

# Apache Wells

## 2012

### Committee Reports

#### 2012 Recreation (Activities) Report

There were a variety of activities planned for 2012 in Apache Wells. They ranged from stage shows, dances, holiday dinners, informational presentations, fitness classes, a fashion show, craft fair, welcome back coffee, Veterans Day Show, trips to the theater, trips to stage shows, community wide patio sales, a Christmas decorating contest and discounts with area businesses. New events in 2012 were a ballpark concert, Classic Car Show, food bank collections, a 50<sup>th</sup> Anniversary cookbook, and other day trips. Many volunteers have selflessly offered their time and talent which makes the events run smoothly. We began recognizing a Volunteer of the Month at our monthly HOA meetings in addition to our annual Volunteer Appreciation Event.

Income generated by ticket sales, donated food and cookies, inherited decorations, and volunteer time have kept the Activity Department ahead of expenditures.

Sign up deadlines need to continue to be watched, as some activities may need to be cancelled if minimums are not met, including those at no cost. It was a fun year!!

Submitted by Gail Fassett  
Apache Wells Activity Director  
480-306-5475

### **2012 Beautification Report**

Our Beautification group meets on Saturday mornings but you may find volunteers working any time during the week. Thank You to all the Beautification volunteers, both men and women, who work hard to keep Apache Wells looking good while saving our HOA a significant amount of money. We also want to thank the many residents who support us throughout the year.

Our trim crew is busy every week maintaining hundreds of trees and shrubs.

Our plant/cacti crew trims, transplants and replaces as needed. Residents have been generous in donating usable cacti, however, we are not always able to accept all donations due to size and weight and suitability.

Our painters do constant touch up work on our buildings, curbs and electrical boxes to keep them looking fresh.

Our irrigation crew manages and repairs all irrigations systems.

The Gazebo cleaning crew is busy throughout the week maintaining the interior and exterior areas of the Gazebo. Broken garden pots were replaced in time for planting in the fall.

The Dog Park volunteers do a great job maintaining the Dog Park. Thank you, Jim Callison, for relieving Sherm Lindell. Sherm gave countless hours to the Dog Park over the years. Mowing is endless and then seeding, de-thatching and fertilizing when necessary.

The Equipment Maintenance crew keeps our golf carts, tools and equipment in good working order as well as maintaining an inventory of the same.

Hauling and spreading rock is an ongoing job. We added 20 tons of rock around the Community Center last spring. A new surface was applied to the Bocce Ball courts.

Many hands have kept the common areas clean and attractive for all of us to enjoy this year. When you see a green cap, stop and say "thank you".

Steve Daughton  
Co-Chairman

### **2012 Budget and Finance Committee**

The other members of the committee were Babs Bastedo, Paul De Mond, Pete Eikren, and Cheri Whalen. In reviewing the account figures of 2012 and preparing the budget for 2013, it was determined there was not a need to raise the Annual Assessment. A copy of the 2013 Budget was included in the packet for the Board of Directors election which was mailed to each homeowner.

In reviewing the procedures and policies of the Administration Office and of all the accounts that are required, the Internal Audit Committee found there are no major discrepancies or errors for the year 2012. The internal financial review covered past memos that were sent to the Board. In this overall review, the recommendations of the Audit Committee have been properly implemented.

