

August 2024

# The Wellspoken

THE WELLS  
A 55+ COMMUNITY

## Important Dates to Remember

- ◆ Thursday August 1st Wells Belles meet in the Clubhouse at 3:00pm
- ◆ Monday August 12th Neighborhood Watch meet in the conference room at 10:00am
- ◆ Saturday August 17th Meet your neighbor potluck in Clubhouse at 5:30pm

**The Deadline for the September  
Wellspoken is August 25th, 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.**

We have made great strides in keeping the community landscaping and maintenance violations to a minimum. If you are in need of a bulk trash or appliance pick up, contact the office We can schedule a pick up with City of mesa. There is a charge of \$19.00 for appliance and \$29.00 for bulk. Any bulk items found in or near the trash will result in a fine from the HOA.

At the December 20, 2023 Homeowners meeting the Board of Directors approved the 2024 budget that includes an increase of \$4.00 to the general monthly assessment. The monthly assessment for each size lot effective **MARCH 1, 2024** is as follows:

**SINGLE**

\$140.00

**SINGLE AND A HALF**

\$160.00

**DOUBLE**

\$182.00

Many homeowners have not been paying the correct dues amount. Please be sure to check your monthly statement for the correct amount due.

**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. 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.

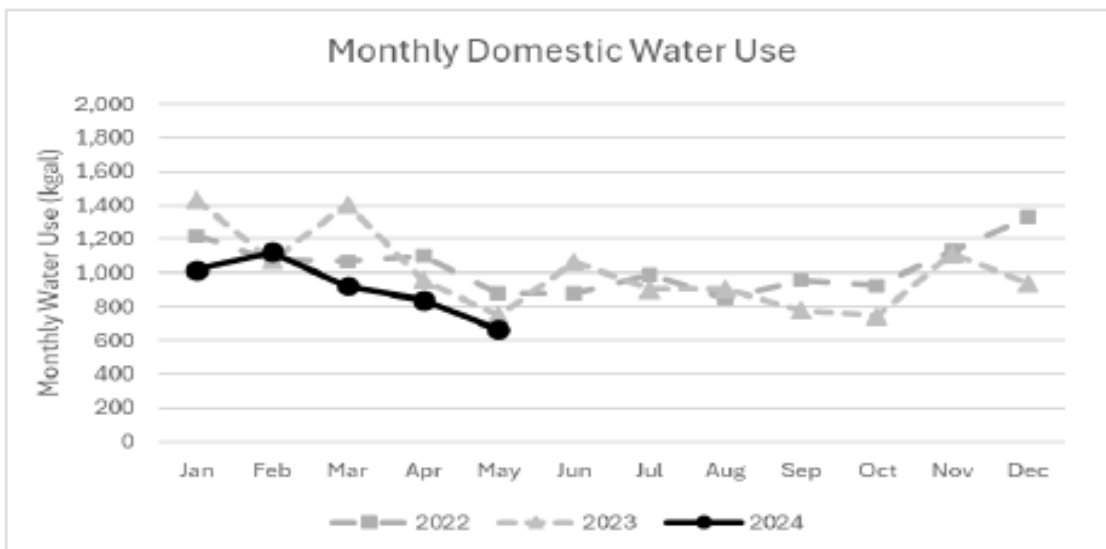
## Financial Report thru June 2024

Chairperson - Mark Collins

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

Board Liaison - Marge Lesnever

YTD Income	Budget	401,309.00	
	Actual	398,677.77	
	Difference	2,631.23	less than budget
YTD Operating Expenses	Budget	348,630.00	
	Actual	334,606.79	
	Difference	14,023.21	less than budget
YTD Out-of-Ordinary Net Expense		14,444.55	
YTD Total Expenses		349,051.34	
Checking Account		55,025.29	
Reserve Accounts	Operational Reserve	209,958.71	
	Capital Reserve	529,930.46	
	Total Reserves	739,889.17	
Accounts Receivable	Total Receivables	11,205.39	
	Monthly Change	2,042.89	increase



Note: January and February 2024 data adjusted for irregular meter reading schedule. Average daily water use in those months was 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.

