

July 2026

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

♦ Saturday July 4th Fourth of July potluck in the Clubhouse at 1:00pm

The Deadline for the August
Wellspoken is July 20th, 2026



Website: thewellshomeowners.com

Email: office@thewellshoa.com

The HOA President's Report

Best wishes to all of our Wells homeowners and especially to those who call the Wells Community their year-round home. I wrongly thought that last month's report would be the last dealing with the pool. However, that is not the case, and we will revisit the issues with the pool one more time. By the time that you read this, the pool {hopefully} will be up and running. It has been a long process exasperated by a number of unexpected findings. All those issues should be behind us at this point in time. As you get ready to take that first plunge, it might be a good idea to thank the Board members, especially Marge, Dale and B&G chair LeeRoy for stepping in and volunteering their time to help in getting the job done. We hope that everyone enjoys the "new" pool as the warmest (ok hottest) portion of the summer months begins. Just a friendly reminder, however, to follow the rules and regulations concerning the pool so that everyone can enjoy the facility to their satisfaction.

Again, please take the time to check in with your neighbors who may have health or safety issues to ensure their wellbeing. To each of you, stay healthy and be safe.

HOA President, Bob Tomasic #41

HOA Manager's Report

The HOA office would like to remind everyone to follow the speed limit and make sure you are looking out for pedestrians.

As the pool re-opens, I would like to remind everyone to follow all pool rules. The rules can be found in your resident directory (the blue pages) and on the last page of this month's Wellspoken.

Please pick your fruit from your trees now. All fallen fruit becomes food for rodents and other unwanted creatures. A few dead rats have been found around the community. Violation notices will be given to homeowners whom are not picking up their fallen fruit.

LATE FEES: HOA dues are due the first of every month. If all or any part 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.

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.

Friendly reminder to please keep an eye out for those pesky weeds.

Please pick up after your pet.

*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, Barb Cramer, Denise Kozlowski, and Klye Prodoehl

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

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

No Report.

Communications Committee

Chairperson: Jean Mallory

Board Liaison: Marge Lesnever

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

No report.

Buddy Check-in program

The Wells community has a neighborhood check-in program. It is a simple, free **Buddy System** for residents who want the peace of mind that comes with a daily 'all is well' check-in.

How it works: you'll be matched with another resident and the two of you agree on a daily signal: quick text, phone call, opening your blinds. If your buddy doesn't hear or see your signal, they will follow a pre-agreed plan to make sure you're okay.

Barb Justice #01 will coordinate the matches. The process is simple, call Barb at 503-466-2347 and leave a message.

Social Committee

Social Chairperson: Cate Knoll

Board Liaison: Nancy York

Members: Jean Mallory, Ronnae Berry, Kathi Middendorff, Debi Whiteside, Laurie Fuller, and Linda Paplow

Saturday, July 4th: Fourth of July potluck at 1:00pm in the Clubhouse. Fried chicken will be provided. Bring your own place setting, beverages and a dish to share. Sign up in the cardroom. Wear your name badge!

Spring Craft Fair

The Wells Spring Craft Fair will be held in March 2027. Details to follow. Please call or text Heidi 541-760-8412. for additional information.

Wells Belles

President: Connie Huff-Essmeier

Vice President: Audrey Boe Olsen

Treasurer: Roni Jaeger, Secretary: Marla Hausauer, Ex Officio: Diana Butzlaff

No Report.

