

June 2024

# The Wellspoken

THE WELLS  
A 55+ COMMUNITY

## Important Dates to Remember

- ◆ Thursday June 6th Wells Belles meet in the Clubhouse at 3:00pm
- ◆ Monday June 10th Neighborhood Watch meet in the conference room at 10:00am
- ◆ Sunday June 16th Father's Day
- ◆ Wednesday June 19th Juneteenth-Office Closed
- ◆ Saturday June 22nd Meet your neighbor potluck in Clubhouse at 5:30pm

**The Deadline for the July  
Wellspoken is June 24th, 2024**



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

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

**This month the President's and HOA Manager's  
report will be combined.**

Palm tree trimming season is near and Raintree Landscape Maintenance will be trimming the common area palm trees. If you would like to have your trees trimmed, call or text Rose with Raintree at (480) 433-8837. Be sure you indicate that you reside in The Wells Community and provide her with your name, lot #, and phone # so she can contact you to quote a price to have your palm tree properly trimmed.

Friendly reminder, The white Sunshine Acres bin near the tennis courts is for **ALUMINUM CANS ONLY**. We continue to find odd objects in the container. If unwanted objects continue to be found inside, Sunshine Acres will remove the bin. Please do not place any clothes, plastic, cardboard or any items that are not aluminum cans.

The trash pick-up schedule has changed during the summer hours. The new pick up days are Tuesday and Saturday. Please breakdown all boxes and place all trash in the blue bins.

**Please pick up your fallen fruit. Thank you!**

*Mindy Hopkinson, The Wells HOA Manager  
Wells HOA Office, 480-641-3776  
email: [office@thewellshoa.com](mailto: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. After approval, 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.

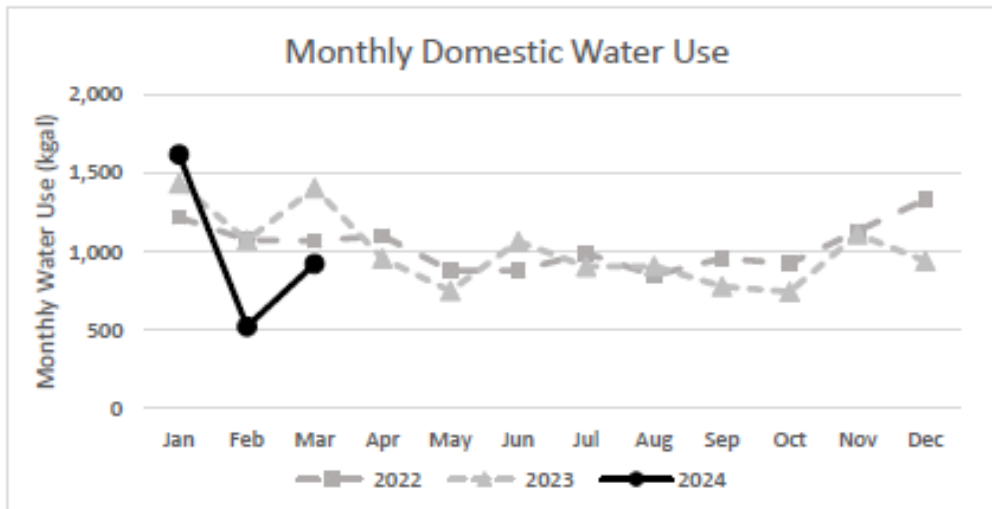
## Financial Report thru April 2024

Chairperson - Mark Collins

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

Board Liaison - Marge Lesnever

YTD Income	Budget	269,659.00	
	Actual	268,748.07	
	Difference	910.93	less than budget
YTD Operating Expenses	Budget	220,845.00	
	Actual	227,706.83	
	Difference	6,861.83	more than budget
YTD Out-of-Ordinary Net Expense		13,899.15	
YTD Total Expenses		241,605.98	
Checking Account		67,625.63	
Reserve Accounts	Operational Reserve	208,402.73	
	Capital Reserve	497,046.77	
	Total Reserves	705,449.50	
Accounts Receivable	Total Receivables	7,926.58	
	Monthly Change	501.19	increase



## 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.

## 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 update for the Social Committee. Hope you will attend, if able, the special events held at the Clubhouse throughout the summer!

## 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.

### **WELLS BELLES SUMMER CELEBRATION, JUNE 6, 3:00 to 5:00 P.M.**

Our June Happy Hour is in the capable hands of your hosts, Kris Perry, Gleta Perry and Cheryl Conarty. They've been busy putting their plan together and sure to be another fun afternoon with neighbors and friends. **As always, please bring an appetizer to share and your beverage of choice.** These gatherings are open to all ladies of The Wells, homeowners, renters or caregivers alike, long-time residents and all those new to our park. A sign-up sheet is posted in the Clubhouse.

