

May 2026

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- ◆ Thursday May 7th Wells Belles Happy Hour at Apache Wells Bar & Grill at 3:00pm
- ◆ Saturday May 16th Potluck in the Clubhouse at 5:00pm
- ◆ Monday May 25th Memorial Day Potluck in the Clubhouse at 1:00pm
- ◆ Monday May 25th Office closed in observance of Memorial Day

The Deadline for the June
Wellspoken is May 22th, 2026



Website: thewellshomeowners.com Email: office@thewellshoa.com

The HOA President's Report

Good day to each and every one of you and I do hope that this finds you healthy and in good spirits. Here at The Wells, we are enjoying the warm weather and looking forward to the repairs and upgrades to our pool.

I also have the pleasure of presenting to you information concerning an upgrade to our gate system that is progressing a little sooner than originally expected. We are now able to provide you with a **phone app**, that will give you a second option to control the two gates. Mindy will soon be sending an e-mail with download information. This will take some, yet to be determined, time and will be done in stages of a few homeowners at a time. The phone app will allow you to see a video of the person at the gate as well as enable you to converse with that individual. You then may let the person in to the community, or not. **You can only get the app through the Wells Office and not be able to pass it on to anyone else...** Therefore, there will not be multiple people out there with our entry code. This will ensure the security that we all want to have. In addition to the new phone app, you will still have your FOB to use for entry.

Once this is done, we will have the option of eliminating the current codes associated with the gate. This locks down security as we will have full control over gate entry. As mentioned above, this eliminates multiple individuals with our codes for unlimited entry. Each homeowner will have control of their own security.

This new upgrade marks a significant level of security for our community. You will be kept well informed as this upgrade is added to the current gate system. We will start with those homeowners who are here year-round for obvious reasons and then expand to everyone prior to the Fall. We spent \$30,000 for this gate system and now need to take full advantage of the security that it offers.

Take care of yourself and have a great day. HOA President, Bob Tomasic #41

HOA Manager's Report

As May has arrived, I would like to remind everyone that the pool and spa area will shut down for 3–4 weeks. The pool and spa will be shut down for necessary repair and improvements. Crews won't be on site every day, but a project superintendent will be checking in regularly between crew visits to make sure everything is progressing smoothly. Here are your key dates to remember:

- o **Drain Date:** 5/4/26
- o **Demo Date:** 5/6/26

The trash pickup schedule has changed during the summer hours. The new pickup days are Tuesday and Saturday. Overfilled bins will not be serviced. Please breakdown all boxes and place all trash in the blue bins.

Friendly reminder, The white Sunshine Acres bin near the tennis courts is for **ALUMINUM CANS ONLY**. We continue to find odd objects in the container. If unwanted objects continue to be found inside, Sunshine Acres will remove the bin. Please do not place any clothes, plastic, cardboard or any items that are not aluminum cans in the bin.

The office will be closed Monday, May 25th in observance of Memorial 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 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

Marlene Trunkenbolz will be locking up the Clubhouse at her convenience in the evenings during the summer months, so the outside entry into the bathrooms will sometimes get locked in the early evening. Night swimmers please note, if you need to use the restroom you may need your Clubhouse key to unlock the door to enter. If you have any questions, call Sharon Nelson. 605-809-6147

Communications Committee

Chairperson: Jean Mallory

Board Liaison: Marge Lesnever

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

Welcome to The Wells

Lot #	Statuses	Name	Phone #	Old Owner
007	New Owner	Farley, Kim	970-590-4026	Moris & Kathy Conway
162	New Owner	Van Schepen, Arlene	712-449-5528	Nicole Williams
241	New Owner	Gaiovnik, Chris	651-503-5096	Jin & Sharon Gaiovnik
243	New Owner	Fuller, Stan		Joanne Rauh

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.

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, May 16th: Potluck at 5:00pm. Bring a dish to share and your place setting. Sign up in the cardroom. Wear your name badge!

Monday, May 25th: Memorial Day: Cheryl Conarty will be hosting the Memorial Day meal in the clubhouse at 1:00pm. A main entrée will be provided for everyone. Potluck for the rest of the meal. Signup sheets will be in the card room. Bring a dish to share and your place setting. Cheryl requests help hosting this event. It's a great opportunity to meet new people and get involved with our community! Please contact Cheryl if you are willing to help. 214-505-6289. Thank you, Cate Knoll

