

September 2026

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

♦ Monday September 7th Labor Day, Office closed in observation

Events have been canceled due to clubhouse repairs.
Please check Sandwich and Bulletin boards for updates on events.

The Deadline for the October's
Wellspoken is September 20th, 2026



September 11th, 2001
NEVER FORGET.

Website: thewellshomeowners.com

Email: office@thewellshoa.com

The HOA President's Report

We are almost through the month of August and quickly approaching the time when many of us will be returning to the Wells Community. I do hope that this report finds all of our Winter friends in good health and spirits.

I know that it has been a very frustrating Summer for those of you who live there year-round. We had unforeseen issues with the renovation of the pool that dragged out for a much longer period of time than what was expected. Now with that completed, we have faced the unfortunate incident of "flooding", caused by a water leak in the maintenance room.

We seem to be very close in our negotiations with the contractor and insurance companies to get the job done as quickly as is possible. Hopefully, I am not premature in this understanding, and you will see progress soon.

Board meetings will begin in November with a number of issues that will need to be addressed almost immediately. The first meeting of the year will more than likely be held in "executive session" with only Board members in attendance. The first scheduled open meeting will be on Wednesday, November 18th at 7:00 pm in the clubhouse.

AS THERE SEEMS TO BE CONFUSION ON OUR RULES AND REGULATIONS FOR THE POOL, WE NEED TO CLARIFY THAT ANY POOL UNDER THE CONTROL OF AN HOA IS DESIGNATED AS SEMI-PRIVATE OR SEMI-PUBLIC AND THEREFORE SUBJECT TO THE RULES SET FORWARD BY MARICOPA COUNTY. THESE ARE NOT OUR RULES, BUT MARICOPA COUNTY RULES. THEY NEED TO BE FOLLOWED OR YOU ARE SUBJECT TO A VIOLATION.

Take care, stay healthy and be safe and we will see you soon.

HOA President, Bob Tomasic #41

HOA Manager's Report

The clubhouse will be closed starting Thursday, August 27, 2026.

It will be closed for 4-5 weeks while damage caused by the flood that occurred back in July is being repaired. All events held in the clubhouse will be canceled. Please check postings on the sandwich & bulletin boards for more information regarding rescheduling events. The HOA office asks that you please be kind and courteous to the contractors as they work to restore the clubhouse. Please give them space to work with little to no interruptions.

Monsoon season is in full swing, we had a few strong storms blow through the valley in August which may have caused some roof and other damage around your home. Please be sure to check with care takers to assure your home is free of debris and weeds.

I would like to thank everyone of our residents who were inconvenienced over the summer with street valve replacements for their patience and cooperation. We strive to make all repairs as seamless as possible but it doesn't always work that way. Thank you again for your understanding.

The HOA office will be closed Monday, September 7th, in observance of Labor Day.

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 Kyle 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, 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

Welcome to The Wells

Lot #	Status	Name	Phone #	Old Owner
339	2nd Resident	Hall, Gloria	336-202-6510	
026	New Owner	Boswell, Renae	480-518-0203	Carol Musser
063	New Owner	Weston, Kirk	810-841-6166	Kyle Prodoehl
	New Owner	Weston, Linette	810-614-8656	
278	New Owner	Michael, Julie	937-602-7484	Chauncey Parkinson

Social Committee

Social Chairperson: Cate Knoll

Board Liaison: Nancy York

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

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Wells Belles

President: Connie Huff-Essmeier

Vice President: Audrey Boe Olsen

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

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Activities

Book Club

Book Club's next meeting is Friday, October 23, 2026. The book is "One Thousand White Women" by Jim Fergus.

Contact Ronnae Berry 970-227-9485 for more information. Thank you.

Christmas Bazaar

The Wells 2026 Christmas Bazaar is Saturday, December 5, from 8am-1pm in the clubhouse. We welcome all homemade gifts, crafts, and baked goods, etc. A vendor sign-up sheet will be available in the card room in early November. Each vendor is guaranteed one table to showcase their items, with additional tables provided as possible. Whether you're selling or shopping, this will be a fantastic community event. For questions, text or call Heidi at 541-760-8412.

Patio Sales

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

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.

