

August 2026

The Wellspoken

THE WELLS
A 55+ COMMUNITY

Important Dates to Remember

♦ Thursday August 6th Wells Bells Happy Hour in the Clubhouse at 3:00pm

The Deadline for the September's
Wellspoken is August 21st, 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 the Summer and are in good health. We are now halfway through the Summer season and it has been littered with very warm temperatures in Arizona and thunderstorms, flooding and wildfire smoke throughout the Midwest. No one has been immune to the various weather variations.

The Wells itself has had a very interesting couple of months as we have put the renovation and problems with the pool behind us, only to face the water break and partial flooding of the clubhouse. It is those types of surprises that make life a permanent state of adaptation. Our insurance claims adjuster has been involved in the clubhouse situation, and we are currently waiting to hear from them before we can start the needed repairs and replacement of the floors. We should know more by the time that you actually read this report.

I've been hearing many good reports about the "new" pool so I am happy to hear that it has all worked out for the best. A number of homeowners took advantage of the pizza and ice cream party to celebrate the pool reopening.

That is all for now and remember to look out for your neighbors as well as yourself during these hot months.
HOA President, Bob Tomasic #41

HOA Manager's Report

Sometime overnight, in early July, a hose from the spa equipment burst and sprayed water all over the maintenance shed. The shed was filled with about 2 inches of water. Water seeped under the laminate flooring into the Clubhouse kitchen, main hall, and chair storage room. No equipment was damaged. GEM Environmental Services (a restoration company) has set up fans and a temporary containment wall to help with the moisture so we can properly dry and fix any damage. The Clubhouse kitchen and Southwest side of the main hall will be closed for 3-weeks while repairs are underway.

Per Maricopa County Environmental Health Code-Chapter VI. Regulation 8, states: No drinks, candy, tobacco, popcorn, gum, alcohol, or food of any kind shall be permitted in the pool or within ten (10) feet of a public bathing place or within four (4) feet of a semipublic bathing place. No food or drink of any kind shall be allowed in the pool or within the required walkways of the bathing place. Residents caught with food or drink of any kind will be fined since this issue had been discussed in many BOD meetings this past fall.

Please pick your fruit from your trees now. Please do not feed the wildlife. All fallen fruit becomes food for rodents and other unwanted creatures. Violation notices will be given to homeowners that are not picking up their fallen fruit.

Friendly reminder to please keep an eye out and remove 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, 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

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.

Wells Belles

President: Connie Huff-Essmeier

Vice President: Audrey Boe Olsen

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

LADIES OF THE WELLS, an upcoming Wells Belles Happy Hour is planned for Thursday, August 6, 3:00pm to 5:00pm at the Wells Clubhouse – SAVE THE DATE!

Once again, Christy and Mary will be hostessing our **2nd ANNUAL BINGO BASH!** Activate your **CRAZY BINGO LADY** and head to the clubhouse for an afternoon of games, prizes and a chance to get out of the house on a hot summer afternoon. **NO DAUBERS REQUIRED!** Our hostesses will provide interactive Bingo Cards to make this really easy. As before, bring an appetizer to share and your beverage of choice. Let us know you are coming by adding your name to the sign-up sheet posted in the card room. Watch for posters on the sandwich boards outside of the Clubhouse the week before the event. If you have questions, you can call Christy at 206-250-7911. We are still looking for someone to host the September Happy Hour. Remember the Wells Belles reimburses hostesses for up to \$50 of expenses (with submitted receipts) which helps defray incidental expenses. Please contact President Connie Huff at 425-466-1601 before August 18th if you would like to host the September event. This allows us to get a notice ready for the September *Wellspoken* so all the women of the Wells have the notice. Enjoy the socializing with your neighbors.

Financial Report thru June 2026

Chairperson - Mark Collins

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

Board Liaison - Dale Emerson

YTD Income	Budget	420,685.00	
	Actual	420,190.19	
	Difference	494.81	less than budget

YTD Operating Expenses	Budget	378,352.00	
	Actual	348,637.25	
	Difference	29,714.75	less than budget

