



12442 Memorial Dr.

50% OFF*
OF YOUR NEXT ORDER!

Maximum discount of \$20. Must be presented at drop off. Some other restrictions may apply. Not valid with any other offer. Expires 12/31/07



The Fuller Team

Keller Williams Realty - Memorial
713-470-2161
www.markfuller.net

Let us Represent you in the sale of your home!
Tealwood Residents & Tealwood Experts!

Mark A. Fuller
President Elect, Tealwood HOA
Certified Luxury Home
Marketing Specialist
Expert Buyer's Representative
#1 in Sales Memorial Office

Suzanne Fuller
Treasurer, Tealwood HOA
Business Mgr. The Fuller Team
V.P. Real Estate Solutions, Inc.
Organizational Expert
Organizational Trainer



Free Market Pricing Report
on your Home!
(Mention this ad)

**See What You've
Been Missing!**

Vision Source Tanglewood offers a combination that's hard to find these days: Glasses and contacts from all the names you know and a doctor who knows your name. Dr. Rachel Rippey and her staff offer the highest level of personal care, computerized exams and a large inventory of name brand products: Frames from Prada, Shilouette, Calvin Klein, Gucci, DKNY and more. Contact lenses from Acuvue, Ciba, Freshlook, Ocular Sciences and more.

**\$50 Off Complete Pair
of Glasses With
Mention of this Ad!**

THE Vision Source!

1685 S. Voss at San Felipe (Kroger Signature Center)
Dr. Rachel Rippey
713-954-2020
www.visionsource-rachelrippy.com



12420 Memorial Drive

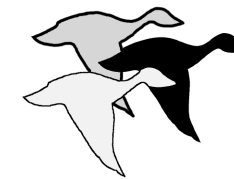
(Located on the corner of Memorial and Benignus)
Tuesdays - "Pairings on the Patio"
Saturdays - Wine Tasting, Live Jazz

Our Philosophy: "We believe in the beauty, story, and seriousness of wine, but also think the experience should be enjoyable and unpretentious. If you can't smile and laugh while you drink and live, what's the point."

Joe Rippey, owner Vine Wine Room

* Please cut out this ad and present it to the front desk. Limit one free glass of wine per family. Offer expires March 30, 2008

Tealwood Times



May 2007

Annual Meeting of Homeowners Association

The 2007 Annual Meeting on Feb. 27 was well attended and the remarks by the principal speakers were well received and appreciated. **Pam Holm**, City of Houston, District-G council Member and **Peter Tutors**, Council Member - City of Bunker Hill briefed the group on those issues and projects that are expected to affect the Tealwood neighborhood. Questions from the floor were encouraged and well handled.

Paco Noyola presided at the brief business meeting. A brief review of the 2007 budget was given and then the nominations for officers and board positions were made and voted on. The new officers and directors for 2007 are listed on Page 2 of this newsletter.

Many thanks to Mary Feller and her committee for arranging the refreshments for the meeting "mixer."

Our Schools Excel

The Spring Branch ISD schools serving Tealwood again were highly rated for 2006. Both the Frostwood Elementary and Memorial Middle schools received an "Exemplary" rating. Memorial High received a "Recognized" rating. Details are available on our website at: www.tealwood.org

Tealwood Real Estate

Mark Fuller presented some real estate statistics for Tealwood at the Annual Meeting which illustrated that the value of Tealwood homes continues to appreciate at a healthy rate. These data showed that 17 Tealwood homes sold in 2006 at an average of \$143 per square foot. That was 12% better than the \$128/sq.ft. for the 18 homes sold in 2005 and 31% above the \$109/sq.ft for the 9 homes sold in 2001. We can all contribute to a continued appreciation of property values by maintaining our homes and property in first class shape.

Tealwood Times Ads

This issue of the Tealwood Times carries four ads on the back page for the first time. We announced in the last newsletter our intentions to sell ads. We were not contacted by any neighbors or companies requesting ad space, so we approached some potential parties and were able to sell the four ads shown. It was not our intention to exclude anyone from buying an add. If you or your company is interested in placing an ad in the future, please contact

Mark Fuller at 713-470-2161.

New Directory

By. A. Jezerinac

As mentioned in the Homeowners Association Meeting, the Board is also planning the issuance of an updated Tealwood Directory. While we have made some progress at collecting updated resident information, additional work will have to be done over the summer. For this I call for your support. Please take a few minutes to review the information posted in the 2005 directory. If a change has occurred, or if you do not appear in the directory, please notify the Board. Alternatively, please send an e-mail to Tealwood_President@yahoo.com with your name, spouse name, child(ren) name(s) and age(s), mailing address, home telephone number and e-mail address. As explained in the meeting, distribution of the Directory is limited to Tealwood residents for their private use only.



