

July 2024

# The Wellspoken

THE WELLS  
A 55+ COMMUNITY

## Important Dates to Remember

- ◆ Thursday July 4th Fourth of July BBQ in the Clubhouse at 1:00pm
- ◆ Thursday July 4th Office Closed in Observance of Independence Day
- ◆ Monday July 8th Neighborhood Watch meet in the conference room at 10:00am
- ◆ Thursday July 11th Wells Belles meet in the Clubhouse at 3:00pm
- ◆ Saturday July 20th Meet your neighbor potluck in Clubhouse at 5:30pm

**The Deadline for the August  
Wellspoken is July 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  
reports will be combined.**

The palm trees have been trimmed in the common areas. If you would like to have your trees trimmed call or text Rose with Raintree at (480) 433-8837. Be sure you indicate you reside in The Wells Community and provide her your name, lot #, and phone # so she can contact you to quote you a price to have your palm tree properly trimmed. Trimmed palms cause less mess and give the community a more uniform appearance.

Monsoon season is here, please be sure you/your caretakers stay 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).

As many of you may already know, the treadmill was out of order due to an issue with the motherboard. It has been replaced and the treadmill is operational.

**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.

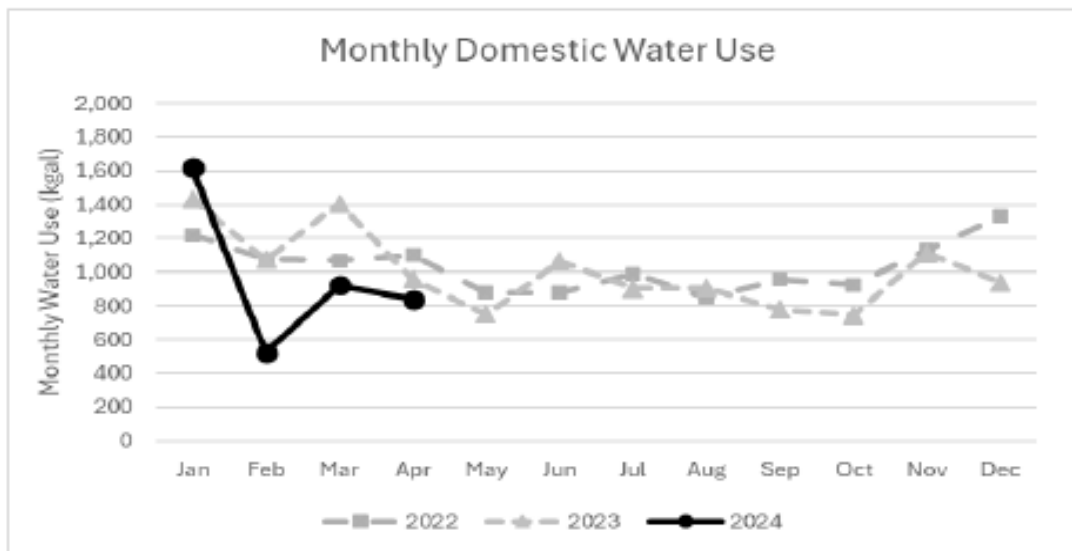
## Financial Report thru May 2024

Chairperson - Mark Collins

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

Board Liaison - Marge Lesnever

YTD Income	Budget	336,089.00	
	Actual	333,496.27	
	Difference	2,592.73	less than budget
YTD Operating Expenses	Budget	289,425.00	
	Actual	278,849.42	
	Difference	10,575.58	less than budget
YTD Out-of-Ordinary Net Expense		14,444.55	
YTD Total Expenses		293,293.97	
Checking Account		79,785.90	
Reserve Accounts	Operational Reserve	209,195.24	
	Capital Reserve	498,629.98	
	Total Reserves	707,825.22	
Accounts Receivable	Total Receivables	9,162.50	
	Monthly Change	1,235.92	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

Fourth of July BBQ at 1:00 PM, Thursday July 4th. 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 is in the Card Room. Questions: Call Julie Shelton #99 (608) 333-5661

## 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 CHRISTMAS IN JULY HAPPY HOUR, JULY 11, 3:00 to 5:00 P.M.**

Join us for our Second Annual Christmas in July Happy Hour, hosted by Judy Craver and Barb Cramer. Once again, this event will be highlighted by a rousing gift exchange as we stir up a little hot weather holiday fun. **As always, please bring an appetizer to share and your beverage of choice. A \$5.00 limit is suggested for the gift exchange.** These gatherings are open to all ladies of The Wells, homeowners, renters or caregivers alike, long-time residents as well as all those new to our park. A sign-up sheet is posted in the Clubhouse.

