

October 2024

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- ◆ **Thursday** **October 3rd** Wells Belles meet in the Clubhouse at 3:00pm
- ◆ **Saturday** **October 12th** Meet your neighbor potluck in Clubhouse at 5:30pm
- ◆ **Monday** **October 14th** Office closed in observance of Columbus Day

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



Website: thewellshomeowners.com

Email: office@thewellshoa.com

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

Many have returned or are planning on returning to your winter homes here at The Wells. I hope everyone has had an enjoyable summer. We are still breaking record heat for hottest summer and autumn seems to be more of the same. Many activities will be starting over the next several weeks, so watch the bulletin boards and The Wellspoken for more details. Please check in with the office when you arrive. This can be done in person or by email.

Overseeding is set to take place in early October. The Greenway areas will be dusty while the prepping for overseeding is in progress. Please try to avoid walking through the non paved areas to ensure the seeds stick.

Earlier this year, there were issues with a few recreational lights. The board of directors decided to replace 8 recreational lights with new LED light fixtures. The new lights are brighter and should make for more enjoyable evening gaming.

Demolition in the women's clubhouse restroom began the second week in September. 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.

The HOA office will be closed Monday, October 14th in observance of Columbus Day.

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, Scott Brenner and Barb Cramer

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.

Clubhouse Committee

Chairman: Sharon Nelson, 605-809-6147

Board Liaison: Nancy York

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

No Report.

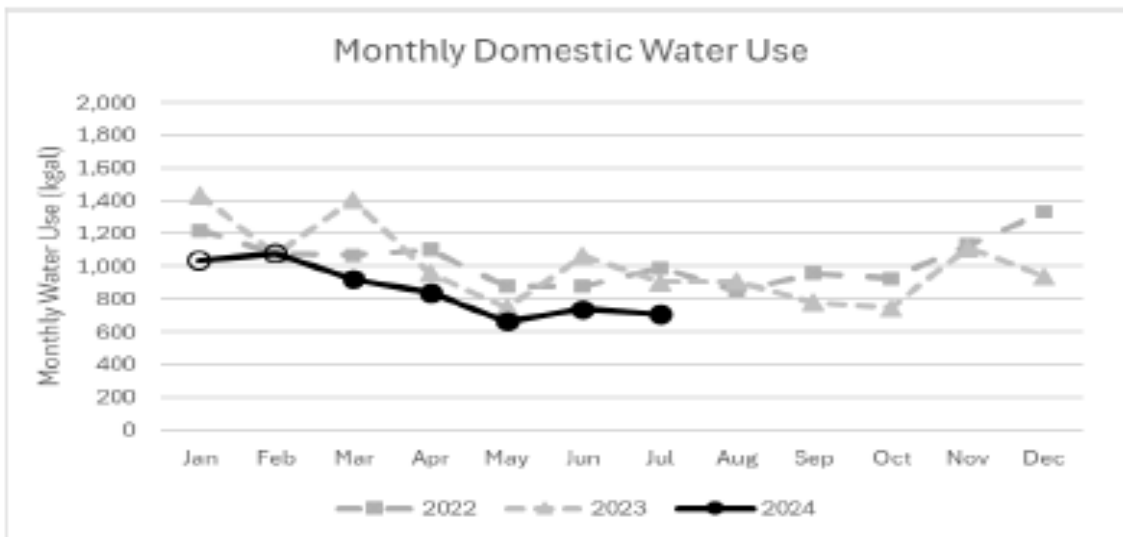
Financial Report thru August 2024

Chairperson - Mark Collins

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

Board Liaison - Marge Lesnever

YTD Income	Budget	531,629.00	
	Actual	529,549.58	
	Difference	2,079.42	less than budget
YTD Operating Expenses	Budget	454,620.00	
	Actual	421,779.95	
	Difference	32,840.05	less than budget
YTD Out-of-Ordinary Net Expense		20,583.25	
YTD Total Expenses		442,363.20	
Checking Account		88,106.26	
Reserve Accounts	Operational Reserve	211,536.60	
	Capital Reserve	533,030.45	
	Total Reserves	744,567.05	
Accounts Receivable	Total Receivables	8,984.39	
	Monthly Change	159.00	decrease



Note: Jan and Feb data adjusted for irregular meter reading dates. Daily water use rates in both months were normal.

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 HAUNTED HAPPY HOUR, THURSDAY, OCTOBER 3, 3:00 to 5:00

A big thank you to September's hostesses, Kristie Currier, Linda Daly and Marjean (MJ) Jasinski for creating such a beautiful and welcoming space for friends to gather. It was wonderful!