Wells Belles

President: Connie Huff-Essmeier

Vice President: Audrey Boe Olsen

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

I am sure it is a bit quieter around the community with most of the seasonal residents transitioned back to their northern or midwestern homes. I hope everyone will be enjoying this time of transition and or quieter neighborhood. Again, there is a sign-up sheet for hostesses for the months of May through October for a social time/happy hour for the women of The Wells. There are no monthly Wells Belles meetings during this time but it is still an opportunity for women to get together at the Club House. Please consider signing up to hostess one of these months. Florney Byrnes, unit 052, has volunteered to be the contact person in the community for the Sunshine Committee during the summer/fall months. If you know of someone who has been ill or who has experienced a death in the family and a card would be appropriate, please contact Florney. Barb Justice, unit 001, has volunteered to be the coordinator/contact person for Neighbor Contacting Neighbor start-up. If you reside full-time in the community and would like to be connected with someone to make frequent check-ins please contact Barb. Thank you to everyone who donated non perishable items to the donation boxes for Matthew's Crossing during the month of April. You have been a blessing to those in need. Thank you, too, to Ronnae Berry for hosting the April lunch out at Tasty Joes.

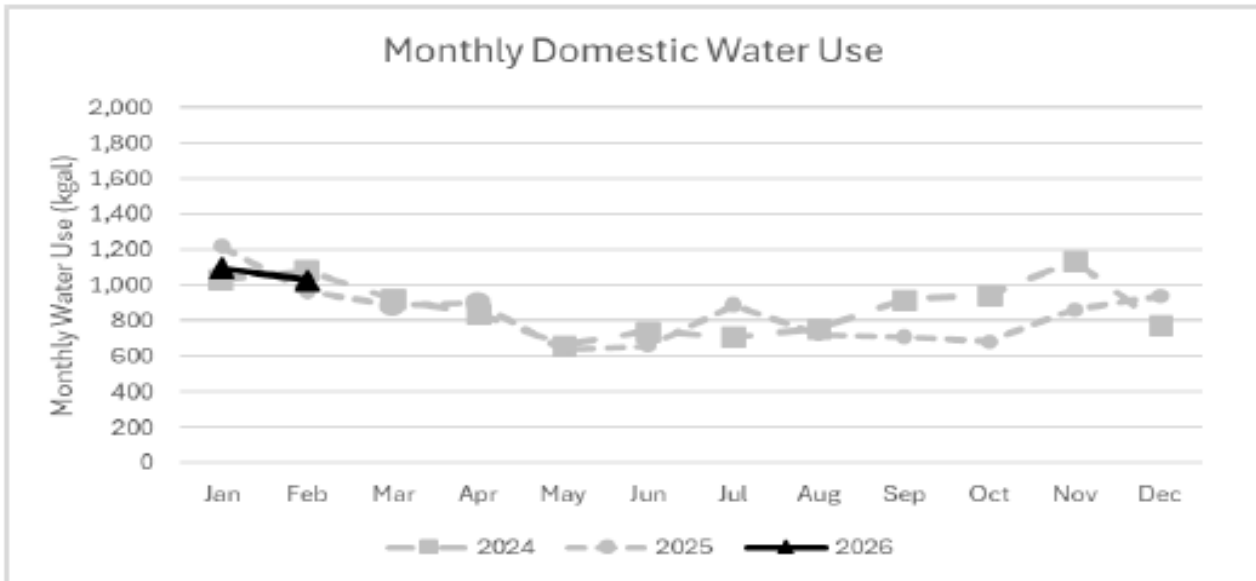
Financial Report thru March 2026

Chairperson - Mark Collins

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

Board Liaison - Dale Emerson

YTD Income	Budget	210,905.00
	Actual	209,084.87
	Difference	1,820.13 less than budget
YTD Operating Expenses	Budget	198,471.00
	Actual	173,987.27
	Difference	24,483.73 less than budget
YTD Out-of-Ordinary Net Expense		6,738.54
YTD Total Expenses		180,725.81
Checking Account		77,620.44
Reserve Accounts	Operational Reserve	225,146.30
	Capital Reserve	668,696.24
	Total Reserves	893,842.54
Accounts Receivable	Total Receivables	11,951.89
	Monthly Change	1,935.00 increase



Activities

500

500 card games are Saturdays at 7:00pm in the Clubhouse. Please bring a quarter to play and enjoy an evening of fun with your friends and neighbors. Dale Emerson at 480-734-7095, will be coordinating the play through December. Questions, call Pat Johnston at 651-503-6822.

Book Club

Book Club's next meeting is Friday, October 23, 2026. The book is 1,000 White Women by Jim Fergus. Contact Ronnae Berry 970-227-9485 for more information. Thank you.

Bridge

Bridge has ended for the season. Come join us next season.

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.

