

**Tealwood Real Estate Activity - Eight Year History**

The real estate activity picked up some in 1994 from the two previous years with 9 homes having sold versus 5 & 6 for 1992 & 1993, respectively. Prices showed some increase, as well, as can be seen from the chart above. This chart summarizes the home sales for the last 8 years. For each year the bars show the high, average and low sales prices with the number of homes sold listed at the bottom.

The average price for the 9 homes sold in 1994 was \$272,000 up slightly from the average \$270,000 in 1993. The high price was \$368,000 also up from the 1993 high of \$350,000. The low price actually declined from \$220,000 in 1993 to \$212,000 in 1994.

The chart also clearly shows that 1989 was the most robust of this eight year period. The high price recorded that year was \$385,000, and the average price of all 18 homes sold was \$286,000

During the 8 year period from 1987 through 1994 there were seventeen (17) homes that were sold at least twice during that period. In 11 of those cases the later sales price was higher than the earlier price. In 6 cases the later price was the same or lower than the earlier price. On average the sales prices improved approximately 1.5% per year between sales. In most cases the improved prices resulted from significant renovation rather than overall market strengthening.

# Tealwood Times

February 1995

Annual Meeting  
 Tuesday  
 February 28, 1995  
 7:00 P.M.  
 Memorial Forest Club

Jack Christie  
 (speaker)  
 Chairman of the  
 State Board of  
 Education

Officers/Directors to  
 be Elected

Treasurers Report &  
 Budget review

Social Mixer  
 Refreshments

The annual meeting of the Tealwood Homeowners Association will be held at 7:00 P.M. on Tuesday, February 28, 1995 at the Memorial Forest Club (12122 Memorial Drive). We are pleased to have as our guest speaker Dr. Jack Christie, the new Chairman of the State Board of Education, appointed to this position by Governor George W. Bush.

Dr. Christie is a Doctor of Chiropractic who's clinic is located at the corner of Memorial Drive and Tealwood. He has long been interested and involved in educational matters including:

- 1978-84 Sping Branch Independent School District- Member, Board of Trustees
- 1983 SBISD - Board President
- 1988-90 Volunteer - Houston ISD, all grade levels
- 1991-97 Member Texas State Board of Education

In his new position, Dr. Christie will lead the 15-member board as it searches for a new State Education Commissioner. Revision of the state's education code may also be taken up by the Legislature. In that regard, Dr. Christie is expected to push for the decentralization of the state's educational system, which was an important plank in Governor George Bush's 1994 campaign.

Dr. Christie will speak promptly at 7:00 P.M. and after his prepared remarks, he will be happy to take questions from those in attendance.

Following the guest speaker, a brief business meeting will be held covering agenda items as listed below:

- Election of officers/directors for 1995
- Treasurers report including status of delinquents
- Review and approval of the 1995 budget
- Selected Committee reports

A social mixer complete with refreshments will close the meeting.

Published by: The Tealwood Homeowners Association  
 P.O. Box 19030 • Suite 150 • Houston, TX 77024  
 President & Editor: Bob Longmire

## Officer/Director Candidates

nominating committee headed by Jim Harrison has developed a slate of Officers and Directors to be placed into nomination at the Annual Homeowners meeting on Feb. 28, 1995. The nominees are:

President	Bob Longmire
President-Elect	Joe Piper
Secretary	Faith Red
Treasurer	Ada Till
V.P. Maintenance	Gary Williams
V.P. Architecture	Herb Carson
Director-1 Yr.	Ed Hansen
Director-3 Yr.	Martha Matluk
Director-3 Yr.	Gary Williams

ominations from the floor will also be invited during the business meeting.

any thanks to Jim Harrison and the members of the nominating committee who are listed below:

Joe Piper  
 Gary Williams  
 Nancy Campbell  
 B. J. Frye  
 Roger Stanwood  
 Marilyn Lynch

