor Day BBQ Potluck

Happy Birthday

MAY BIRTHDAYS

Beckner, Sandra	05/02	Johnson, Georgia	05/13	Knoll, Ron	05/22
Ives, Vanessa	05/02	MacArthur, Joyce	05/13	McCarty Laura	05/22
Justice, Barbara	05/02	Sharp, Leslie	05/13	Helfenstein, Lily	05/23
McLeod, Paul	05/02	Chester, Carrol	05/14	Drapes, Shirley	05/24
Rudolph, Kathy	05/02	Sharkey, Paul	05/14	Chavez, Jerry	05/25
York, Mel	05/02	Hagen, Ramona	05/15	Resseguie, Gerry	05/26
Caligiuri, Gail	05/03	Moore, Joanne	05/15	Crosbie, Bonnie	05/27
Stenstrom, Craig	05/03	Murillo, Guillermina	05/15	Jaeger, David	05/27
Tielbur, Gary	05/03	Rolle, Darlene	05/15	Thompson, Ilene	05/27
Van Over, Cherie	05/04	Stutzman, Mariam	05/15	Brennan, Judith	05/28
Tangeman, Robyn	05/05	Casiraro, Irene	05/18	Christ, Gary	05/28
Freiderick-Reiter, Monica	05/07	Konezny, Diane	05/18	Bodkin, Ronald	05/29
Sosland, Richard	05/07	Gaul, Donna	05/18	Popowski, Donald	05/29
Tatton, Robert	05/09	Amari, Pete	05/19	Corder, Kim	05/30
Staley, Carmella	05/11	DeGooyer, Todd	05/19	Greer, Barbara	05/30
Adams, Karen	05/13	Huff, Connie	05/19	Meyer, John	05/30
Gunderson, Patricia	05/13	Newton, David	05/20	Page, Dennis	05/30
		Anderson, Ione	05/21		

Happy Anniversary

MAY ANNIVERSARIES

DeSchepper, Bryan & Arlene	05/01/1982	Kuntz, Patricia & Eaton, Kim	05/21/2014
McLeod, Paul & Vanessa	05/02/2023	Owen, Ronald & Linda	05/21/1966
Gaiovnik, Jim & Sharon	05/04/1968	McCarty, Charles & Laura	05/22/1956
Alt, Roger & Sandra	05/06/1967	Hanusa, Kenneth & Mary Ann	05/22/1965
Kula, Kevin & Dunn, Cherie	05/07/2011	Fochs, Michael & Nancy	05/24/1975
Hausauer, John & Marla	05/15/1988	Miller, Curtis & Judith	05/26/1972
Page, Dennis & Laurie	05/16/1998	Vega, Salvador & Raquel	05/30/2009

In Memoriam

Robert Rogalla in lot 120 passed away Sunday March 24th, 2024.

Robert Harrison in lot 007 passed away Wednesday April 10th, 2024.

On a Personal Note

A great big Thank You to everyone for the cards, fun visits, and help while I was in rehab for a hip replacement. It was so nice of you all & I really appreciated it.—Joyce Noah

To all my friends at The Wells HOA: It is with great gratitude that I write this letter in appreciation for your generous donations and lovely cards sent to me and my sons. Your comforting words helped us through this difficult time. I was touched by all the love and support given to us. I had no idea how expensive a funeral costs and all your donations made a huge impact on helping me financially. Your kindness and generosity will never be forgotten. I truly felt the love from each and every one of you. From the bottom of my heart: Thank you, thank you, thank you! - Rose –Raintree Landscaping