Bob Brozovich, Chairman

## 2012 Maintenance Report

01. Install new toilet in women's restroom, Library.
02. Repair ceiling in electrical room, Library; roof was leaking due to bad roofing. We cannot go back on contractor. Repaired by us.
03. Fix entrance door & toilet in women's restroom in Navajo Room.
04. Install cabinet for storage of cleaning materials in women's restroom.
05. Install shelf in storage room, Ceramics.
06. Installed stretched wire screen over door to storage room woodworker. This was done so birds cannot get into room & nest.
07. Built another shelf in Ceramics for Barbara, she bought more molds.
08. Got detailed list of lights for retrofit of lights, (S.P.R.).
09. Replaced batteries in emergency exits in Administration Bldg. Placed caps on breakers in main junction boxes, so certain circuits cannot be turned off accidentally
10. Replaced 75 gal. water heater in pump room. Retrofitted light in pump room, as T-12 ballast in old light went bad & new ballast T-8.
11. Replaced faucets in men's & women's restrooms, as old ones were bad.
12. 3 new energy efficient refrigerators, Navajo and Pima Rooms & Administration Bldg.
13. Installed proper wiring for new plainer in wood workers shop.
14. Dug 300 ft. ditch along parking lot so we could install new lights for parking lot. 120 ft. ditch so we could install wiring from Community Center to Mueller Field's right field, so we can have concerts in ball field. While digging, we dug up irrigation pipes & wiring; repaired all.
15. Installed chair rail in Mojave room.
16. Built a stand to hold U.S., Canadian & Arizonan flags in Mojave room in Community Center.
17. Replaced all parts with new faucets in Pima Room sink, all old parts were junk.
18. Pulled in wires for lights we will install along parking lot, Mueller Field.
19. Got 50# blocks for Gail for concert in Mueller Field, to hold down tents.
20. Fixed window blind in Navajo Room, the window device is failing, when some one closes blind it goes past its stop & cannot be opened, called company & they said they would come out & fix. Did not Happen, Mel & Don fixed.
21. Helped Charlie paint chair railing for Mojave Room.
22. Retrofitted #4 billiard table light from T-12 to T-8, old ballast burnt up.
23. Checked out book Tom Finger is making for water shutoffs & meters.
24. Removed awning from in front of Fitness room, as it was damaged in wind storm, purchased new parts, painted awning & replaced.
25. Moved scorekeepers shed from 1<sup>st</sup> line to be in back of home plate, Elle Shorer, Don & Mel, some ball players helped also.
26. Main water pipe going to water feature broke, it has to be tied down better. Lee Schorer & Vince Seltzer repaired same.
27. Painted whirly bird on top of Maintenance shed.
28. Moved chair rails to Community Center.
29. Bob Brozovich & Don Fourcade on 03-26-2012 measured all buildings for size on outside for the new reserve study, about 3 hrs.
30. See #32 measured Gazebo Square.
31. Run conduit to scorekeeper shed, Mueller Field & wired in same, 110Volts. Ran conduit for low voltage wiring, will have to purchase wire.
32. Checked out electric & manual water valves in doggie run, the main valve turns off all water to doggie run & oleander bushes. Looking into electrical watering box, the 2 valves looking east are Doggie run watering valves, run from timer at Bruce Newton Memorial in

- small box. 2 valves for Doggie run: will have to change the master plan.
33. Repaired water line & electrical connections, where we cut when ditching fro Mueller Field.
  34. Gazebo Square restrooms: replaced gaskets in water valves & replaced cold & hot water valves in both restrooms. Replaced 4ea. ¼ turn valves & supply lines.
  35. Gazebo Square, water cooler in hall, replaced supply valve & supply line, corroded.
  36. Caulked joints in cement in Hon-Dah & Kachina gazebos.
  37. Repaired door lock in Security room, replaced screws in door sill as they were coming loose & not letting door close properly.
  38. Sealed cement joints in all the gazebos in Gazebo Square.
  39. Installed proper hand rail on scorekeepers shed at Mueller field.
  40. Changed T-12 to T-8 lights in Beauty Salon.
  41. Got bids for draperies in Maricopa Room.
  42. Don met with Ken Kunkel about retro-fitting lights.
  43. Don met with Al Folkins about new keying system.
  44. Met with Brian about retro-fitting parking lot lights.
  45. Went to Acme Key & got keys for Mueller Field.
  46. Got bids for installing shutters in Community Center kitchen.
  47. Rebuilt large rock saw in Lapidary Shop.
  48. Worked on remodel of restrooms in Elson Building.
  49. Sealed cement joints in Gazebo Square.
  50. Jack Robles painted Elson Building & Mueller Field shed.
  51. Jack Robles painted all columns in Gazebo Square.
  52. Retro-fitted lights in Quilters Room, Beauty Salon, Billiard Hall, Ceramics, Navajo and Pima rooms & Wood workers Shop & Storage and Maintenance rooms.
  53. Remodel restroom in back of Wood workers Shop.
  54. 12-12-12- Replaced door handle in women's change room, swimming pool
  55. 12-12-12 Install new thermostat in Ceramics room.
  56. 12-12 12 Reworked roof on new digital sign.
  57. 12-12 12 Installed TV in Navajo room for Bingo, could not get it to work, called in Bingo person to do it.
  58. 12-12-12 Moved filing cabinet in Administration Bldg, per Annie.
  59. Had problem with water feature, repaired time clock.
  60. Installed new panic bar & new door lock on front door Pima room
  61. Installed new panic bar & new door lock on front door Ceramics room.
  62. Had problems with thermostats in Maricopa & Ceramics rooms, called in J.R.I. Refrigeration & fixed problem.
  63. Installed new panic bar & new door lock on front door Ceramics Room.
  64. Someone rebuilt lock on shuffleboard courts, I do not know why. They did not have it mastered keyed when they had lock worked on.
  65. 12-31-12 Installed panic bar on Beauty Salon front door.
  66. 12-31-12 Purchased insulation & installed on pipes that are exposed. We are expecting a freeze tonight, hope to prevent pipes freezing, on south outside wall men's change room, by front door exercise room, these pipes are exposed, hope when the new building is built, these pipes will not be exposed to the elements anymore. This is the last thing done in 2012.