## Constable Patrol Program Under Attack

Re-Printed from Houston Chronicle: Jan 30, 1995  
**AUSTIN**—In a battle pitting inner city Houston against the suburbs, a showdown is looming over a proposal to end the longtime practice of letting subdivisions in Harris County hire deputies to patrol their neighborhoods. On Tuesday, state Sen. Mario Gallegos, D Houston, and state Rep. Kevin Bailey, D Houston, filed companion bills to end the contract-deputy program, claiming it penalizes poorer neighborhoods who can't afford the added protection. The program allows subdivisions inside and outside Houston city limits to pay 10 percent to 100 percent of the cost of having a specific number of sheriff's or constable's deputies patrol their communities. "The people in my district are very mad that their tax dollars are used to subsidize other people's police protection," Gallegos said. Gallegos and Bailey - who represent innercity districts—want to undo legislation that allows Harris to be the lone Texas county that can provide supplemental deputy patrols to neighborhoods that pay for them. The 2-decade-old program (which the state attorney general has said is unconstitutional) was started to help people in unincorporated regions of Harris County get police protection. Last April, Harris County Auditor Tommy Tompkins recommended that subdivisions be charged 23 percent more in order to meet the county's expense for providing the service. Harris County loses nearly 53 million annually to provide supplemental deputy patrols.

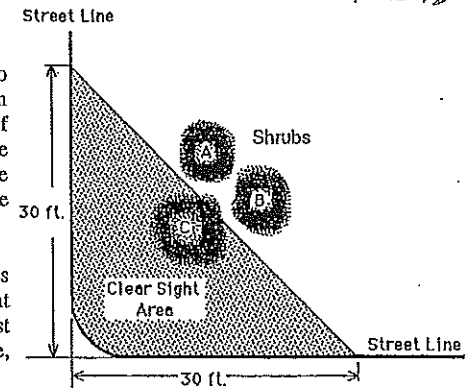
## Corner Sight Lines

All drivers have at times had the experience of having to strain to see around a corner because of some obstruction such as a shrub, fence or sign. The developers of Tealwood anticipated that problem and included in the Deed Restrictions Section 13 which prohibits the obstruction of sight lines at corners. To make it easier, we have reduced those words to the sketch presented here.

As you will see it describes a triangle with 30 foot sides down each street line. It further says that within that triangle the "sight line" from 2 ft. to 6 ft. above grade must be kept clear and must not contain a fence, wall, hedge, tree or shrub planting.

We've illustrated this with three "hypothetical" shrubs in the accompanying sketch. Shrub "A" and "B" are O.K., but shrub "C" is not, if it is higher than 2 ft. above grade.

As springtime approaches and your "green thumb" starts to limber up, please keep the Sight Line restriction in mind and avoid placing any new plantings in the "Clear Sight Triangle." We are in the process of surveying the neighborhood to locate any existing cases which fail to meet the restrictions and to determine what action is necessary to bring those cases into compliance.



Corner Sight Lines

## Welcome Newcomer

Richard and Nukhet Saxby moved into their home at 307 Vanderpool shortly before Christmas. They travelled half way around the world to settle here in Tealwood, having lived in Indonesia the last 8 years, and Turkey the five years before that. Richard was born in the U. K. but moved as a 2 yr. old to Ontario, Canada. He graduated from Queens University there as a geophysicist and is currently Acquisition Manager for Huffco. He met and married Nukhet while working in Turkey. Nukhet is from Izmir, Turkey (Smyrna in history books). She attended American Middle and High Schools and then went on to graduate from Ankara University, majoring in International

Relations. Her only lengthy stay in the United States was as an exchange student one summer in Pennsylvania. The Saxbys have a 4-yr old pre-school daughter, Ariana, who was born in Singapore.

Richard plays amateur ice hockey for the Houston Blues. And both Saxbys love to sail, ski and play golf. Nukhet also collects antique maps.

Looks like a very interesting new "international" family has joined our neighborhood!

## Status of Maintenance Fee Collections • 1995

As of February 10, 1995 three (3) lots are delinquent in payment of the 1995 Annual Maintenance Fee which was billed on Jan. 1. The owners have been notified that payment is past due and that late payment interest is accruing from Jan. 1. After Feb. 28, 1995, any remaining delinquents will be referred to our attorney who will file suit for collection of the fee, interest and legal costs.

Units Billed	Amount Billed	Units Paid	Amount Paid	Units Delinquent	Amount Delinquent
174	\$61,995	171	\$60,851	3	\$1,144

**Official Notice**  
 You are invited and urged to attend the  
**Tealwood Homeowners Association**  
**Annual Meeting**

**February 28, 1995 (Tuesday)**  
**7:00 P.M.**  
**Memorial Forest Club**  
**(12122 Memorial Drive)**

Details in the "Tealwood Times"  
 Please clip this and "post" it where it will serve as a reminder.

