

August 2025

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- | | | |
|------------|-------------|---|
| ♦ Thursday | August 7th | Wells Belles meet in the Clubhouse at 3:00pm |
| ♦ Thursday | August 14th | Cheesecake in the Clubhouse at 5:30pm |
| ♦ Saturday | August 23rd | Meet Your Neighbor Potluck in Clubhouse at 5:30pm |
| ♦ Thursday | August 28th | Lasagna & Salad in the Clubhouse at 5:30pm |

**The Deadline for the September
Wellspoken is August 22th, 2025**



Website: thewellshomeowners.com

Email: office@thewellshoa.com

The HOA President's Report

Here we are at the end of July already and the Wells has been “enjoying” some warm weather, so stay cool, get plenty of fluids and look out for each other.

Several issues have been dealt with this past month and I believe that each has been resolved for the most part. The first one involved a significant overcharge from the City of Mesa for our water bill. Through the detective work of Mark Collins and the follow up of Mindy and the Farnsworth office, we were able to “tag” it and notify the city of their mistake. Mesa is in the process of correcting the overcharge with the next billing cycle.

Problems also have arisen with “fire ants” in the green space which have been reported by several homeowners, and rectified. Because of the extremely hot weather we had experienced problems with the pool, which was exasperated as James was on vacation, That issue involved having to drain and close the pool so that it could be cleaned which was done by James and Scott.

That's all I have for now so keep cool, stay safe and healthy.

HOA President ,Bob Tomasic #41

HOA Manager's Report

Many homeowners continue paying the incorrect dues amount. Please be sure to check your monthly statement for the correct amount due. At the December 18, 2024 Homeowners meeting the Board of Directors approved the 2025 budget that includes an increase of \$5.00 to the general monthly assessment. The monthly assessment for each size lot effective **MARCH 1, 2025** is as follows:

SINGLE

\$145.00

SINGLE AND A HALF

\$165.00

DOUBLE

\$187.00

After having issues with the pool chemistry mid July, I would like to refresh all residents of some of the pool rules.

1. Everyone MUST SHOWER before entering the pools. Another shower is required later whenever lotions or oils are applied.
2. Oils, grease, and lotions must not be spilled in the pool area.
3. SHAMPOO and SOAP are permitted ONLY in the showers.
4. SWIMWEAR: Swimwear is the only proper attire for entering the pools. Cutoffs, jeans, shorts etc. are not allowed in the pools.
5. FOOTWEAR: Only shoes designed for pool wear are permitted in the pools. Shoes WORN outside the pool area, e.g. walking to or from the pool are NOT to be worn into the pools. Grit from the soles will damage the pools.
6. Absolutely no diapers are allowed in the pool.
7. The cleaning of the pools will only be done under direction of HOA Manager.
8. No Pets in pool or pool area

We don't swim in our toilets, don't pee in the pool. 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, and Sue Hutchinson

No Report.

Building & Grounds Committee

Chairman: LeeRoy Perry

Board Liaison: Joe Lander

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

No report.

Clubhouse Committee

Chairman: Sharon Nelson,

Board Liaison: Bob Tomasic

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

Marlene Trunkenbolz will be in charge of the Clubhouse during the summer months. 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:

Members: Debbie Boe, Nancy Lane, Mary Miller, and Carol Tomasic

No Report.