Don Fourcade  
Maintenance Chairman

### **Membership Committee 2012**

I proofed additions, changes and corrections for the Phone Directory.  
All membership records are up to date and well maintained by the office staff.

### **Election Committee 2012 for 1/10/13 Election**

Many volunteers were involved in folding ballots, biographies and budget information, and stuffing envelopes. The packets were available for residents to pick-up at the December 18 Meet the Candidates Night. The rest were mailed December 19. A locked ballot box was available in the HOA Office lobby for voters to drop off the completed ballots. Those received by mail were deposited in the ballot box. The election was closed at 3:00 p.m., January 10. Volunteers opened and counted the ballots on January 11.

### **Publicity Committee 2012**

The Roundup was published and available for residents to pick up for May and October; January through April, November and December were delivered to homes by volunteers. The office staff assembled articles provided by residents for the publisher. Don Ryan was in charge of the Roundups distribution through May. Doris and Bob Rittmann assumed the duties beginning in October.

Newsletters were written by Carolyn Agee one or two times a month as community news and activities deemed necessary. They were e-mailed to residents in the website's Resident Directory and printed and distributed to the Doggy Park, Library, Gazebo and Pool areas. Special News bulletins were e-mailed as needed between Newsletter publications. Board Meetings and Homeowners Meetings Minutes were emailed to residents. The meetings' minutes were also available in the HOA Office and on the website in Resource Center.

Carolyn Agee  
Chairman

### **2012 Architectural Report**

Another busy year for the committee! The Real Estate market made a big comeback.

- More new homes were built.
- Over 113 inspections were made on homes that sold.
- The future looks good for 2013 with the number of homes still "For Sale".

The Architectural Rules and Regulations have been updated by the HOA's attorney and conform to the new CC&Rs. You'll note that there are some positive changes. We have also made some changes to "Project Approval Requests" in order to conform to the new A.S.R. 33-1817, which became effective August 2, 2012. All of these are available with the "Project Approval Request" forms in the Homeowners Office.

I want to thank the members of the committee who served during 2012: Paul De Mond, Jim Bonnell, Bob Teague, Bob Risset, and Jack Gordon. A special thank you to Bobbi DeGeer for serving as our secretary and taking great minutes.

Walt Winder  
Chairman

### **2012 Pool Report**

Overall, 2012 proved to be another good year for the pool and Jacuzzi. Apache Wells residents were able to enjoy the East Valley's nicest pool facility with a minimum of problems and inconvenience. There were no major mechanical failures during the year, only normal maintenance and repair issues, and this resulted in pool expenses being held to a minimum. As has been the case for many years, pool maintenance and repair costs have been kept low in large part because of AW volunteer help. Pool volunteers are led by Jim Bonnell, and he is ably assisted by Gerry Kloepfer and Don Fourcade. The knowledge and effort of these men has saved our community a substantial amount of time and money over the years. In addition to these three, the early morning Polar Bears exercise group contributes greatly to the overall care and cleanliness of the pool area.

2013 looks to be another good year for the pool with regard to upkeep and expense. No major capital expenditures are foreseen, and all of the existing pool equipment, from chairs and tables to pumps and heaters, appear to be in good working condition. Also, the company providing our contracted pool maintenance continues to do an excellent job. Downtime from chemical-related issues has been minimal, and their response time when problems do occur (such as dirt in the pool after dust storms) has been exceptional. All in all, AW homeowners have a lot to appreciate in their pool facility and the volunteers who help keep it in such admirable shape.

Greg Rees  
Chairman

### **2012 Employee Committee**

We had a very busy year!! Other committee members were: Peter Eikren, Al Folkins, Walt Winder.

We hired a new Community Manager, Annie, after Enga Bach submitted her resignation.