Now that summer is coming to a close, October will mark the last of our Ladies Happy Hours. Join us (if you dare) as we gather at the haunted clubhouse to bid goodbye to the Summer of 2024. One last time, please bring an appetizer to share and the beverage of your choice. Paper plates and flatware will be provided. Let us know you are coming. **A SIGN-UP SHEET IS AVAILABLE IN THE CARD ROOM OF THE CLUBHOUSE.**

A huge SHOUT OUT TO JUDY CRAVER for her generous, tireless and never-ending willingness to jump in with her creativity and hard work, ensuring that these gatherings are all that they can be. I couldn't do this without her!

NOTE TO SNOWBIRDS: If your travel plans bring you back to The Wells early this month, please make plans to join us for this final Happy Hour. If you think you might be here, please call or text me at **(480) 286-2871** and add your name to our list of guests for this Haunted Happening.

Hope to see you Thursday, Barb Cramer, Wells Belles Summer Activities Coordinator.

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 keep you organized until I return in January. Pat Johnston 651-503-6822

Bridge

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

Texas Hold'em

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

Quilt Club

The Wells Quilt Club is an active group of around 15+ ladies who really enjoy quilting. We have demonstrations of quilting projects, do "show and tell" each meeting and give lots of tips! If you enjoy quilting, whether you are a beginner or skilled quilter, please join us at our meetings in the Clubhouse. We will meet November 8th and 22nd and December 13th at 10 am from January to March, we meet twice a month on the second and fourth Friday. Happy Quilting! If you have questions about these meetings, call Bobbi Wodtli at (360) 990-4434.

Veterans Day Flags

Please join us in honoring our Wells Veterans. Starting October 20th we will have flags available to place in your planter. You'll be able to pick one up at the mailboxes each afternoon until they are gone. We have 200 flags donated by the Apache Wells Church and are proud to hand them out to our residents to honor all veterans.

Happy Birthday

OCTOBER BIRTHDAYS

Montgomery, Marilyn	10/01	Halverson, Frank	10/14	Nichols, Brenda	10/24
Orr, Richard	10/01	Jones, James	10/15	Saunders, Wanda	10/25
Cassens, Renee	10/04	Tomasic, Carol	10/16	Aakre, Nelson	10/25
Hanusa, Mary Ann	10/06	York, Nancy	10/16	Popowski, Marcie	10/25
Scully, Darlene	10/06	Fuller, Laurie	10/17	Jasinski, James	10/28
Knoll, Kate	10/07	Joslyn, David	10/18	Wallace, Rita	10/29
Nelson, Dave	10/08	Kossila, Kathleen	10/18	Price, Claudia	10/29
Bowerman, William	10/09	Everly, Marianne	10/20	Calhoun, Kent	10/29
Price, Odis	10/10	King, Donna	10/20	Behrens, Cynthia	10/30
Olson, Patty	10/10	Sobeck, Larry	10/20	Calhoun, Kelly	10/30
Grove, Theresa	10/11	Casados, Josefina	10/21	Thomas, Vaughnie	10/30
Perry, Gleta	10/11	Conarty, Cheryl	10/21	Brown, Patricia	10/31
Stutzman, James	10/11	Cain, Suzanne	10/23		
Whitaker, Pamela	10/13	Kujawa, Gerald	10/23		
		Bassett, Karen	10/23		
		Severance, Hal	10/23		

Happy Anniversary

OCTOBER ANNIVERSARIES

DeGooyer, Todd & Angie	10/03/1992	Patton, Joe & Monica	10/17/1970
Riedl, Jim & Lynda	10/04/1986	Christ, Gary & Linda	10/21/1967
Blaurock, Michael & Josie	10/04/2013	Kinghorn, Kal & Diane	10/21/1975
Messing, Marvin & Lorene	10/07/1961	Sennert, Randal & Donna	10/24/1981
Oberbroeckling, Ken & Marge	10/07/1967	Bergeson, Terry & Wendy	10/25/1980
Kremer, John & Rose	10/12/1974	Burns, John & Colleen	10/26/1991
Kujawa, Gerald & Laura	10/12/1985	Baker, Jim & Fuller Laurie	10/27/
Baisch, Sandy & Darell	10/19/1973	Monigold, Patrick & Karen	10/28/1972

In Memoriam

Bill Ogle in lot # 80 passed away, Saturday, August 10, 2024.

Jim Callison in lot # 465 passed away, Wednesday, August 14, 2024

On a Personal Note