Election Committee

Chair: Kathi Middendorff

Board Liaison: Jim Riedl

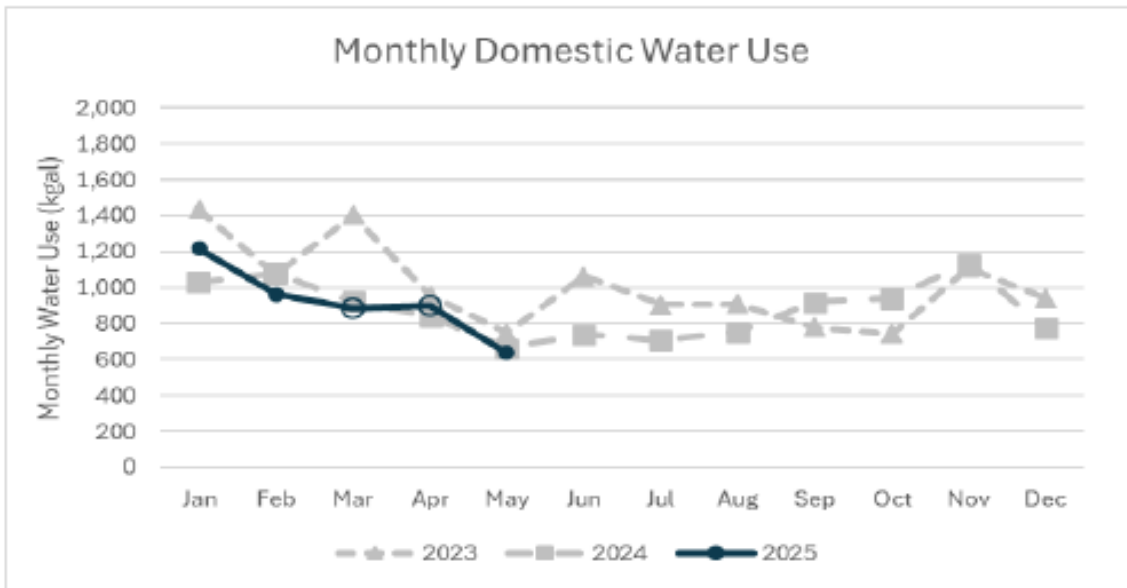
Members: Donna Breezee, Jim Dent, Alice Fitzgerald, Shirlee Magnusson, Barb Justice, Joyce MacArthur, Dave Nelson, Sharon Nelson, Donna Sennert, Bob Tomasic, Penny Urbatsch, Sheri Weixel and Ex Officio-Sharon Hoffer

No Report.

Financial Report thru June 2025

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

YTD Income	Budget	411,300.00	
	Actual	412,439.06	
	Difference	1,139.06	more than budget
YTD Operating Expenses	Budget	380,245.00	
	Actual	393,584.01	
	Difference	13,339.01	more than budget
YTD Out-of-Ordinary Net Expense		34,614.40	
YTD Total Expenses		428,198.41	
Checking Account		115,253.71	
Reserve Accounts	Operational Reserve	219,033.31	
	Capital Reserve	524,946.03	
	Total Reserves	743,979.34	
Accounts Receivable	Total Receivables	8,631.92	
	Monthly Change	1,298.64	increase



Note: March and April water use data have been adjusted for irregular meter reading periods due to the City construction activities. Daily water use rates have remained consistent with historic rates.

Social Committee

Social Chairperson: Cate Knoll

Board Liaison: Barb Mountain

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

Remember when....

Labor Day was the last big celebration of the summer and then it was back to school! Well, the kids are already back to school and we are continuing our endless summer!!

We will be planning for our Labor Day celebration August 11th at 9am and would love to have your input and help. And then...Please join us on Monday, September 1st at 1pm in the Clubhouse for friends, food and fun!

Sign up sheet will be posted in the Clubhouse August 11th. Look forward to seeing you!

Wells Belles

President: Diana Butzlaff

Vice President: Connie Huff-Essmeier

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

ALL THE LADIES OF THE WELLS ARE INVITED TO OUR AUGUST HAPPY HOUR, THURSDAY, AUGUST 7, 3:00pm to 5:00pm AT THE CLUBHOUSE.

Julie Shelton and Judy Bialk have a very special event planned for us this month. We will be celebrating **MRS. ROPER**, the iconic television character of the '70s and '80s, introduced as the landlady in "Three's Company" and continued in their own spin-off "The Ropers". Mrs. Roper, as portrayed by Audra Linley, was known for her wild kaftans and her curly hair (usually red, sometimes blond, sometimes brunette). So, dig deep to find your own inner Mrs. Roper and come share in the humor of the day.

Note that this month, we are **NOT** asking you to bring appetizers. Julie has graciously offered to provide a **TACO BAR** and a special Prickly Pear Punch for our dining pleasure. If you want, several of you could get together and bring a dessert. Separate desserts from everyone would be too much (if that's possible). Although there will be punch provided, feel free to bring your own beverage of choice, if that is your preference.

Let us know you are coming – a sign-up sheet is available in the card room. Questions? Call or text Barb Cramer 480-286-2871

Activities

Needlework Circle

To all the knitters and crocheters out there. We want to let you know we meet year around. We meet every Thursday from 1:00pm to 3:00pm. To our new residents come join us if you knit or crochet to see what we do. Everything we make is donated to those in need. Come and check us out. See you on Thursday. Evelyn # 403 480-510-3779