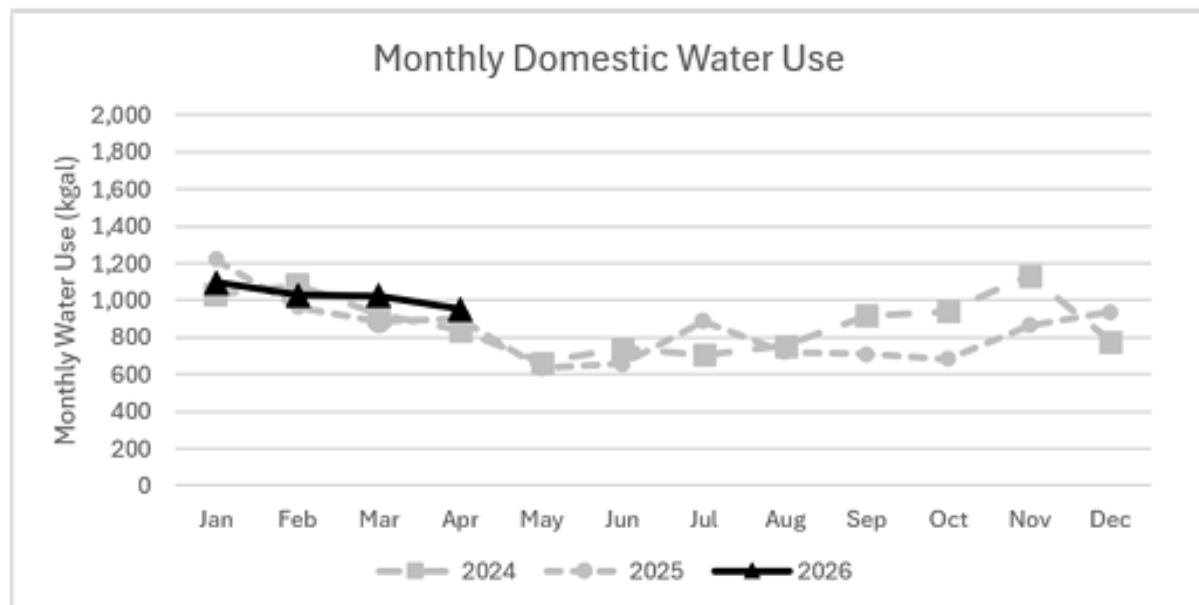
Financial Report thru May 2026

Chairperson - Mark Collins

Finance Committee Members - Ivan Jenkins, Pat Johnston, Nancy Lane, Marge Lesnever, Don Popowski

Board Liaison - Dale Emerson

YTD Income	Budget	351,570.00	
	Actual	350,725.70	
	Difference	844.30	less than budget
YTD Operating Expenses	Budget	315,825.00	
	Actual	294,384.73	
	Difference	21,440.27	less than budget
YTD Out-of-Ordinary Net Expense		49,519.91	
YTD Total Expenses		343,904.64	
Checking Account		84,301.56	
Reserve Accounts	Operational Reserve	226,412.20	
	Capital Reserve	626,544.21	
	Total Reserves	852,956.41	
Accounts Receivable	Total Receivables	13,154.44	
	Monthly Change	1,984.50	increase



Happy Birthday

JULY BIRTHDAYS

Munoz, Lydia	07/01	Patrick, Cheryl	07/12	Thompson, Tom	07/21
Vigil, Paula	07/01	Burns, John	07/13	Weixel, Dennis	07/21
Dent, Jim	07/02	Wantroba, Elaine	07/13	Baisch, Sandy	07/22
Jessel, Laura	07/03	Hausauer, Marla	07/14	Medina, Mike	07/22
Sennert, Donna	07/04	Shepherd, Dorothy	07/14	Bisbing, Robin	07/23
Bradley, Ann	07/05	Otto, Donna	07/14	Kostka, Janet	07/23
Urbatsch, Penelope	07/05	Penfold, Paris	07/14	Paplow, Linda	07/23
Pence, Tammy	07/06	Binder, Cathryn	07/15	Thomas, Judith	07/24
Buckner, Randall	07/07	Delaney, Kevin	07/16	Cramer, Barbara	07/24
Jackson, Matthew	07/07	Halverson, Brenda	07/16	Stoeckel, Anneliese	07/25
Adlfinger, Jim	07/08	Huertas, Alexander	07/17	Swift, Kathleen	07/25
Below, Lynn	07/08	Penfold, Janet	07/17	Buckner, Donna	07/28
Wantroba, Donald	07/08	Johnston, Patricia	07/17	Clark, Sheila	07/29
Ross, Linda	07/09	Boehm, James	07/18	Shadle, Marlene	07/30
Anderson, Patty	07/10	Sonnenberg, Marlo	07/18	Becerra, Jose	07/31
Iverson, Deborah	07/10	Martin, Beverly	07/20	Hlavsa, Miroslav	07/31
		Oberbroeckling, Ken	07/21	Whiteside, Michael	07/31

