

September 2025

# The Wellspoken

THE WELLS  
A 55+ COMMUNITY

## Important Dates to Remember

- |            |                |   |
|------------|----------------|---|
| ♦ Monday   | September 1st  | Labor Day, Office closed in observation           |
| ♦ Monday   | September 1st  | Labor Day Potluck in the Clubhouse at 1:00pm      |
| ♦ Thursday | September 4th  | Wells Belles meet in the Clubhouse at 3:00pm      |
| ♦ Thursday | September 11th | Apple or honey crisp in the Clubhouse at 5:30pm   |
| ♦ Saturday | September 20th | Meet Your Neighbor Potluck in Clubhouse at 5:30pm |
| ♦ Thursday | September 25th | Taco in a bowl in the Clubhouse at 5:30pm         |

**The Deadline for the October  
Wellspoken is September 22nd, 2025**



Website: [thewellshomeowners.com](http://thewellshomeowners.com)

Email: [office@thewellshoa.com](mailto:office@thewellshoa.com)

## **The HOA President's Report**

We are quickly approaching the end of a very hot Summer season, although Arizona will hang on to the hot weather for at least another month. However, calendar wise, many of our homeowners are now thinking about their return to The Wells for the Winter months. I do hope that everyone is staying safe and healthy.

Although the Summer months are usually "slow moving" for the Board, we have been very active in evaluating and taking action on a number of issues. Most of you who are fulltime at The Wells, are aware of the problems that we have had with "fire ants", the pool, water pressure and overcharges from the city. These have all been addressed or are in the process of being addressed. Water pressure and overcharges have become a major headache for us because of the way that the city bills us. It will take some time and effort, but will be dealt with additional contact with the city of Mesa.

Again, take care, stay cool and am looking forward to seeing you soon.

HOA President, Bob Tomasic #41

## **HOA Manager's Report**

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.

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. Pick up and return your completed ARC Request Form to the HOA Office prior to the next ARC meeting. The ARC Committee meets the first and third Thursday of each month at 9:00am in the conference room.

**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](mailto: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

### **Welcome New Owners:**

| <b><u>Lot #:</u></b> | <b><u>Old Owner:</u></b> | <b><u>New Owner:</u></b> | <b><u>Telephone #:</u></b>  |
|----------------------|--------------------------|--------------------------|-----------------------------|
| 063                  | Richard Orr              | Lori Fruhling-Greene     | 206-310-1368                |
| 250                  | Sandra Eklo              | Pat & Mariam Halfertu    | 480-740-7011 / 816-510-3354 |
| 250R                 |                          | Donna Desmet             | 480-363-8448                |
| 388                  | George & Sue Berg        | Matt Jackson             | 937-657-8803                |
| 454                  | Rita Wallace             | Rick & Patricia Johnston | 715-690-4400 / 651-503-6822 |

## **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 July 2025

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

|            |            |            |                  |
|------------|------------|------------|------------------|
| YTD Income | Budget     | 478,355.00 |                  |
|            | Actual     | 480,369.58 |                  |
|            | Difference | 2,014.58   | more than budget |

|                        |            |            |                  |
|------------------------|------------|------------|------------------|
| YTD Operating Expenses | Budget     | 433,875.00 |                  |
|                        | Actual     | 449,037.07 |                  |
|                        | Difference | 15,162.07  | more than budget |

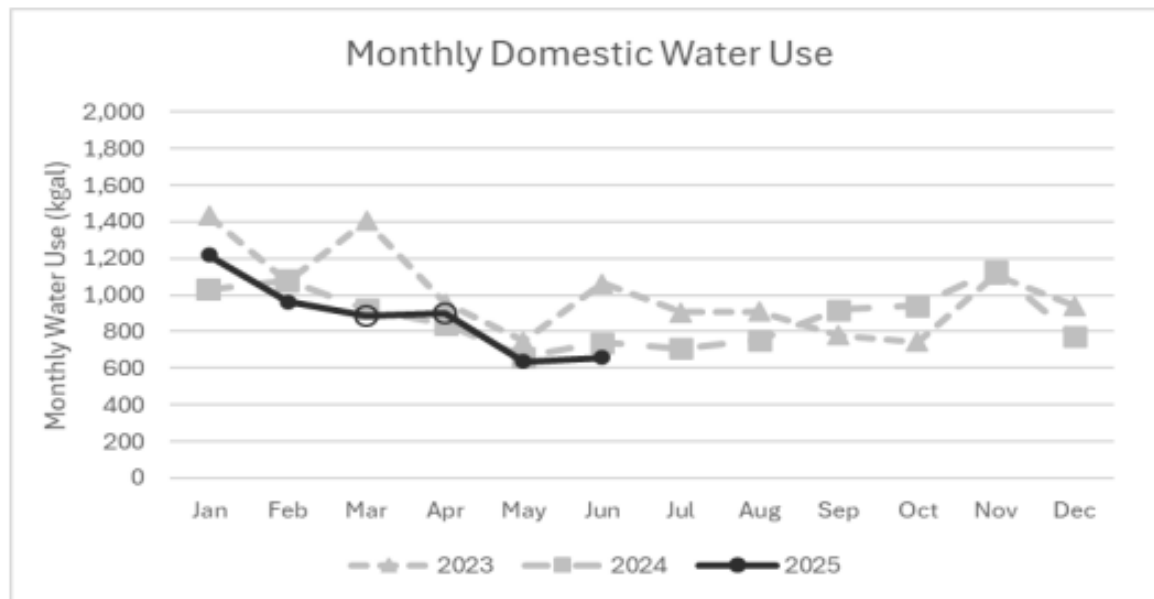
YTD Out-of-Ordinary Net Expense 34,614.40

