

April 2025

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- | | | |
|------------|------------|---|
| ◆ Tuesday | April 1st | Board of Directors Meeting in the Clubhouse at 9:00am |
| ◆ Thursday | April 3rd | Wells Belles meet in the Clubhouse at 11:00am |
| ◆ Saturday | April 5th | B&G/Clubhouse work day at 8:30am |
| ◆ Saturday | April 12th | Potluck in Clubhouse at 5:00pm |
| ◆ Sunday | April 20th | Easter Dinner in the Clubhouse at 1:00pm |

The Deadline for the May
Wellspoken is April 21st, 2025

April is volunteer month
Thank you to all of our volunteers!

VOLUNTEER



Website: thewellshomeowners.com

Email: office@thewellshoa.com

The HOA President's Report

I want to start this report by first stating that the many volunteers in this community deserve a huge “**THANK YOU**” for the unbelievable amount of time and effort that has been expended throughout the year. This amounts to thousands of hours and, of course, many thousands of dollars in savings for The Wells Community. Without you, much of what was accomplished, could not have been done. Once again, it is this kind of effort that makes The Wells a great community.

As many of us head to another area of the country for the Summer, it is imperative that we remember **to make arrangements for your property here and to notify the office of your departure**. Property maintenance, weeding, and trimming are still the responsibility of the homeowner.

As was mentioned at the last HOA meeting, please remember to **get your dues up to date and current**. On a like note, if you are renting your home, **you are required to have the renter register** in the office within three days of arrival. This includes: **name, address, contact person, auto information, and government issued, picture ID showing proof of age**.

I am always available to answer your questions or help with an issue with a phone call, text or e-mail. Thank you, and I wish you the best over the Summer as far as health and well-being are concerned.

Bob Tomasic, President # 041, (419) 290-2119 Oh1az2@aol.com

HOA Manager's Report

As the season winds down and many start their trek back to cooler weather the Wells HOA management would like to remind everyone of the CC&Rs and Rules and Regulations regarding late fees and renters.

LATE FEES: HOA dues are due the first of every month. If all or any part with respect to any unit is not paid 15 days after it is due, the HOA shall assess the owner a late fee of ten dollars (\$10.00) per month until paid. Every Homeowner is allotted one (1) late fee waiver per calendar year with a written request.

The HOA office will resume late fees as of April 2025. If your HOA payment is not received by the 16th, your payment is considered late and you will be assessed a \$10.00 late fee.

It is the responsibility of an Owner to provide tenants/occupants with a copy of the CC&Rs, Bylaws, and the Rules and Regulations, which may also be reviewed at the HOA office.

As members of The Wells HOA, you, the homeowners, are responsible to assure any and all renters register with the HOA office within three (3) days of arrival. Any homeowners whose renters do not register within the said amount of time will be fined as per the violation fine schedule.

The HOA office wishes safe travels to those who are leaving for the Summer.

Please pick up after your pets. 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, Bob Winkels, Judy Craver, Barb Justice, Hal Severance, Dale Emerson, Scott Brenner, Barb Cramer, and Denise Kozlowski

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 9:00am 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: Don Bassett

Board Liaison: Jim Riedl

Members: Karen Bassett, Alice Fitzgerald, Pat Johnston, Sue Hutchinson and Celeste Erickson

Bingo is over for the 2025 season. Our year had quite a few downs this year, but many ups as well. Thank you all for joining us Mondays for some Bingo fun and a tasty treat. And THANK YOU to all the volunteers. Bingo wouldn't happen without all of you. We will see you all again next year. If you have any questions, call Don at (612) 398-6901.