Summer Activities

Mondays	8:30 to 9:15 AM	Water Aerobics
	1:00 PM	Mahjong
	6:00 PM	Hand-Foot & Toe or Games
Tuesdays	8:30 to 9:15 AM	Water Aerobics
	5:30 PM	Texas Hold'em
Wednesdays	8:30 to 9:15 AM	Water Aerobics
	6:00 PM	Hand-Foot & Toe or Games
Thursdays	8:30 to 9:15 AM	Water Aerobics
	1st Thursday	Wells Belles - sign up at the clubhouse
	1:00 PM	Needle Work Circle
Fridays	8:30 to 9:15 AM	Water Aerobics
	3rd Friday 3:00 PM	Book Club at the clubhouse
	6:00 PM	Hand-Foot & Toe or Games
Saturdays	3rd Saturday 5:00 PM	Meet Your Neighbor Pot Luck
		Sign up at the clubhouse
	All Saturdays 6:00PM	Hand-Foot & Toe or Games
Sundays	1:00 PM	Hand-Foot & Toe or Games
Note:	Special Events	See Bulletin Board Postings
		Special Summer Events
		Labor Day Pot Luck

Happy Birthday

AUGUST BIRTHDAYS

Boll, Jennifer	08/01	Nelson, Richard	08/12	Yoshida, Raymond	08/21
L'heureux, Joe	08/01	Urness, Roselynn	08/12	Files, Laveda	08/22
Eaton, Kimberly	08/03	Messing, Marvin	08/13	Bronson-Koppi, Karen	08/23
Wasmund, Diane	08/03	Randall, Carol	08/13	Gilmer, Lillian	08/24
Essmeier, Greg	08/04	Tomasic, Robert	08/15	Orona, Maria	08/25
Fingland, Victoria	08/04	Anderson, Paul	08/16	Dallio, Diane	08/25
Monigold, Patrick	08/04	Torres, Oscar	08/16	Larson, Bruce	08/26
DeWeerd, Theresa	08/06	Peterson, Darlet	08/17	McDermott, Don	08/26
Overholt, Christine	08/06	Allen, Diane	08/18	Parker, Susan	08/26
Skinner, Betty	08/08	Good, Russell	08/18	Schultz, Carolyn	08/26
Boughton, Nova	08/08	Hausauer, John	08/18	Todd, Mary Joan	08/26
Juffer, Kent	08/08	Jenkins, Ivan	08/18	Joslyn, Nancy	08/27
Neus, Nancy	08/08	Kremer, John	08/18	Anderson, Bonnie	08/28
Miller, Curtis	08/08	Lyle, Bill	08/18	McChesney, Diane	08/29
Gibson, Charles	08/09	McNew, Mary	08/18	Graham, Karen	08/30
Collins, Mark	08/10	Swirbul, Heidi	08/19	Pavela, Joseph	08/30
Lyle, Stella	08/10	Iverson, James	08/20	Turner, Karen	08/30
Medina, Bertha	08/11	Rogalla, Katherine	08/20	Gaiovnik, Sharon	08/31
Nelson, Sharon	08/11	Herzog, David	08/21	Danczyk, Michael	08/31
		Page, Laurie	08/21		

Happy Anniversary

AUGUST ANNIVERSARIES

Anderson, Paul & Sheen	08/03/1985	Urness, Reginald & Roselynn	08/13/2005
Chester, Wayne & Carrol	08/03/1963	Kubik, Don & Monte	08/15/1970
Munsey, James & Shawn	08/03/1985	Dabbert, Steve & Joan	08/19/1978
Perry, Lee Roy & Kris	08/05/1978	Secora, Jeff & Mona	08/20/1999
Caligiuri, Philip & Gail	08/06/1966	South, Mike & Kathy	08/21/1999
Winkels, Bob & Gloria	08/09/1975	Fingland, Stephan & Victoria	08/22/2008
Aakre, Nelson & Judith	08/10/1968	Speaks, Jeffery & Sonia	08/27/1988
Iverson, Mark & Deborah	08/10/2012	Boe, Bob & Debbie	08/28/1971
		Iversen, James & Cindy	08/31/1984

In Memoriam

Elaine Boehm in lot # 429 passed away Thursday, July 3, 2025

Mr. Dale Emerson in lot # 280 passed away Wednesday, July 16, 2025

On a Personal Note

Thank you to everyone at The Wells for the love and consideration shown since the passing of my son. I didn't realize how many friends I had in the community. Pat Thiel # 338

Elaine Boehm of unit #429 passed away peacefully on July 3, 2025. She and her husband, Jim Boehm, reached a significant milestone of 65 years of marriage on July 2, 2025, so it was a bittersweet time for all. We thank the entire Wells Community for providing them friendship and fun while they wintered there from 2010 through 2019. #429 Boehm, Roberta (Bobbi)

Thank you to the ladies of the needlework circle for the beautiful afghan I received while recovering from hip surgery. Ladies your thoughtfulness is appreciated. Diane Dallio #62