

June 2026

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

- ◆ Saturday June 20th Meet your neighbor Potluck in the Clubhouse at 5:30pm

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



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

The HOA President's Report

Good day to all homeowners of The Wells Community. I hope that you are enjoying your Summer with a variety of exciting, enjoyable, and relaxing activities. At the same time, staying aware of the need to be healthy and safe.

As most of you are already aware, the repairs and improvements involving the pool have run into several glitches. During the initial demolition and inspection, it was found that we have had, more than expected, damaged and exposed rebar. We did know ahead of time that there was some damage and exposure, but also that inspection could more than likely bring more of the problem to light. As was the case this will add approximately another \$20,000 to the final price tag. Although not totally unexpected it still was one of those "surprise" expenses. The Board acted upon this "glitch" if you will and approved the additional work to be completed. The additional cost will be covered in the budget in the category as "out of ordinary" expense. The resulting delay is necessary and cannot be avoided. Thank you to all year-round owners for your understanding and patience.

Again, I hope that your Summer is going well and please look out for your neighbor's health and safety as well as your own.

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

HOA Manager's Report

We regret to inform you that the community pool will remain closed for an additional 2–3 weeks to allow for further necessary repairs. During inspections and ongoing work, our contractors identified additional issues that must be addressed to ensure the pool is safe and fully operational. The contractors found there are 28 areas with rebar rust coming through the bottom and sides of the pool. To correct this problem, they require spraying the problem areas with a sealant then completely spraying the pool with 2-3" of shotcrete. They will also be replacing (28) white in-floor collars and (28) in-floor heads. Completing these repairs now will prevent recurring outages.

Estimated timeline:

- Additional closure: approximately 2–3 weeks.
- *Estimated* reopening: between June 13th, 2026, and June 25th, 2026

What does this mean for residents:

- The pool will be unavailable for use until repairs are finished and the facility has passed final inspections.

We will post updates via email when we have a confirmed reopening date.

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

Welcome to The Wells

Lot #	Status	Name	Phone #	Old Owner
170	New Owner	Davis, Joe & June	330-534-3197	Doug & Theola Bullock
175R	Renter	Deliberto, Russell	708-752-6656	
301	New Owner	Williams, Nicole	602-882-4065	Ilene Orth
463	New Owner	Dinges, Linda	573-882-9921	Vi Joerger
		Dinges, Steve	573-822-9942	
453	New Owner	Bullock, Douglas	641-772-4447	Joyce MacArthur
		Bullock, Theola	641-344-1955	

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, June 20th: Meet Your Neighbor Potluck at 5:30pm. Bring a dish to share and your place setting. Sign up in the cardroom. Wear your name badge!

Saturday, July 4th: Forth 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!

Wells Belles

President: Connie Huff-Essmeier

Vice President: Audrey Boe Olsen

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

No Report.