Building & Grounds Committee

Chairman: LeeRoy Perry

Board Liaison: Joe Lander

Members: Dale Emerson, John Burns, Terry Meikle, Larry Berg, Sue Hutchinson and Dave Slattery

We will have a volunteer workday Saturday April 5th. Honestly we are a little short on projects but intend to keep those that show up busy. Projects include the cleaning of the HVAC cavity adjacent to the billiard/pool room upstairs in the Clubhouse. This is a restricted workspace so just a couple of volunteers are needed and must be able to work on their knees with padding and must wear a construction dust mask. We plan to finish up the 56th street gravel/sidewalk project. Practice using some of the crack sealer on new and large cracks in the road surface using a weed burner and gloves. Couple of volunteers will walk the perimeter fence to do a basic survey and take pictures of needed repairs. Decorate or remove the pine stump near the front gate, and eat some pizza. We'll stay busy.

Clubhouse Committee

Chairman: Sharon Nelson,

Board Liaison: Bob Tomasic

Members: Marlene Trunkenbolz, Laurie Page, Marion Roberts, Marla Hausauer, John Burns, and Judy Miller

We are going to have one last Clubhouse Cleaning Day on Saturday, April 5th. All are welcome to meet up at 8:30am and lend a hand. Thanks to everyone that helped with the March Cleaning Day.

If you are planning on purchasing an item for the clubhouse and you need to be reimbursed, you must get permission from the clubhouse committee. Because the storage area is limited please ask a committee member before you donate items.

Communications Committee

Chairperson: Jean Mallory

Board Liaison: Craig Erickson

Members: Sue Berg, Judy Bialk, Debbie Boe, Nancy Lane, and Mary Miller

Residents, please verify your 2025 Directory information. Make sure your name is spelled correctly, and phone number, address and email are correct. Changes must be made before December 1, to be included in the 2026 Directory. Email the office or fill out a form in the office. If you do it now, the office personnel can be making changes during the year, so the office is not bombarded at the last minute. Residents and renters remember: check out with the office when you leave for the summer or any extended time. Fill out a form stating who will be taking care of your property.

April is Volunteer Appreciation Month. This appeared in the September 1998 Wellspoken.

WHY I VOLUNTEER

It's not for the money

It's not for fame

It's not for any personal gain

It's just for the love of fellow man

It's just to lend a helping hand

Something you can't buy with wealth

It's not for medals worn with pride

It's not for that feeling deep inside

It's that reward down in your heart

It's feeling that you've been a part

Of helping others far and near

That makes me a volunteer

Election Committee

Chair: Kathi Middendorff

Board Liaison: Jim Riedl

Members: Donna Breezee, Jim Dent, Alice Fitzgerald, Shirlee Magnusson, Barb Justice, Joyce MacArthur, Dave Nelson, Sharon Nelson, Donna Sennert, Bob Tomasic, Penny Urbatsch, Sheri Weixel and Ex Officio-Sharon Hoffer

Demographic Report for Beginning of 2025

There are 422 houses at The Wells. It is impossible to know the exact demographics as it is a community that is constantly changing with owners and renters. I will be using the term "snowbirds" to indicate part time residents. There are approximately 562 people living at The Wells.

27 houses were purchased in 2024.

The average age of both men and women is 74. 43% are men, 57% are women.

32% are between the ages of 45 - 69.

42% are between the ages of 70 - 79.

23% are between the ages of 80 - 89.

3% are above the age of 90.

Approximately 40% of the homes are occupied full time, 47% are occupied by seasonal (snowbird) residents, 7% are full time rentals and 6% of the homes are strictly seasonal rentals.

Snowbirds come from 27 states and 7 Canadian Provinces.