Financial Report thru July 2026

Chairperson - Mark Collins

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

Board Liaison - Dale Emerson

YTD Income	Budget	489,750.00	
	Actual	489,456.41	
	Difference	293.59	less than budget

YTD Operating Expenses	Budget	432,304.00	
	Actual	439,984.65	
	Difference	7,680.65	more than budget

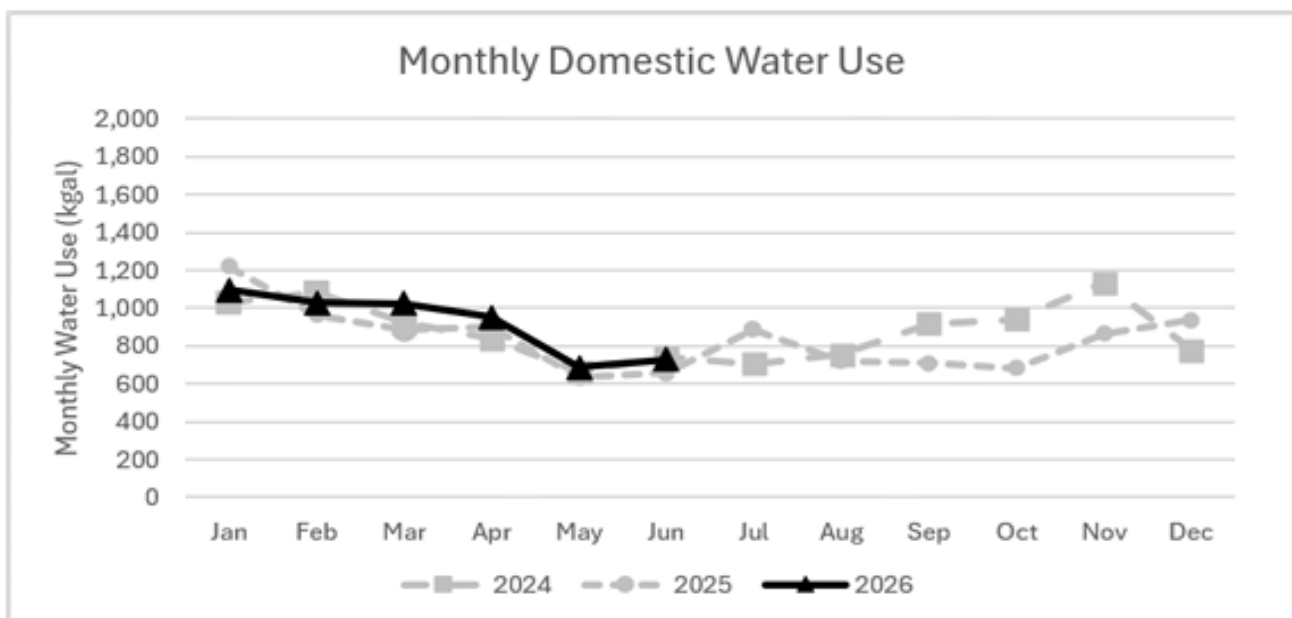
YTD Out-of-Ordinary Net Expense	88,289.34
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YTD Total Expenses	528,273.99
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Checking Account	34,043.00
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Reserve Accounts	Operational Reserve	227,647.21
	Capital Reserve	629,227.60
	Total Reserves	856,874.81

Accounts Receivable	Total Receivables	13,855.96
	Monthly Change	962.98 decrease



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
Ross, Walter "George"	09/06	Meikle, Terry	09/17	Kubik, Don	09/28
Hanson, Jeffrey	09/07	Secorra, Jeff	09/18	Gibson, Grace	09/29
Blair, David	09/08	Conway, Patricia	09/18	Fairley, Kimberley	09/30
Rolle, Richard	09/08	Deliberto, Russell	09/19	Sennert, Randal	09/30
Rudolph, Mike	09/09	Pomroy, Kim	09/19		
		Becerra, Lorena	09/20		

Happy Anniversary

SEPTEMBER ANNIVERSARIES

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
Hermes, William & Gail	09/13/1986		

In Memoriam

Monica Emerson in lot # 280 passed away, Saturday, August 22, 2026

On a Personal Note

I would like to thank The Wells knitting group for knitting me a blanket while I was in the hospital.

—Ken Hayes #056