-----  
*Tealwood Homeowners Association*  
 1994 Actual/1995 Budget

	Actual 1994	Budgeted 1995
<b>REVENUES</b>		
Maintenance Fees	61,995	61,995
Penalties	200	200
City of Houston	6480	6480
Interest Income	1000	750
<b>Total Revenues</b>	<b>\$69,675</b>	<b>\$69,425</b>
<b>EXPENDITURES</b>		
Accounting	2,400	2,400
Office Expense	700	700
Contingency	1,000	1,000
Insurance	1,900	2,300
Lawn Maintenance	8,555	8,555
Security	10,320	10,320
Taxes	300	300
Utilities	6,500	6,500
Waste Disposal-BH	20,000	19,550
Waste Disp-BFI	18,000	18,650
<b>Total Expenses</b>	<b>\$69,675</b>	<b>\$70,275</b>

Approval of the 1995 Budget  
 will be one of the agenda items at the Annual Meeting.

## Whom Do I Call??

Your officers/directors are glad to help you with any questions or problems within the scope of the Homeowners Association By-Laws or Deed Restrictions. Here's a handy list of phone numbers

For these events	Please call	Phone #
Changing the exterior of your home?	Herb Carson (VP Architectural Control)	984-2468
Need ID stickers for your car?	Faith Red (Secretary)	932-0836
Report security problems or incidents?	Don Martin (Director-Security)	465-9827
Maintenance needs for common areas?	Gary Williams (VP Maintenance)	827-1535
News items for the Tealwood Times	Bob Longmire (Editor)	461-1205
General problems or questions	Bob Longmire (President)	461-1205

## Welcome Newcomers

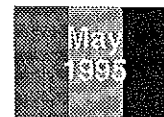
Susan & Paul Cravey recently moved into 209 Gessner and are now "swamped" with all the renovations and landscaping improvements they have planned. It was not a long move however. The Craveys are native Houstonians and have lived for years in Briargrove Park, not too far away. Paul is a Manager with State Farm Mutual with some 30 years service. He received his Law degree from South Texas College of Law and also attended University of Houston. Susan has devoted all her energy to homemaking, mothering and volunteer work, mainly in private school fund raising. The Cravey's 20 year old son, Stephen, is a student at Florida Institute of Technology where he is majoring in Computer Engineering. Susan has a strong interest in gardening and art. Paul is the hunter and fisherman of the family, but also devotes time to home maintenance and woodworking. During their first "interview" Susan and Paul agreed to serve as Tealwood Block Captains.

Bruce and Stephanie Newell are the new owners of the home at 303 Vanderpool. They should be settled there in early June. Bruce hails from El Paso, Texas and Stephanie comes from Shreveport, Louisiana. Bruce attended the University of Texas - El Paso and then the U.T. Law School in Austin, where he received his Law degree. He also obtained an M.B.A degree there. He is now in private practice as a Transactions Lawyer specializing in real estate projects, especially those related to the energy business. Stephanie was educated at the Univ. of Texas obtaining a Masters in School Administration. For several years she was a school teacher but she is now a Public Affairs Consultant (Lobbyist) whose clients are primarily Natural Gas companies. The Newells have a 4 year old son, Steven. Before moving here the Newells lived on Legend Lane less than a mile west of Tealwood - so they are quite familiar with this general area.

## Meet your new THOA Officers/Directors

- **Martha Matiuk** (Director) • 235 Tamerlaine • Originally from Chatham, New Jersey • Psychology Grad from Elmira College • varied career as college representative, then sales and marketing responsibilities in publishing and banking businesses • Lived in San Francisco and Taipei (Taiwan) • moved to Tealwood in 1991.
- **Ed Hansen** (Director) • 243 Gessner • a Mechanical Engineer grad from U. of Kansas • former Navy carrier fighter pilot • retired President of Engineers and Fabricators Co., • lived in Tealwood since 1973.
- **Faith Morrow Red** (Secretary) • 12354 Longworth • Alumna of Austin College, Sherman, TX • Extensive background in real estate sales - owned real estate company in Hedwig Village • a Tealwood resident since 1984.