## 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

### **WELLS BELLES DOG DAYS OF SUMMER– AUGUST 1, 3:00 TO 5:00**

Summertime at The Wells is moving along, though we're not yet out of the heat. All Ladies of The Wells are invited to gather at the clubhouse for an afternoon with friends, sharing food and fun, taking a little break from the **DOG DAYS OF SUMMER**. Please bring an appetizer to share and the cooling beverage of your choice. Thank you to this month's **Hostesses, Geri Rosen and Jean Good**. They've been planning and plotting an afternoon of surprises, promising a not-to-be-missed doggy themed party.

We are still hopeful that others will come forward to host our September gathering. Whether you want to stay in for another happy hour, or treat us to a luncheon outside The Wells, we are all grateful to any and all willing to take the reins. Sign-up sheets and event flyers will be provided. Contact Barb Cramer, (480) 286-2871, Lot 71.

## 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: Labor Day BBQ Potluck

### Texas Hold'em

Texas Hold'em is every Tuesday in the card room starting August 6, 2024 at 5:30 pm in the card room. Call Rodney Shelton, (608) 712-6332

# 2024 SUMMER "SPECIAL" EVENTS

## At The Clubhouse

<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

## AUGUST BIRTHDAYS

Bergeson, Mitch	08/01	Nelson, Richard	08/12	Herzog, David	08/21
Boll, Jennifer	08/01	Urness, Roselynn	08/12	Page, Laurie	08/21
L'heureux, Joe	08/01	Messing, Marvin	08/13	Yoshida, Raymond	08/21
Eaton, Kimberly	08/03	Randall, Carol	08/13	Files, Laveda	08/22
Wasmund, Diane	08/03	Tomasic, Robert	08/15	Bronson-Koppi, Karen	08/23
Essmeier, Greg	08/04	Scott, Linda	08/16	Gilmer, Lillian	08/24
Monigold, Patrick	08/04	Torres, Oscar	08/16	Dallio, Diane	08/25
DeWeerd, Theresa	08/06	Peterson, Darlet	08/17	Larson, Bruce	08/26
Skinner, Betty	08/08	Ogle, Bill	08/17	McDermott, Don	08/26
Boughton, Nova	08/08	Allen, Diane	08/18	Parker, Susan	08/26
Juffer, Kent	08/08	Good, Russell	08/18	Schultz, Carolyn	08/26
Neus, Nancy	08/08	Hausauer, John	08/18	Todd, Mary Joan	08/26
Miller, Curtis	08/08	Jenkins, Ivan	08/18	Joslyn, Nancy	08/27
Gibson, Charles	08/09	Kremer, John	08/18	Anderson, Bonnie	08/28
Collins, Mark	08/10	Lyle, Bill	08/18	Graham, Karen	08/30
Lyle, Stella	08/10	McNew, Mary	08/18	Turner, Karen	08/30
Medina, Bertha	08/11	Swirbul, Heidi	08/19	Gaiovnik, Sharon	08/31
Nelson, Sharon	08/11	Iverson, James	08/20	Danczyk, Michael	08/31
		Rogalla, Katherine	08/20		

# Happy Anniversary

## AUGUST ANNIVERSARIES

Chester, Wayne & Carrol	08/03/1963	Urness, Reginald & Roselynn	08/13/2005
Perry, Lee Roy & Kris	08/05/1978	Kubik, Don & Monte	08/15/1970
Caligiuri, Philip & Gail	08/06/1966	Dabbert, Steve & Joan	08/19/1978
Winkels, Bob & Gloria	08/09/1975	Secora, Jeff & Mona	08/20/1999
Bergeson, Mitch & Tamra	08/09/1980	Speaks, Jeffery & Sonia	08/27/1988
Aakre, Nelson & Judith	08/10/1968	Boe, Bob & Debbie	08/28/1971
Iverson, Mark & Deborah	08/10/2012	Iversen, James & Cindy	08/31/1984

## In Memoriam

Warren Curle in lot # 187 passed away, Monday, July 15, 2024.

Joseph Medina in Lot # 092 passed away, Wednesday, July 17, 2024

## On a Personal Note

Services for Joseph Micheal Medina will be held on Wednesday, July 31, 2024.

The Church of Jesus Christ of Latter-day Saints, 6655 E Preston St, Mesa, AZ 85215

Viewing at 8:30-9:30. Service at 9:30-10:30. Mountain View Cemetery following service then, back to the church for the celebration of life.