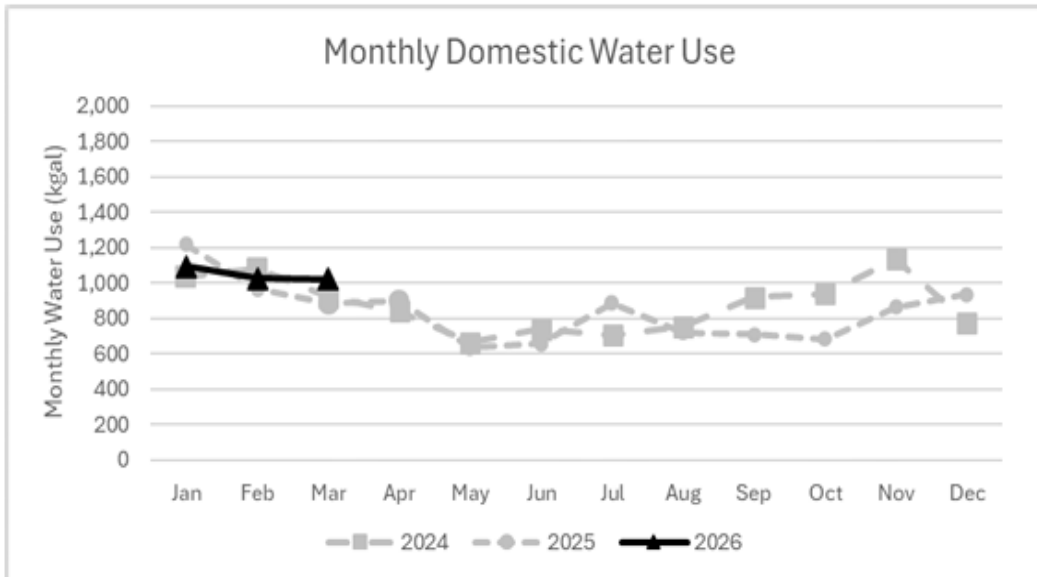
Financial Report thru April 2026

Chairperson - Mark Collins

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

Board Liaison - Dale Emerson

YTD Income	Budget	281,220.00	
	Actual	280,520.92	
	Difference	699.08	less than budget
YTD Operating Expenses	Budget	257,838.00	
	Actual	230,251.81	
	Difference	27,586.19	less than budget
YTD Out-of-Ordinary Net Expense		(1,674.91)	
YTD Total Expenses		228,576.90	
Checking Account		85,150.77	
Reserve Accounts	Operational Reserve	225,767.98	
	Capital Reserve	670,096.86	
	Total Reserves	895,864.84	
Accounts Receivable	Total Receivables	11,169.94	
	Monthly Change	781.95	decrease



Happy Birthday

JUNE BIRTHDAYS

Ajr, Lisa	06/01	Dunn, Cherie	06/12	Catlin, Richard	06/25
Eldred, Charles	06/01	Hughes, Arthur	06/12	Colt, John	06/27
Berry, Rob	06/02	Tuberg, Barbara	06/13	Ferrara, Annette	06/27
Warrick, Kelly	06/03	Christ, Linda	06/16	Orellana, Gustavo	06/27
Weixel, Sherri	06/04	Stahel, Eugene	06/16	Winkels, Linda	06/27
Curle, Teri	06/04	Green, Robert	06/16	Michael, Julie	06/28
Anderson, Roc	06/05	Kubik, Monte	06/16	Oberhoffer, Barbara	06/28
Drouhard, Toni	06/07	Davis, June	06/17	Urbatsch, Gene	06/28
Birrell, Cindy	06/08	Gohl, Linda	06/17	Gunderson, John	06/29
Ogden, Susan	06/08	Glonek, Linda	06/19	Larson, Linda	06/29
Burns, Colleen	06/09	Thiel, Pat	06/21	Johnston, Richard	06/29
Trunkenbolz, Marlene	06/09	Calhoun, Teri-Lyn	06/22	Ogden, Steve	06/29
Schneider, Barbara	06/10	Amaro, Cecilia	06/23		
Baisch, Darell	06/11	Helgeson, Jane	06/24		
		Messing, Lorene	06/24		

Happy Anniversary

JUNE ANNIVERSARIES

Turner, Roger & Karen	06/01/1968	Becker, Daniel & BettyJo	06/11/1983
Penfold, Paris & Janet	06/01/1973	Lindberg, Robert & Phyllis	06/12/1965
Bassett, Donald & Karen	06/02/1990	Mountain, Timothy & Barbara	06/12/1985
Nelson, Richard & Janet	06/03/1967	Joslyn, David & Nancy	06/17/1961
Gibson, Charles & Grace	06/05/1965	Anderson, Richard & Bonnie	06/18/1966
Helfenstein, Ronnie & Lily	06/06/1970	Binder, Gary & Cathryn	06/26/1971
Bullock, Douglas & Theola	06/06/1970	Todd, Norman & Mary Joan	06/27/1980
Dolan, Joseph & Karen	06/07/1986	Slattery, David & Colleen	06/27/1986
Doetsch, Wesley & Georgia	06/08/1979	Murray, James & Debra	06/28/1975
Magnusson, Robert & Shirlee	06/11/1966	Corder, Jim & Kim	06/29/1985
		Oberhoffer, James & Barbara	06/29/1991

In Memoriam

Chauncy Parkinson in lot # 278 passed away Friday, April 24, 2026

Rochelle Catlin in lot # 326 passed away Wednesday, April 29, 2026

On a Personal Note

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 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