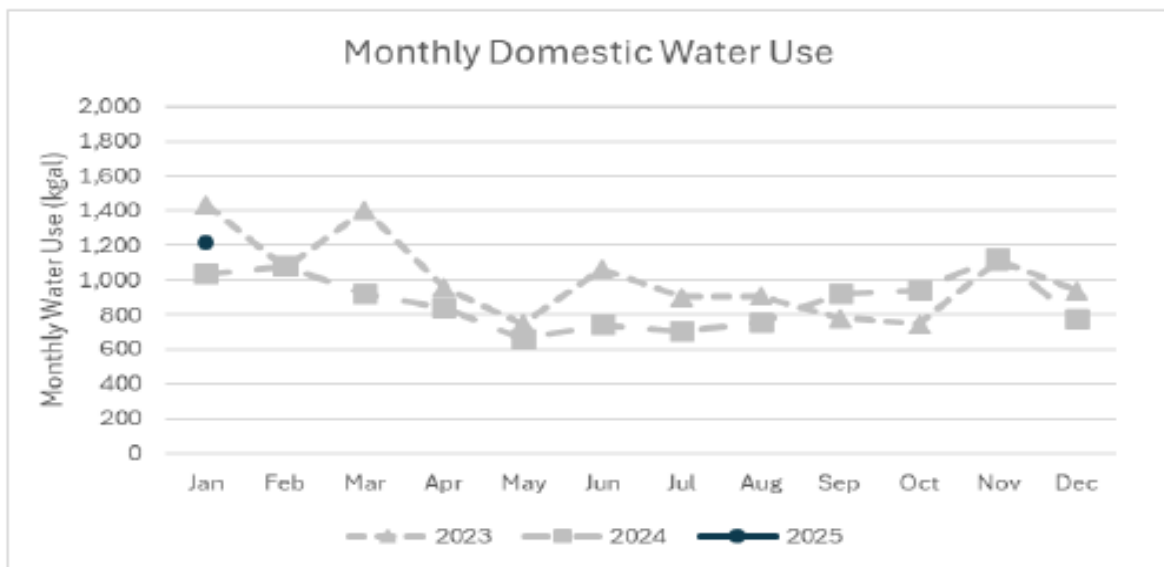
The state with the most snowbirds is Minnesota, next is Iowa, Washington, and Wisconsin.

There are 108 trusts, and 9 LLC, LTD, LLP and Life Trust for a total of 117.

Financial Report thru February 2025

Chairperson: Mark Collins
 Finance Committee Members: Craig Erickson, Ivan Jenkins, Pat Johnston, Nancy Lane,
 Marge Lesnever, Don Popowski
 Board Liaison: Dale Emerson

YTD Income	Budget	136,480.00	
	Actual	135,600.60	
	Difference	879.40	less than budget
YTD Operating Expenses	Budget	121,590.00	
	Actual	121,495.34	
	Difference	94.66	less than budget
YTD Out-of-Ordinary Net Expense		11,249.18	
YTD Total Expenses		132,744.52	
Checking Account		50,969.13	
Reserve Accounts	Operational Reserve	216,085.34	
	Capital Reserve	593,324.84	
	Total Reserves	809,410.18	
Accounts Receivable	Total Receivables	8,523.11	
	Monthly Change	838.03	decrease



Social Committee

Social Chairperson: Cate Knoll

Board Liaison: Barb Mountain

Members: Jean Mallory, Alice Fitzgerald, Ronnae Berry, Kathi Middendorff, Linda Paplow and Debbi Whiteside

We have added a new member to our Social Committee, Debi Whiteside, lot 183.

Saturday, April 12th, potluck at 5pm. Bring a dish to share and your own table setting. Sign up in the card room. Wear your name badge.

Sunday, April 20th, Easter dinner at 1pm. Ham will be provided. Bring a dish to share. Decorate your table. Bring your own place setting. Sign up in the card room. Wear your name badge.

Cheryl Conarty lot 68 has agreed to host the Memorial Day and Labor Day food events for the community. We are still looking for someone to host the Fourth of July event. If interested contact Cate Knoll.

Wells Belles

President: Diana Butzlaff

Vice President: Connie Huff-Essmeier

Treasurer: Donna King, Secretary: Marla Hausauer, Ex Officio: Laurie Page

We began the March meeting by thanking Kris Perry and Linda Brown for their work on the Flea Market. Its profit was \$12,430 - the largest ever! Because both women were not able to attend, we presented handmade glass plates to Gleta Perry to deliver as thank you gifts. Linda Falconer, 157, spoke about the impact the Flea Market has for our community. Jane Carlson was thanked for being our Sunshine lady as she is returning to her home.