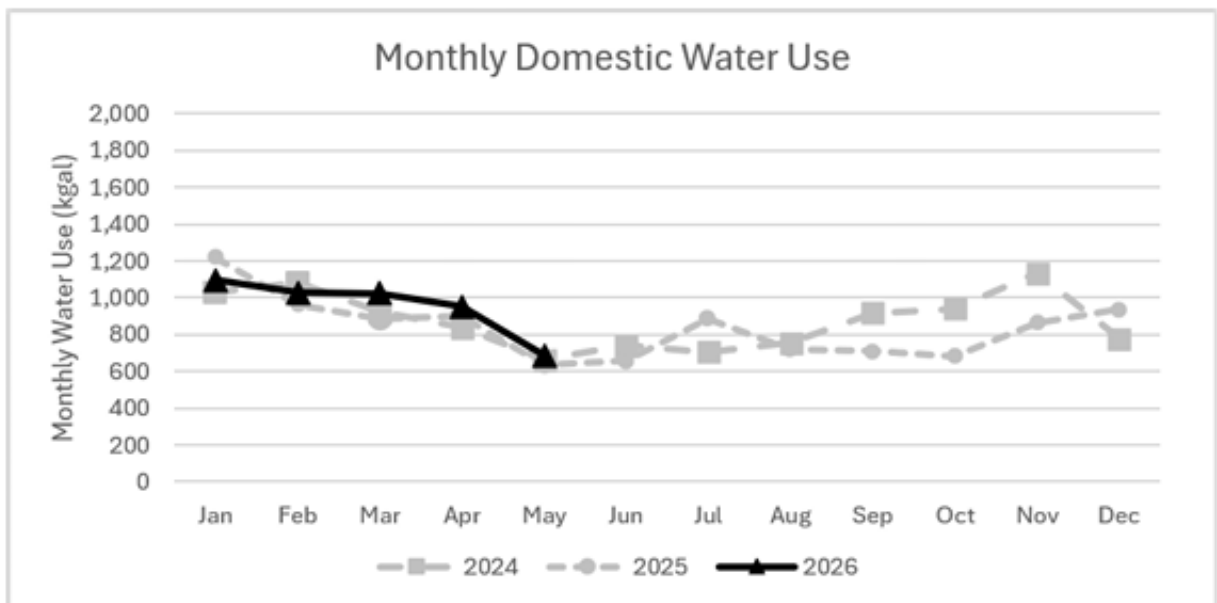
YTD Out-of-Ordinary Net Expense	68,964.66
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YTD Total Expenses	417,601.91
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Checking Account	76,408.79
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Reserve Accounts	Operational Reserve	227,022.51
	Capital Reserve	627,929.39
	Total Reserves	854,951.90

Accounts Receivable	Total Receivables	14,818.94
	Monthly Change	1,664.50 increase



Happy Birthday

AUGUST BIRTHDAYS

Boll, Jennifer	08/01	Nelson, Richard	08/12	Fairchild, Tim	08/24
L'heureux, Joe	08/01	Urness, Roselynn	08/12	Gilmer, Lillian	08/24
Eaton, Kimberly	08/03	Tomasic, Robert	08/15	Orona, Maria	08/25
Wasmund, Diane	08/03	Anderson, Paul	08/16	Dallio, Diane	08/25
Essmeier, Greg	08/04	Torres, Oscar	08/16	Larson, Bruce	08/26
Fingland, Victoria	08/04	Peterson, Darlet	08/17	Parker, Susan	08/26
Monigold, Patrick	08/04	Allen, Diane	08/18	Schultz, Carolyn	08/26
Overholt, Christine	08/06	Good, Russell	08/18	Todd, Mary Joan	08/26
Chittenden, Mark	08/07	Hausauer, John	08/18	Joslyn, Nancy	08/27
Skinner, Betty	08/08	Jenkins, Ivan	08/18	Anderson, Bonnie	08/28
Juffer, Kent	08/08	Kremer, John	08/18	McChesney, Diane	08/29
Neus, Nancy	08/08	Lyle, Bill	08/18	Graham, Karen	08/30
Miller, Curtis	08/08	Swirbul, Heidi	08/19	Pavela, Joseph	08/30
Gibson, Charles	08/09	Iverson, James	08/20	Turner, Karen	08/30
Collins, Mark	08/10	Rogalla, Katherine	08/20	Gaiovnik, Sharon	08/31
Lyle, Stella	08/10	Herzog, David	08/21	Danczyk, Michael	08/31
Medina, Bertha	08/11	Page, Laurie	08/21		
Nelson, Sharon	08/11	Files, Laveda	08/22		
		Koppi, Karen	08/23		

Happy Anniversary

AUGUST ANNIVERSARIES

Anderson, Paul & Sheen	08/03/1985	Kubik, Don & Monte	08/15/1970
Chester, Wayne & Carrol	08/03/1963	Dinges, Steven & Linda	08/17/1974
Munsey, James & Shawn	08/03/1985	Dabbert, Steve & Joan	08/19/1978
Perry, Lee Roy & Kris	08/05/1978	Secora, Jeff & Mona	08/20/1999
Caligiuri, Philip & Gail	08/06/1966	South, Mike & Kathy	08/21/1999
Winkels, Bob & Gloria	08/09/1975	Fingland, Stephan & Victoria	08/22/2008
Aakre, Nelson & Judith	08/10/1968	Speaks, Jeffery & Sonia	08/27/1988
Iverson, Mark & Deborah	08/10/2012	Boe, Bob & Debbie	08/28/1971
Urness, Reginald & Roselynn	08/13/2005	Iversen, James & Cindy	08/31/1984

In Memoriam

Carol Randall in lot #079 passed away Sunday, May 31, 2026
 Rena Plischke in lot # 262 passed away, Wednesday, July 1, 2026
 William Bowerman in lot # 354 passed away, Saturday, July 4, 2026
 Miroslav Hlasva in lot # 142 passed away Sunday, July 12, 2026

On a Personal Note

I would like to thank all the wonderful ladies of the knitting group for the beautiful blanket, all my favorite colors. Thank you so much. –Sandy Knox #070

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
		Labor Day Pot Luck