Happy Anniversary

JULY ANNIVERSARIES

Schultz, Ronald & Carolyn	07/01/2000	Davis, Joe & June	07/18/1970
Buck, Tad & Sharon	07/10/1982	Severance, Hal & Jeanna	07/19/2002
Crosbie, Tom & Bonnie	07/12/1969	Plischke, Bernard & Rena	07/20/1963
Popowski, Don & Marcie	07/13/1974	Gohl, Jerome & Linda	07/28/1973
Bigler, Will & Debbie	07/16/1976	Bertness, Ken & Anderson, Colleen	07/31/2010
Halferty, Patrick & Miriam	07/17/1982	Johnson, Scott & Georgia	07/31/1976

In Memoriam

On a Personal Note

SunShine Acres has taken their "Can Only" bin out of The Wells. No other information was given at this time.
-Mary Miller # 105

Summer Activities

Mondays	8:30am to 9:15am	Water Aerobics
	1:00pm	Mahjong
	6:00pm	Hand-Foot-Toe or Other Games
Tuesdays	8:30am to 9:15am	Water Aerobics
	5:30pm	Texas Hold'em
Wednesdays	8:30am to 9:15am	Water Aerobics
	1:00pm	Mahjong
	6:00pm	Hand-Foot-Toe or Other Games
Thursdays	8:30am to 9:15am	Water Aerobics
	1st Thursday	Wells Belles - 3:00pm - sign up at the clubhouse
	1:00pm	Needle Work Circle
Fridays	8:30am to 9:15am	Water Aerobics
	1:00pm	Mahjong
	6:00pm	Hand-Foot-Toe or Other Games
Saturdays	3rd Saturday	5:30pm Meet Your Neighbor Pot Luck Cancelled for July
		Sign up at the clubhouse
	All Saturdays 6:00pm	Hand-Foot-Toe or Other Games
Sundays	1:00pm	Hand-Foot-Toe or Other Games
Note:	Special Events	See Bulletin Board Postings
		Special Summer Events
		4th of July Pot Luck
		Labor Day Pot Luck

SWIMMING POOL

No Smoking: The Swimming pool and the contiguous public areas are designated as NO SMOKING areas. Such designation is in accordance with the City of Mesa Code.

POOL CONTROL:

1. The gate must be closed and latched upon entering or exiting.
2. *Homeowners and residents* shall instruct their guests as to the pool rules and are responsible for their guests' conduct.
3. Children pool hours are 11:00 am to 1:00 pm and 3:00 pm to 6:00 pm.
4. Children 4 years to 15 years of age may swim in the pool under *adult* supervision.
5. Only persons 15 years and older are allowed in the therapy pool, Including sitting on the edge.
6. AT NO TIME ARE CHILDREN UNDER 4 YEARS OF AGE ALLOWED IN THE POOLS.
7. Children's toys, plastic and/or Styrofoam are not allowed on the pool deck or in the pool. Adult floatation devices, such as noodles, are allowed.
8. Please be considerate of others when using the stereo system.

SANITARY CONFORMITY

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

SAFETY REQUIREMENTS

1. Safety requirements are posted at each gate and in the pool area.
2. ANYONE USING THE POOL DOES SO AT THEIR OWN RISK.
3. Persons using the therapy pool should use caution as to the time they remain in therapy pool.
4. No person in the pool facility area shall commit any act that may be detrimental to the life and health of any person using the pool, e.g. NO running on the decks, rough play or games. Diving or jumping into the pool is prohibited. Likewise, throwing foreign objects in the pool or anything that could cause foot injury or pool damage is prohibited.
5. NO glass containers of any kind are allowed in the pool area including the area of the covered veranda.
6. Individuals entering or leaving pools must hold on to the rails.
7. All pool covers must be COMPLETELY removed prior to entering pools or when anyone is in the pool area.