# Tealwood Times



## Fifty-four Attend Annual Homeowners Meeting Jack Christie Speaks • Officers/Directors Elected

Meeting of the Tealwood Home Owners was held on the evening of February 28, Memorial Forest Club. Fifty four attended representing only 35 of the 172 in Tealwood. Those who attended, however, participated by raising good questions and constructive comments about neighborhood

Jack Christie, newly appointed Chairman of the Board of Education, was the principal speaker. He discussed some strengths and weaknesses in the educational system. He related many experiences attesting the positive effect that dedicated teachers have on their students. He also urged parents to consider volunteering either as tutors or as

room.

Houston City Councilman (District G) had the highest attendance at the meeting - the first

Tealwood meeting he had ever attended. His office had been placed on the mailing list for the Tealwood Times and he learned about the meeting from the February issue.

The business portion of the meeting covered election of officers and directors, a financial report, review and approval of the 1995 budget and reports from the Security and Architectural Committees.

On the 1995 budget, it was reported that a small deficit (approx. \$1,100) is forecast but that reserves were more than adequate to cover it without increasing the maintenance fee.

The meeting concluded with a social mixer which was thoroughly enjoyed by all present. The Refreshment Committee again lived up to their past reputation. (See below)

## Thanks Ladies for the delicious "goodies."

Thank you to the ladies who prepared the refreshments: Campbell (Chairman of the Refreshment Committee) and Betty Harrison, Bonnie Faith Baechtel, Dona Badgett, Jo Garrott, Leslye Menorey, Diane Menscher, Noerager, Donna Sloan, and Simone Westra.



## Bunker Hill Village Agrees to Assume Cost of Tealwood Street Lights

Tealwood's "street-lighting bill" has run about \$4,000 a year. That's what HL&P has charged us for those 5 street lights in our subdivision which are located in Bunker Hill Village. The other 24 lights (located in Houston) are paid for by the City of Houston, not Tealwood. Starting June 1, Bunker Hill has agreed to assume the cost of the 16 lights in their municipality. Here's the story behind this development. • We were paying HL&P directly for the 16 lights in Bunker Hill because when those lights were installed they were substantially superior in quality and appearance to the

street lights then provided by Bunker Hill. (Our lights are 9500 lumen Sodium Vapor Lamps mounted on ornamental standards with underground wiring) Over the years, however, Bunker Hill upgraded many of their "conventional" street lights to Sodium Vapor lamps. So last October we wrote the Village and requested them to assume the cost of the 16 lights in Tealwood. After much study and some back-and-forth dialogue between us they finally consented to our request. This saving represents about 5% of our annual budget.

### Street Lights Out?

If you've noticed a malfunctioning street light in the neighborhood, just call HL&P at 228-7400 and report it. Enter #1 on your touchtone phone when given the menu. Be patient, a customer rep will soon answer. Then you'll need the Street Light I.D. Number and the nearest street address. For your convenience those are provided below for all 40 of the lights in Tealwood. It will probably take HL&P about 10 days to make the repairs.

### Location of Tealwood Street Lights

Street Address	HL&P Light #	Street Address	HL&P Light #
202 Gessner	308645	310 Tamerlaine	308653
206 Gessner	225520	323 Tamerlaine	220032
207 Gessner	308644	330 Tamerlaine	220033
217 Gessner	308643	346 Tamerlaine	220034
226 Gessner	308642	307 Tealwood	225529
231 Gessner	308641	326 Tealwood	225530
242 Gessner	308640	339 Tealwood	225531
251 Gessner	308639	350 Tealwood	220043
306 Gessner	308654	363 Tealwood	220042
12303 Longworth	308652	370 Tealwood	220040
12314 Longworth	308651	383 Tealwood	220041
12327 Longworth	220035	302 Tealwood	225528
12342 Longworth	220036	12323 Tunbridge	225525
12350 Longworth	220038	218 Vanderpool	308646
12351 Longworth	220037	226 Vanderpool	225521
12366 Longworth	220039	238 Vanderpool	225522
215 Tamerlaine	308647	258 Vanderpool	225523
226 Tamerlaine	308648	302 Vanderpool	225524
243 Tamerlaine	308649	315 Vanderpool	225526
258 Tamerlaine	308650	332 Vanderpool	225527

## 1995 Officers Elected

At the Annual Meeting on Feb. 28, 1995 the following Officers and Directors were elected by the membership in attendance.