Horseshoes

Congratulations to our March tournament winners: Pete Hupcik and Stan Rasmussen. We will continue to play each Thursday at 1:00pm until we run out of players. For more information contact Bob Boe (# 476) 701-527-5966. Thank You!

Mahjong

Mahjong players join us Mondays, Wednesdays and Fridays at 1:00pm to 3:00pm in the clubhouse. If you would like to learn the game, stop by and observe. We will teach you how to play. Contact Jean McGuire if you have questions. 763-360-1215.

Happy Birthday

MAY BIRTHDAYS

Beckner, Sandra	05/02	MacArthur, Joyce	05/13	Huff, Connie	05/19
Justice, Barbara	05/02	Story, Leslie	05/13	Newton, David	05/20
Caligiuri, Gail	05/03	Chester, Carrol	05/14	Helfenstein, Lily	05/23
Stenstrom, Craig	05/03	Sharkey, Paul	05/14	Chavez, Jerry	05/25
Tielbur, Gary	05/03	Cox, John	05/15	Lown, Victoria	05/26
Van Over, Cherie	05/04	Hagen, Ramona	05/15	Resseguie, Gerry	05/26
Tangeman, Robyn	05/05	Moore, Joanne	05/15	Crosbie, Bonnie	05/27
Fox, Ronald	05/06	Murillo, Guillermina	05/15	Jaeger, David	05/27
Freiderick-Reiter, Monica	05/07	Rolle, Darlene	05/15	Thompson, Ilene	05/27
Sosland, Richard	05/07	Stutzman, Mariam	05/15	Brennan, Judith	05/28
Tatton, Robert	05/09	Casiraro, Irene	05/18	Christ, Gary	05/28
Staley, Carmella	05/11	Konezny, Diane	05/18	Popowski, Donald	05/29
Adams, Karen	05/13	Gaul, Donna	05/18	Corder, Kim	05/30
Gunderson, Patricia	05/13	Amari, Pete	05/19	Greer, Barbara	05/30
Johnson, Georgia	05/13	DeGooyer, Todd	05/19		
		Forester, Lois	05/19		

Happy Anniversary

MAY ANNIVERSARIES

DeSchepper, Bryan & Arlene	05/01/1982	Owen, Ronald & Linda	05/21/1966
Gaiovnik, Jim & Sharon	05/04/1968	Hanusa, Kenneth & Mary Ann	05/22/1965
Kula, Kevin & Dunn, Cherie	05/07/2011	Fochs, Michael & Nancy	05/24/1975
Hausauer, John & Marla	05/15/1988	Miller, Curtis & Judith	05/26/1972
Kuntz, Patricia & Eaton, Kim	05/21/2014	Vega, Salvador & Raquel	05/30/2009

In Memoriam

On a Personal Note

As I wind up my last few days here in The Wells I am taking time to reflect on all the wonderful years I (we) have had in the last thirty years. Bruce and I drove into the Wells on December 31st, 1996. The minute we arrived we knew we were home. We rented for three years and then bought #453. Oh, the changes I have seen in the area. Fry's was the only grocery store around and K-Mart was in the space that is now Kohl's. Apache Wells was being built and the 202 freeway was just a sign saying future home of #202. We have been blessed to always have a great HOA that constantly keeps the roads, the pool, the clubhouse and other areas in wonderful condition. They have kept costs down and the dues low. My memories of The Wells and all the wonderful friends I (we) have had through the years will be many. Thank you for being our friends.
Love, Joyce MacArthur # 453

Please join us in wishing Joyce MacArthur farewell as she leaves The Wells to start a new chapter in her life. We will gather in the clubhouse for cookies and coffee from noon to 1:00pm, on Friday, May 1st. Hope to see you there! Kris Perry # 252

I want to give a big THANK YOU for all the wonderful support I had while recuperating from ankle surgery. It is a slow recovery with no weight bearing for 2 months with the leg elevated. I think I see the light at the end of the tunnel! I loved having so many visitors, all the meals, cards, cookies, and books that you shared that helped make my days bearable. A thank you also to the needle work ladies for the throw. The Wells is a great community. Cheryl Fluegel # 231

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
	5:00pm	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 9:15 am	Water Aerobics
	1st Thursday	Wells Belles - 3:00pm - sign up at the clubhouse
	1:00pm	Needle Work Circle
Fridays	8:30am to 9:15 am	Water Aerobics
	1:00pm	Mahjong
	6:00pm	Hand-Foot-Toe or Other Games
Saturdays	3rd Saturday	5:00pm Meet Your Neighbor Pot Luck 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
		Memorial Day Pot Luck
		4th of July Pot Luck
		Labor Day Pot Luck