YTD Total Expenses 483,651.47

Checking Account 64,910.78

|                  |                     |            |
|------------------|---------------------|------------|
| Reserve Accounts | Operational Reserve | 219,750.84 |
|                  | Capital Reserve     | 586,597.98 |
|                  | Total Reserves      | 806,348.82 |

|                     |                   |                 |
|---------------------|-------------------|-----------------|
| Accounts Receivable | Total Receivables | 9,082.83        |
|                     | Monthly Change    | 450.91 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

Monday, September 1— Labor Day Potluck at 1:00pm. Hawaiian BBQ pork, macaroni salad & coconut pudding provided. Bring a dish to share and your drink. Plates and tableware provided. Don't forget to wear your name badge.

## **Wells Belles**

President: Diana Butzlaff

Vice President: Connie Huff-Essmeier

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

LADIES OF THE WELLS, our next Wells Belles Happy Hour is on the Calendar. Thursday,

September 4, 3:00pm to 5:00pm at the Wells Clubhouse — SAVE THE DATE!

Bring out your CRAZY BINGO LADY and join us for another afternoon of lively conversation, gathering with friends and neighbors, old and new. Our hostesses have been busy putting together this Bingo themed party, with a few surprises and even more prizes. Bring an appetizer to share and your beverage of choice.

A big THANK YOU to Julie Shelton and Judy Bialk for hosting our August "Mrs. Roper" Happy Hour. The taco bar was above and beyond, and enjoyed by everyone. And, so many guests went all out with the red-headed, kaftan and beaded look of the one and only Mrs. Roper. Great fun.

Questions? Call or text Barb Cramer 480-286-2871

## Activities

### Book Club

Book Club's next meeting is Friday, October 17th at 3:00pm in the Clubhouse. The book is "Covenant of Water" by Abraham Verghese. Contact Ronnae Berry (970) 227-9485 for more information.

### 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

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

## Happy Birthday

### SEPTEMBER BIRTHDAYS

|                       |       |                  |       |                   |       |
|-----------------------|-------|------------------|-------|-------------------|-------|
| Lewis, Kevin          | 09/01 | Shelton, Julie   | 09/10 | Edstrom, Lavonne  | 09/20 |
| Schneider, James      | 09/01 | Dabbert, Steve   | 09/11 | Buck, Sharon      | 09/20 |
| Vega, Raquel          | 09/01 | Wasmund, Ron     | 09/11 | Munsey, James     | 09/20 |
| Riedl, Lynda          | 09/02 | Warrick, David   | 09/12 | Boe, Bob          | 09/21 |
| Magnusson, Bob        | 09/03 | Fournier, Keith  | 09/13 | Alt-Frey, Melanie | 09/23 |
| Hoffer, Terry         | 09/04 | Brown, Lloyd     | 09/14 | Owen, Linda       | 09/23 |
| Kremer, Eileen "Rose" | 09/04 | Lander, Joe      | 09/15 | Winkels, Gloria   | 09/26 |
| Perry, Lee Roy        | 09/04 | Bertolino, Bryce | 09/16 | Landers, Louisa   | 09/26 |
| Berry, Ronnae         | 09/05 | Lopez, Jorge     | 09/16 | Fitzgerald, Tom   | 09/27 |
| Lane, Nancy           | 09/05 | Berg, Larry      | 09/17 | Todd, Kevin       | 09/27 |
| Hoffer, Sharon        | 09/05 | Logan, Jan       | 09/17 | Bertness, Ken     | 09/28 |
| Hanson, Jeffrey       | 09/07 | Meikle, Terry    | 09/17 | Kubik, Don        | 09/28 |
| Blair, David          | 09/08 | Secorra, Jeff    | 09/18 | Gibson, Grace     | 09/29 |
| Rolle, Richard        | 09/08 | Conway, Patricia | 09/18 | Sennert, Randal   | 09/30 |
| Rudolph, Mike         | 09/09 | Pomroy, Kim      | 09/19 |                   |       |
|                       |       | Becerra, Lorena  | 09/20 |                   |       |

## Happy Anniversary

### SEPTEMBER ANNIVERSARIES

|                          |            |                           |            |
|--------------------------|------------|---------------------------|------------|
| Skinner, Joe & Betty     | 09/03/1956 | Herns, William & Gail     | 09/13/1986 |
| Gaul, Ambrose & Donna    | 09/06/1958 | Huerta, Alexander & Grace | 09/15/1979 |
| Breezee, Clayton & Donna | 09/06/1974 | Hoffer, Terry & Charlene  | 09/15/1962 |
| Danczyk, Michael & Debra | 09/09/2000 | Buckner, Randall & Donna  | 09/16/1983 |
| 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