President	Bob Longmire
President-Elect	Joe Piper
Secretary	Faith Red
Treasurer	Ada Till

V.P. Maintenance	Gary Williams
V.P. Architecture	Herb Carson

Director-1 Yr.	Ed Hansen
Director-3 Yr.	Martha Matiuk
Director-3 Yr.	Gary Williams

### THOA Board Meeting

At the Board Meeting held on Mar. 27, 1995, the following actions were taken.

- The THOA Attorney was authorized to send demand letter to the one homeowner who is delinquent in payment of the 1995 maintenance fee.
- A \$100 contribution was authorized for the West Houston Security Alliance which is working to save the Contract Deputy Patrol Program.
- President Bob Longmire made the following Director appointments:

Maintenance Fund Trust Committee  
 Gary Williams, Chairman  
 Jere Noerager  
 Ed Hansen

Architectural Control Committee  
 Herb Carson, Chairman  
 Don Martin  
 Martha Matiuk  
 Bob Longmire (alternate)

- A Beautification Committee was established to survey the neighborhood for desirable improvements to the common areas for future board review. Martha Matiuk was named Chairman and Jere Noerager Asst. Chairman. Two members at large will be added.

## President's Message

May 85 

I'm pleased to be serving another year as President of the HomeOwners Association. **But I didn't realize that the title of "Dog Catcher" came with the job.** I continue to get phone calls from residents complaining about dogs running loose. The latest calls report that a golden retriever, a black labrador, a dalmatian and a labrador puppy are frequently seen running loose (usually after dusk) and mostly along Vanderpool near the northern intersection with Tamerlaine. They also frequently "do their business" on the neighbors lawns in that vicinity. What a mess!!

*Come on Dog Owners!!! Wake up!!! It doesn't take a rocket scientist to know that there are leash laws in both Houston and Bunker Hill. If it doesn't bother you to flaunt the law, then at least follow the Golden Retriever Rule • • "Don't let your dog do unto your neighbor what you wouldn't want done unto you!!"*

*Thanks Volunteers:* There are over 40 Tealwood residents who volunteer in some capacity to make this neighborhood a nicer place to live. Some serve as officers or directors of the THOA. Others serve on Board committees or as Block Captains, who deliver the *Tealwood Times*. Some operate the sprinkler systems that keep our common grassy areas green. Some prepare refreshments for our "welcome coffee" or annual meeting or do the Christmas decorations at our two entrance walls. *Aren't we lucky to have such nice neighbors?*

### Delinquency Status Report

As of May 10, the following homeowner was delinquent in payment of 1995 maintenance fees and/or associated legal fees.

Owner	Jeff Seidman
Address	202 Vanderpool
Block/Lot#	4/26
Outstanding Balance	\$558

The Board Attorney has proceeded to file suit to fully recover all outstanding fees/costs.

## Meet your 1995 Officers & Directors

Officers and Directors of the Tealwood Homeowners Association are elected each year at the annual membership meeting held in February. Brief biographies are presented here for the officers and directors now serving for the 1995 term.

• **Bob Longmire** (President) • 238 Vanderpool • Originally from New Orleans • Tulane Univ. grad in Chem. Engineering • Retired from Exxon after 37 years - mostly in international supply, transportation and marketing • Lived 21 yrs. in Chatham, New Jersey and 3 Yrs. in Tokyo • moved to Tealwood in 1986.

• **Joe Piper** (President-Elect) • 332 Vanderpool • Retired Gulf Oil executive • a Tealwood resident since 1974 • Served two years as V.P. Architectural Control and Director.

• **Gary Williams** (V.P. Maintenance & Director) • 242 Vanderpool • 15 years in Houston, and in Tealwood since 1992 • President of his own company, Williams Industries, Inc. - General Contractors, specializing in commercial and retail construction • A Texas A&M grad.

