

September 2024

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- ◆ Monday September 2nd Labor Day BBQ in the Clubhouse at 1:00pm
- ◆ Monday September 2nd Office Closed in observance of Labor Day
- ◆ Thursday September 5th Wells Belles meet in the Clubhouse at 3:00pm
- ◆ Wednesday September 11th Patriot Day
- ◆ Saturday September 21st Meet your neighbor potluck in Clubhouse at 5:30pm

**The Deadline for the October
Wellspoken is September 22nd, 2024**



Website: thewellshomeowners.com

Email: office@thewellshoa.com

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

Many homeowners have not been paying the correct dues amount. Monthly HOA dues were raised by \$ 4.00 back in March 2024. Please be sure to check your monthly statement for the correct amount due.

An isolation valve was replaced at the North West corner of Wells Drive and Navajo. There are barricades in the area where street work still takes place.

Overseeding is set to take place at the end of September/ Early October. The Greenway areas will be dusty while the prepping of overseeding is in progress.

Demolition in the women's clubhouse restroom is to begin Tuesday September 3rd. The women's restroom will be out of service for 6-8 weeks. The men's restroom will be unisex during that time. Please be sure to lock both doors for privacy and unlock them when leaving.

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!

*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.

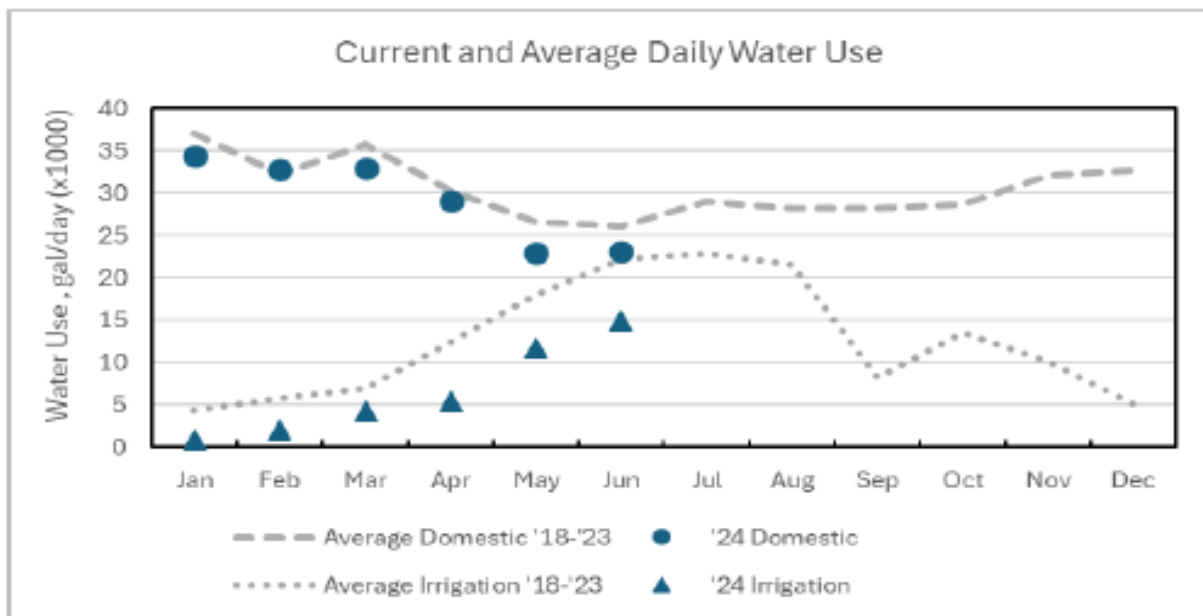
Financial Report thru July 2024

Chairperson - Mark Collins

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

Board Liaison - Marge Lesnever

YTD Income	Budget	466,429.00	
	Actual	463,934.28	
	Difference	2,494.72	less than budget
YTD Operating Expenses	Budget	401,700.00	
	Actual	375,114.48	
	Difference	26,585.52	less than budget
YTD Out-of-Ordinary Net Expense		16,033.64	
YTD Total Expenses		391,148.12	
Checking Account		76,113.95	
Reserve Accounts	Operational Reserve	210,746.19	
	Capital Reserve	531,253.95	
	Total Reserves	742,000.14	
Accounts Receivable	Total Receivables	9,143.39	
	Monthly Change	2,062.00	decrease



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

Labor Day BBQ - Monday, September 2nd at 1:00 PM. Hamburgers, hot dogs with buns and lemonade will be provided. Please bring a dish to pass that serves 8. Please bring your own plates, napkins, and utensils. The 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 HAPPY HOUR, THURSDAY, SEPTEMBER 5, 3:00 to 5:00

Ladies of The Wells; let's get together and "BEE Happy" for another Wells Belles Summer Happy Hour. Our Summer months are dwindling, so you won't want to miss this opportunity to BEE cool and catch up on the BUZZ of the community. Bring an appetizer to share and your beverage of choice. Plates and utensils will be provided. A big thank you to this month's hosts, Kristie Currier, Linda Daly and Marjean (MJ) Jasinski.

Let us know that you are coming. A SIGN-UP SHEET IS AVAILABLE IN THE CARD ROOM OF THE CLUBHOUSE.

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

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

SEPTEMBER BIRTHDAYS

Lewis, Kevin	09/01	Rolle, Richard	09/08	Conway, Patricia	09/18
Schneider, James	09/01	Rudolph, Mike	09/09	Edstrom, Lavonne	09/20
Vega, Raquel	09/01	Shelton, Julie	09/10	Buck, Sharon	09/20
Riedl, Lynda	09/02	Dabbert, Steve	09/11	Boe, Bob	09/21
Simon, Ken	09/03	Wasmund, Ron	09/11	Owen, Linda	09/23
Berg, Susan	09/03	Fournier, Keith	09/13	Magee, Roderick	09/26
Magnusson, Bob	09/03	Brown, Lloyd	09/14	Winkels, Gloria	09/26
Hoffer, Terry	09/04	Bergeson, Tamra	09/14	Landers, Louisa	09/26
Kremer, Eileen "Rose"	09/04	Derr, Paul	09/15	Alt, Sandra	09/26
Perry, Lee Roy	09/04	Lander, Joe	09/15	Todd, Kevin	09/27
Berry, Ronnae	09/05	Bertolino, Bryce	09/16	Bertness, Ken	09/28
Lane, Nancy	09/05	Lopez, Jorge	09/16	Kubik, Don	09/28
Hoffer, Sharon	09/05	Berg, Larry	09/17	Gibson, Grace	09/29
Hanson, Jeffrey	09/07	Logan, Jan	09/17	Sennert, Randal	09/30
Blair, David	09/08	Meikle, Terry	09/17		
		Secorra, Jeff	09/18		

Happy Anniversary

SEPTEMBER ANNIVERSARIES

Skinner, Joe & Betty	09/03/1956	Herns, William & Gail	09/13/1986
Bauman, George & Evelyn	09/03/1960	Huerta, Alexander & Grace	09/15/1979
Gaul, Ambrose & Donna	09/06/1958	Hoffer, Terry & Charlene	09/15/1962
Breezee, Clayton & Donna	09/06/1974	Buckner, Randall & Donna	09/16/1983
Danczyk, Michael & Debra	09/09/2000	Berg, George & Susan	09/27/1982
Nelson, Dave & Sharon	09/09/1972	Stutzman, David & Mariam	09/29/1973
Essmeier, John & Connie	09/10/1988	Johnson, Bob & Nancy	09/30/2006

In Memoriam

On a Personal Note