We are still in need of hostesses for the months of August, September and October. Whether you choose to continue with the Happy Hour tradition or would like to plan an outing to your favorite neighborhood restaurant, you are encouraged to reserve a date on the Hostess sign-up sheet in the Clubhouse. I am happy to answer any questions you have regarding hostess duties. Call or text Barb Cramer, Lot 71, (480) 286-2871.

## Activities

### 500 Cards

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

## Neighborhood Watch

Our next meeting will be held on Monday June 10, 2024 at 10am in the conference room. A special thank you to Marge Lesnever and Dale Emerson for attending our May 13th meeting. We are still looking for much more resident involvement, so please feel free to join us. Thank you to our Watch members, Sharon Hoffer, Barb Oberhoffer, Cheryl Gabriel, Marlene Trunkenboltz, Ken & Marlene Shadle. Contact 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

# 2024 SUMMER "SPECIAL" EVENTS

## At The Clubhouse

June 13th	Thursday at 5:30	Root Beer Float Night
June 22nd	Saturday at 5:30	Meet Your Neighbor Potluck
June 27th	Thursday at 5:30	Pulled Chicken Sandwich
July 18th	Thursday at 5:30	Ice Cream Sundae Bar
July 20th	Saturday at 5:30	Meet Your Neighbor Potluck
July 25th	Thursday at 5:30	Sloppy Joes
August 8th	Thursday at 5:30	Fruit Shortcake
August 17th	Saturday at 5:30	Meet Your Neighbor Potluck
August 22nd	Thursday at 5:30	Lasagna & Salad
Sept. 12th	Thursday at 5:30	Apple or Cherry Crisp
Sept. 21st	Saturday at 5:30	Meet Your Neighbor Potluck
Sept. 26th	Thursday at 5:30	Tacos in a Bowl

Call **Mary M.** 515-238-0503 or **Judy C.** 480-361-5253

**Please sign up in the Clubhouse and wear Your Name Tag**

# Happy Birthday

## JUNE BIRTHDAYS

Berry, Rob	06/02	Tuberg, Barbara	06/13	Messing, Lorene	06/24
Weixel, Sherri	06/04	Orth, Ilene	06/13	Catlin, Richard	06/25
Anderson, Roc	06/05	Jones, Linda	06/14	Colt, John	06/27
Drouhard, Toni	06/07	Christ, Linda	06/16	Ferrara, Annette	06/27
Birrell, Cindy	06/08	Stahel, Eugene	06/16	Orellana, Gustavo	06/27
Ogden, Susan	06/08	Green, Robert	06/16	Oberhoffer, Barbara	06/28
Burns, Colleen	06/09	Kubik, Monte	06/16	Urbatsch, Gene	06/28
Trunkenbolz, Marlene	06/09	Davis, June	06/17	Gunderson, John	06/29
Schneider, Barbara	06/10	Gohl, Linda	06/17	Larson, Linda	06/29
Koppi, Jerome	06/10	Emerson, Dale	06/19	Johnston, Richard	06/29
Baisch, Darell	06/11	Thiel, Pat	06/21	Ogden, Steve	06/29
Dunn, Cherie	06/12	Calhoun, Teri-Lyn	06/22		
Hughes, Arthur	06/12	Amaro, Cecilia	06/23		
		Helgeson, Jane	06/24		

# Happy Anniversary

## JUNE ANNIVERSARIES

Turner, Roger & Karen	06/01/1968	Lindberg, Robert & Phyllis	06/12/1965
Penfold, Paris & Janet	06/01/1973	Mountain, Timothy & Barbara	06/12/1985
Bassett, Donald & Karen	06/02/1990	Cousins, John & Nancy	06/14/2008
Nelson, Richard & Janet	06/03/1967	Joslyn, David & Nancy	06/17/1961
Gibson, Charles & Grace	06/05/1965	Anderson, Richard & Bonnie	06/18/1966
Helfenstein, Ronnie & Lily	06/06/1970	Sobeck, Lawrence & Ruby	06/24/1961
Bullock, Douglas & Theola	06/06/1970	Binder, Gary & Cathryn	06/26/1971
Doetsch, Wesley & Georgia	06/08/1979	Todd, Norman & Mary Joan	06/27/1980
Magnusson, Robert & Shirlee	06/11/1966	Murray, James & Debra	06/28/1975
Becker, Daniel & BettyJo	06/11/1983	Corder, Jim & Kim	06/29/1985
		Oberhoffer, James & Barbara	06/29/1991

## In Memoriam

## On a Personal Note

Thank you to whoever left the container of candy, gum, seeds, stickers, and a whirly-gig plastic tulip hanging on my shed door in celebration of May Day. It was very kind and thoughtful! Please let me know who you are! Thanks again.