We hired a new Office Assistant, Tracey.

We worked with our Webmaster/Office Assistant, Teri.

We reviewed accomplishments for 2012 with all seven employees.

We set our new goals for 2013.

Paul De Mond  
Chairman

### **2012 Arbitration**

We had 221 concerns for the year, mostly weeds and overgrown shrubbery. All the concerns were settled satisfactorily. Homeowners were contacted bringing the problems to their attention. I would like to remind homeowners that the office has the information to contact them of the problems that come up. We also suggest that you use a camera if possible.

Joe Atkinson  
Chairman

### **2012 Green Program (Recycling)**

We installed a hanger with a broom and dust pan between the recycle and trash bins with a sign: CLEAN UP SPILLS. The self-clean-up is working very well. We also added a fourth trash bin so that homeowners can now have access for dumping trash and landscape trimmings without overloading the bins. We ask that the homeowners not use the trash bins after trash pick-up on Fridays so that Beautification has empty bins for their Saturday clean-up.

Notices have been placed on the recycle bins reminding everyone which items go where. Thanks to all homeowners for your participation.

Joe Atkinson  
Chairman

### **2012 Nominating Committee**

Many thanks to Jim Callison, Donna Richardson, Bob Teague and Jim Tilbe for agreeing to run for the Homeowners Board.

Also, thanks to committee members Pete Eikren, Dick Batten, Mary Ellen Juris and Joan Fuller for their efforts in finding candidates.

Each year presents a challenge in finding those willing to serve on the Board. If you feel the urge to represent the homeowners' interest in Board decisions, let the Nominating Committee know.

Walt Winder  
Chairman

## 2012 Website Report

Just in case there is anyone, whether owner or renter, who still has not heard of our very own Apache Wells website, please log on at [www.apachewells.com](http://www.apachewells.com) to sign in. Sign in is very easy just click on the "For Residents" portal, click on Sign up and fill in the requested information.

Remember to sign in with your name as registered in the Phone Directory and/or with the office. You then can create your personal "Sign in Name" (many folks use their e-mail address) and a password that you will remember. Once you have completed it, you can explore many facets of the site as well as read the Round Up. You may even consider just leaving the website open on your computer so that it is easy to access all the areas you are interested in.

The committee responsible for the formation of the Apache Wells Website includes Cheri Whalen, Carolyn Agee, Enga Bach, Jacquie Banasch and Babs Bastedo. The website has been up and running for the past two years. We have had a number of lookers and many people who have used the Classifieds Section. For items for sale, items wanted, properties for rent or sale, this is a great place to check out. We have categories for all manner of items. Be sure to check it out

Also, all of the governing documents and important forms that a resident may be concerned about, or interested in using, can be found under "Resident Information" and then click "Resource Center."

Once you have accessed the website, be sure to check out "What's Happening." This is the place where you will find all the latest news about the community. Did you know that you can look up the address or phone number of your friends or acquaintances with ease under the "Contact" section? And you can check out, modify or expand your contact information. This is where you will find a listing of important numbers and emergency numbers.

A great section to check out is the Activities – this is the place that our Activity Director, Gail, puts all of her programs and the rooms they are located in. Another piece of info, did you know you can book a room from the website also and review the Activity calendar for the month?

If you are looking for a local area map, this is the place to look. You will also see the new CCRs and the Bylaws published here.

The Committee will continue to keep working on the website and encouraging you to use the tool to your advantage.

Respectfully Submitted  
Babs Bastedo





Apache  
Wells

# Security

## 2012 Summary Report

8 reported Breaking & Enterings or attempted Breaking & Enterings

20 incidents involving theft from homes or sheds mostly minor lawn decorations.

19 incidents involving security alarm calls

80 incidents involving resident assistance by Security

20 incidents involving vandalism, neighbor disputes and other minor complaints.

2 vehicle accidents.

33 incidents where Security interrupted solicitors mostly at the request of residents.

63 incidents where residents had security check on suspicious activity

This has been a relatively quiet year. I believe in a large part because of the wonderful job the extra summer security provides and the increase in the general populations reporting of suspicious activity. We are living up to our motto of "Neighbors Helping Neighbors" and I thank you.

Security volunteers spent 2,312 hours on patrol, 6,448 hours on standby, and 440 hours of administrative work for a total of 9,202 hours volunteered by the 69 Security Volunteers.

Sincerely,  
D. J. Martin, Chief of Security