Baskets and Bonnets continues to be a success year after year! The door donations, basket auction, and selling unserved food raised \$4,300.50 for our chosen charity, Feed My Starving Children. That amount will feed 50 kids for 1 year! Teresa Williams, an FMSC volunteer, was our guest speaker who told us about their work. An interesting side note is that Painted Mountain gave 4 golf passes for our auction because the manager has volunteered there and respects their work. (The last Friday of every month a group from The Wells packs food there-please consider joining us.)

Nancy Fochs, Sue Berg and their crew of helpers seamlessly produced a great lunch and ran the auction. Of course, Cate Knoll and Kathy Kosilla as auctioneers gave us a lot of laughs. After all, "what's \$5 more?"

In March we had 4 ad hoc committees meet to discuss long range plans for our group. Their ideas will be reported at our April meeting, which is Thursday, April 3. We start at 11am and go to lunch at Apache Wells after. The signup sheet is posted in the card room. The cost will be \$15-20.

Activities

500 Cards

The game of 500 is played Saturday at 7:00pm in the Clubhouse. Pat Johnston (651) 503-6822.

Bocce Ball

Bocce Ball has begun and will be every Tuesday and Thursday at 1:00pm during the season. Contact Darlene or Rick Snyder for more information (330) 502-9043 or (330) 261-2235. Hope to see you there!

Book Club

Book Club's next meeting is Friday, April 11, "The Last Flight" by J. Clark. On Friday, October 17, "Covenant of Water" by A. Vergheze. On Friday, November 21, "This Tender Land" by W. Krueger. On Friday, December 19, "The 12 Topsy Turvy Very Messy Days of Xmas" by J. Patterson. Contact Ronnae Berry (970) 227-9485 for more info.

Bowling

Watch for the start of the new season in November. Dave Nelson # 332 (605) 553-4440.

Bridge

Bridge is played every Tuesday at 12:30pm in 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.

Golf-Couples

The Couples Golf League has completed another successful season. Our plan is to golf into April. The signup sheet deadline has changed to 6 pm on Saturday.

Thank you to all the golfers who participated this season. We appreciate all your support and positive comments. A big thank you to Bonnie Anderson for the delicious salad and to those who brought desserts for the March scramble. Have a great summer. Gary and Linda Christ #150

Golf – Men's

Men's League Golf is at Greenfield Lakes Golf Course. We do Friday mornings starting at 8:00am. Don't forget to sign up on the Men's Golf Sheet by noon on Tuesday. The sign up sheet is in the Clubhouse.

Congratulations to Butch Jackson & Gary Christ for their "Hole In One" this season. Usually at the end of April the golfers are looking forward to restarting at the beginning of November. Have a wonderful Summer; see you in the Fall.

Horseshoe

Hey! The stories were awesome! The snacks were great! The beverages were cold and we also had fun pitching horseshoes! We will play again next season and there will be horseshoes left at the court to use this summer. Bob Boe (701) 527-5966 Lot # 476

Line Dancing

Line dance for beginners had their last class in March. Watch for class to start next season. Darlene Snyder (330) 502-9043 and Monica Patton (218) 838-4968

Due to health issues, Advanced Line Dancing is cancelled and will begin again in the fall. -Nancy Neus #210

Activities continued

Majong

We will be playing Mahjong on Mondays in the clubhouse; 12:00pm beginners/teaching, regular play 1:00pm-3:00pm. Everyone come join the fun!

Needlework Circle

We meet on Thursdays at 1:00pm in the card room. We continue to make baby hats, afghans and scarves and hats. The need for these items is getting bigger and we can always use help. If you want to work from home just let me know. Hope to see you there. Evelyn Bauman

Pinochle

Pinochle will continue on Tuesday nights at 7:00pm in the main hall of the Clubhouse as long as there are people wanting to play. Dale Emerson will be in charge. Bring a quarter and have a good time. Hope you have a great summer and we will see you again in November. Roger & Gerry Resseguie, 303-776-5415. Dale Emerson, 480-734-7095.

Quilt Club

Watch for information in the Fall.