We are still in need of hostesses for the month of September. 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. Questions? 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.

### 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

**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

<b>July 18th</b>	Thursday at 5:30	Ice Cream Sundae Bar
<b>July 20th</b>	<b>Saturday at 5:30</b>	<b>Meet Your Neighbor Potluck</b>
<b>July 25th</b>	Thursday at 5:30	Sloppy Joes
<b>August 8th</b>	Thursday at 5:30	Fruit Shortcake
<b>August 17th</b>	<b>Saturday at 5:30</b>	<b>Meet Your Neighbor Potluck</b>
<b>August 22nd</b>	Thursday at 5:30	Lasagna & Salad
<b>Sept. 12th</b>	Thursday at 5:30	Apple or Cherry Crisp
<b>Sept. 21st</b>	<b>Saturday at 5:30</b>	<b>Meet Your Neighbor Potluck</b>
<b>Sept. 26th</b>	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

### JULY BIRTHDAYS

Munoz, Lydia	07/01	Shepherd, Dorothy	07/14	Kostka, Janet	07/23
Dent, Jim	07/02	Otto, Donna	07/14	Paplow, Linda	07/23
Sennert, Donna	07/04	Penfold, Paris	07/14	Thomas, Judith	07/24
Bradley, Ann	07/05	Binder, Cathryn	07/15	Cramer, Barbara	07/24
Urbatsch, Penelope	07/05	Halverson, Brenda	07/16	Stoeckel, Anneliese	07/25
Pence, Tammy	07/06	Huertas, Alexander	07/17	Swift, Kathleen	07/25
Buckner, Randall	07/07	Penfold, Janet	07/17	Erickson, Celeste	07/26
Adlfinger, Jim	07/08	Johnston, Patricia	07/17	Buckner, Donna	07/28
Below, Lynn	07/08	Boehm, James	07/18	Clark, Sheila	07/29
Wantroba, Donald	07/08	Sonnenberg, Marlo	07/18	Shadle, Marlene	07/30
Anderson, Patty	07/10	Catlin, Rochelle	07/18	Hlavsa, Miroslav	07/31
Iverson, Deborah	07/10	Martin, Beverly	07/20	Whiteside, Michael	07/31
Wilson-Goodman, Angela	07/11	Oberbroeckling, Ken	07/21		
Burns, John	07/13	Thompson, Tom	07/21		
Wantroba, Elaine	07/13	Weixel, Dennis	07/21		
Gabriel, Cheryl	07/14	Baisch, Sandy	07/22		
Hausauer, Marla	07/14	Medina, Mike	07/22		
		Bisbing, Robin	07/23		

## Happy Anniversary

### JULY ANNIVERSARIES

Schultz, Ronald & Carolyn	07/01/2000	Severance, Hal & Jeanna	07/19/2002
Boehm, James & Elaine	07/02/1960	Plischke, Bernard & Rena	07/20/1963
Buck, Tad & Sharon	07/10/1982	Gohl, Jerome & Linda	07/28/1973
Crosbie, Tom & Bonnie	07/12/1969	Anderson, Ken & Ione	07/31/1955
Popowski, Don & Marcie	07/13/1974	Bertness, Ken & Anderson, Colleen	07/31/2010
Bigler, Will & Debbie	07/16/1976	Johnson, Scott & Georgia	07/31/1976

## In Memoriam

Bernice Birkley in lot # 475 passed away Wednesday May 22, 2024

Howard Copp in lot # 132 passed away Friday May 24th, 2024

## On a Personal Note