• **Herb Carson** (V.P. Architectural Control and Director) • 306 Gessner • An engineering grad from Stanford • Retired Exxon marketing executive • a Tealwood resident since 1989 • Formerly served as President of Owners Association for San Felipe Square Townhomes

• **Ada Till** (Treasurer) • 247 Tamerlaine • third year as Treasurer • Tealwood resident since 1991 • graduate of Texas A&M University • has a Public Accounting practice located in the Memorial area, specializing in tax.

• **Faith Morrow Red** (Secretary) • 12354 Longworth • Alumna of Austin College, Sherman, TX • Extensive background in real estate sales - owned real estate company in Hedwig Village • a Tealwood resident since 1984.

• **Don Martin** (Director) • 12370 Longworth • Native of Houston • U. of Texas grad • Currently Staff Lt. Fort Bend County Sheriff Dept. • Formerly an FBI agent • over 30 years in law enforcement • firearms specialist.

• **Jere Noerager** (Director) • 12358 Longworth • lived in Tealwood since 1989 • currently holds engineering position with Exxon Production Research • PhD from Purdue • Served as President of the Homeowners Assoc. for Hunters Creek Village in the 70's.

• **Martha Matiuk** (Director) • 235 Tamerlaine • Originally from Chatham, New Jersey • Psychology Grad from Elmira College • varied career as college representative, and then sales and marketing responsibilities in publishing and banking businesses • Lived in San Francisco and Taipei (Taiwan) • moved to Tealwood in 1991.

• **Ed Hansen** (Director) • 243 Gessner • retired President of Engineers and Fabricators Co., • lived in Tealwood since 1973.

# Tealwood Times

August  
1995

Beautification  
is underway.

Sprinklers to be  
repaired

Trees being  
serviced

Large range plan  
development

Affordable at  
maintenance  
fee level

Plans for  
intersection at  
Gessner

See Page 2

As reported in the May issue of the Tealwood Times, a Beautification Committee was established at the February board meeting. Martha Matiuk was appointed Chairman and Jere Noerager Asst. Chairman. The Committee's role was to survey Tealwood's common areas and to develop recommendations and associated costs for work needed to improve the overall appearance of the neighborhood. The committee has completed their survey and presented their findings at the July board meeting. They reported that the highest priority work involved tree service and repair of the sprinkler systems. There are a number of dead or almost dead trees which need removal. There are also many trees with dead limbs that need pruning. Many of the sprinkler systems need new distributor heads and several need valve repair. The board authorized the expenditure of \$3,500 to cover the tree and sprinkler work. Contractors have been chosen and the work is underway as this newsletter goes to press.

The second phase of the beautification program will involve development of a master "green area" plan. The common areas total some 90,000 square feet (almost 2 acres) and contain about 120 trees and numerous shrubs and plants. The master plan will be helpful in determining the overall needs for improving the green areas with additional grass, other ground cover and plants which are "low maintenance" and attractive. The plan will also break down the recommended work into stages, with associated costs of each stage. This will permit the Board to decide on how to pace the improvements over several years consistent with prudent budgetary management. Present outlooks indicate that the work should be possible without the need to increase the annual maintenance fee levels. The saving we achieved by persuading Bunker Hill to assume the cost of street lighting (\$4,000 per year) should provide much of the budget "room" for our improvement programs.

See the separate letter from Jere Noerager about sprinkler volunteers.

## Memorial/Gessner Intersection

Because our beautification program includes substantial work at Gessner and Memorial, it was important that we determine what current plans are for that intersection. Herb Carson, V.P. Architecture, met recently with George Stubblefield, the Mayor of Bunker Hill, to inquire about any future plans they have. He learned that the City of Bunker Hill along with Metro do plan to install a left turn lane on the north-bound lanes of Gessner (turning east onto Memorial). They also have plans for a sidewalk on the north side of Memorial between Gessner and Strey, including a footbridge over the canal. These changes will not effect our Tealwood entrance walls.

## The Tealwood Wall

Many of the Tealwood "oldtimers" can remember seeing a waterfall cascaded over the rocks at the Tealwood entrance wall at the intersection of Gessner and Memorial. It was very attractive until some vandals decided to dump detergent in the water reservoir. The resulting foam flowed over the street and that was the end of the "waterfall". The water reservoir has remained (usually full of stagnant water).