Shuffleboard

Another year is almost over. We will be playing Shuffleboard until the last player goes home or it's too hot. Hope to see you all again next year. - Linda Paplow

Tournament Placements: 1st place: Sherri Weixel 2nd place: Dennis Weixel
3rd place: Audrey Boe 4th place: Bob Helgeson

Tennis

We will continue to play Monday through Friday at 8:30am on our courts as long as we have at least four players. Have a great Summer & see you on the courts in the Fall. - Jim Riedl

Texas Hold'em

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

Water Aerobics

SPLISH SPLASH! Please join us for Water Aerobics Part 2 at the pool, Monday through Friday at 10:00am. Enjoy your exercise favorites just a little later in the morning. Donna King #227 (360) 333-1013.

Wells Singers

The season for The Wells Singers is over. See you in the Fall. Nancy Johnson #225 phone (402) 490-8555

Happy Birthday

APRIL BIRTHDAYS

Reiten, Jon	04/01	Aakre, Judith	04/09	Karlin, Gaye	04/21
Sharkey, Marlene	04/01	Caligiuri, Phil	04/10	Gasswint, Pamela	04/22
Wodtli, Bobbi	04/01	Iverson, Mark	04/10	Munsey, Kyle	04/23
Bowerman, Patricia	04/02	Price, Donna	04/11	Tunis, Betty Lou	04/24
Patton, Joe	04/02	Fortney, Kathy	04/13	Schneider, Dolores	04/24
Wilson, Lois	04/03	Winkels, Bob	04/13	Falconer, William	04/25
Bigler, Debbie	04/04	Pool, Craig	04/14	Hillyer, Carlene	04/27
Buck, Tad	04/04	Fochs, Nancy	04/14	Hughes, Brigitte	04/27
Randall, Jason	04/05	Urness, Reginald	04/16	Korn, Russell	04/27
Herms, Gail	04/06	Bauman, Evelyn	04/16	Dearmore, Lori	04/28
Bergeson, Terry	04/07	Graham, Kathy	04/16	Essmeier, John	04/29
Anderson, Richard	04/08	Gurule, Minnie Jo	04/17	Tangeman, Dorothy	04/29
Blanchette, LisaRose	04/08	Johnson, Mitch	04/17	Boden, Linda	04/29
Joerger, Vi	04/08	Sierra, Mariel	04/18	Croteau, Karen	04/30
Young, Gregory	04/08	Stutzman, David	04/19	Van Gorp, Ron	04/30
Kelly, Loretta	04/09	Bergeson, Wendy	04/20		
		Blaurock, Michael	04/20		

Happy Anniversary

APRIL ANNIVERSARIES

McNaughton/Vanover, David & Cherie	04/10/1999	Medina, Mike & Bertha	04/17/1987
Rolle, Richard & Darlene	04/12/1958	Boughton, Steve & Nova	04/18/1964
Urbatsch, Gene & Penelope	04/13/1985	Brown, Lawrence & Patricia	04/24/1971
Calhoun, Kent & Teri-Lyn	04/15/1978	Helgeson, Bob & Jane	04/26/1986
Adams, Edmund & Karen	04/17/1998	Resseguie, Roger & Gerry	04/27/1958
		Wodtli, Dennis & Bobbi	04/28/1973

In Memoriam

Ilene Orth in lot # 301 passed away Friday, March 7, 2025

On a Personal Note

A huge thank you to all of my Wells "family"!! I want to express my deepest gratitude for the incredible support you showed me and my children during Ron's illness and death. I was touched and blessed in so many ways I cannot begin to list them all. God Bless you! Cate Knoll #321

The family of George Bauman would like to thank everyone for the kindness, support, and prayers. What a wonderful community we live in. -Evelyn Bauman, Barb and Larry Tuberg

A huge thank you to all my many friends in The Wells who provided me with delicious meals, flowers, cards, visits, rides, and prayers. Because of all your love, I am healing fast and soon you will see me walking around again. I am blessed to live in The Wells. -Joyce McArthur # 453