Thanks to **Jere and Suzanne Noerager** for hosting the “Flamingo Friday” on May 4. It was a delightful evening. Any Tealwood resident who would like to host the next one should contact **Mary Feller at 713-488-8147**. A Flamingo Friday is a casual “BYOwn” cocktail party. Neighbors attending bring their drink of choice and an appetizer dish that would serve 8. The friendship and appetizers are shared by all - the drink is your own. The host only provides their home, some paper napkins, plastic glasses, etc. It’s a great way to meet your neighbors.

*“A good neighbor is a found treasure.”
Chinese Proverb*

Tealwood Homeowners Assoc. New Leadership

Officers and Directors for 2007

President	Paco Noyola
President-Elect	Mark Fuller
Secretary	Annie Bullock
Treasurer	Suzanne Fuller
V.P.Maintenance	A. Jezerinac
V.P.Architecture	Jim Dunn
Director (3 Yrs.)	Jim Dunn
Director (3 Yrs.)	Debbie McHollick
Director (2 Yrs.)	Jan Spruth
Director (2 Yrs.)	Arnold Singer
Director (1 Yr.)	Alina Jezerinac
Director (1 Yr.)	Mike Connor

Committee Appointments

At the first Board Meeting following the Annual Meeting, appointments were made by President Paco Noyola.

Architectural Control Committee

Jim Dunn, V.P. & Chairman
Debbie McHollick
Jan Spruth

Maintenance/Beautification

A. Jezerinac, V.P. & Chairman
Mike Connor
Arnold Singer



The Tealwood Times is published by
The Tealwood Homeowners Association
P.O. Box 19030, Suite 158
Houston, TX 77224
President: Paco Noyola Editor: Bob Longmire
Website at: www.tealwood.org

President’s Message



There are several things to report on. Our Homeowners Association Meeting was a success. Thanks again to Mary Feller and company for organizing the logistics of the event. Because of resident involvement that night, we were able to obtain the much needed overlay on the Tealwood and Memorial intersection. Many thanks go to Council Member Holm for making this happen. In addition, we now have a direct link to Republic Waste on our web site should problems arise with trash service. Please use it if you need to. However, from the feedback I have received during the past few months, January’s / February’s problems seem to have been resolved.

The new Board has convened since the meeting. During the meeting several issues and topics were discussed with the two most pressing being the desire to renovate / beautify our neighborhood monuments/signs and the planned issuance of a new directory.

Starting with the monuments, a decision was made to focus our attention on both the Gessner - Memorial and the Tealwood - Memorial monuments. Both areas are in need of maintenance and repair, including improved landscaping. To this end, the Board has invited professional landscapers to provide ideas and cost estimates to explore our options. Barring any unforeseen circumstance, we hope to kick off this project early in the summer.

Some of you may have wondered about the recent traffic counters on Tealwood Drive. As explained by Bunker Hill Village’s (BHV) Mayor Pro-Tem, BHV contracted a traffic study to evaluate the occurrence of changes in traffic flow patterns over the past few years. As of May 10th, BHV had not reviewed the results of the study. Consequently, we do not have any information

about study results at this time. This is an issue that we will continue to monitor given its potential ramifications on the Memorial – Gessner intersection--which brings me to my last subject, construction on the Memorial – Gessner intersection.

As some of you may have heard, construction is about to commence on the intersection. The scope of the work is to repair a drainage pipe under the intersection. In addition, a concrete deck will be installed in lieu of pavement. Regarding the intersection’s configuration, this will remain mostly the same. The only change will be to expand the length of the left turn lane on Memorial heading east (i.e., to turn north onto Gessner). The intent of this modification is to accommodate more left-turners without blocking the center lane. Regarding a potential left turn lane on Gessner going north, BHV is not considering such measure at this time.

Given the possibility for future changes to the Memorial-Gessner intersection, and given how these could impact the Gessner monument, I would like to form a standing task force to monitor and tackle the issue. The plan would be to populate the task force with residents with previous experience with the issue, who know the history of the dialogue with BHV, and who have the interest and energy to pursue the matter. The task force would liaise with the Board on an as-needed basis and would identify response strategies going forward. If you are interested in participating in this endeavor, please contact me via the above referenced e-mail.

I wish for all of you to have a great and safe summer.

Paco Noyola