In conjunction with the beautification program an effort is underway to develop improvements at the wall. The stagnant water sump will be drained and cleaned, plantings will be improved and contractor bids will be obtained for providing electric power to the base of the wall and flood lights to illuminate it. Power service at the wall base will also permit the use of decorative lighting at Christmas time, which has not been possible for several years. Final cost estimates have not yet been obtained but early indications are that power service and lighting at the wall can be provided for approximately \$2,000. At the July 27 meeting, the Tealwood board authorized proceeding with further development of this project.

## Articles Wanted

Wouldn't you like to write an article for the Tealwood Times? That would be a great way to share your special interest or knowledge with your neighbors. In the past we've had interesting articles on a variety of subjects. Just to name a few:

- Garden Hints - by Steve Gallagher
- Preparing clothes for the summer months - by Jean Dickson
- The Tealstone Condominium Story - by Bob Longmire
- What's Cookin' (Recipees) - by Cheryl Moncrief

The Tealwood Times welcomes articles by any resident on almost any subject. Both one-time and regular contributors are being sought. Articles should preferably be 150 to 250 words. (To give you an idea of length, this article contains 187 words.) It would be appreciated that any articles be submitted typed (double spaced) or as text files on 3-1/2 inch computer "floppy" disks.

Normally the Tealwood Times is in preparation the first two weeks of the even numbered months. This August issue is an exception. But unless your article is very time sensitive, you can submit it at your convenience and it will be published in the following issue (space permitting).

If this is of possible interest to you, please call  
Bob Longmire at 461-1205

↑ ↑ ↑ ↑ ↑

## Delinquency • Status Report

As of August 15, 1995, the following homeowner was delinquent in payment of 1995 maintenance fees and/or associated legal fees.

Owner	Jeff Seidman
Address	202 Vanderpool
Block/Lot#	4/26
Outstanding Balance	\$1,312

The Board Attorney has proceeded to file suit to fully recover all outstanding fees/costs.

## Welcome Newcomers

Cathy and James Whitmore are the new owners and residents of 12326 Tunbridge, having recently moved here from the Los Angeles area. Originally, Cathy hails from Canada and James from England, so they'll add a bit more international flavor to the neighborhood. James represents the Bank of Montreal which has an office here in Houston. Cathy intends to enroll in the University of Houston to continue her studies in Psychology. Rounding out the Whitmore family are the two sons, Chris (14), who will be starting Memorial High School and Drew (10) who will be in Frostwood Elementary. The Whitmores are an active family, enjoying a variety of outdoor activities including swimming, golf, tennis and the like. They recently joined the Memorial Forest Club.

Robin and Richard Schneider recently moved into the home at 12359 Longworth. They are both native Californians and moved here from Woodland Hills, in the Los Angeles area. Robin and Richard were both schooled at California Polytech in Pomona. Robyn majored in Marketing and Richard in Accounting. Later, Richard received his Masters in Business Taxation from Golden Gate Univ. His move to Houston was triggered by his recent appointment as a partner of the firm of Ernst & Young. The Schneiders have two sons, Austin (9) and Trenton (7), both planning to attend the Frostwood Elementary School. Tennis, golf, swimming and other outdoor activities represent the leisure interest of the Schneiders. They are new members of the Hostonian.

## For Sale



Eleven "For Sale" signs were on display as this issue went to press.

218, 239, 257 & 310	Gessner
254 & 322	Tamerlane
334, 335 & 351	Tealwood
218 & 327	Vanderpool

## Renovation Plans ????

Are you about to embark on a renovation project for your home? A new roof? A new fence? Any change to the exterior? If you are, by all means you should call our Vice President of Architecture,

Herb Carson at 984-2468.

He will work with you to make sure that your plans are in compliance with the Deed Restrictions. It is very important that you seek his guidance before you begin. Fortunately we have had very few cases where projects violated the restrictions. But when it does happen the Homeowners Association is compelled to take legal action to stop the project until compliance is assured.

In that connection, if any of you are considering the installation of "Direct TV" which uses an 18" satellite dish, be sure to call Herb. Our deed restrictions (Section 25) require that any satellite dish be installed so that it is not visible from the street or neighboring property.

## Loose Dogs



We are hopeful that the problem of dogs running loose has diminished somewhat. After consulting with the experts in the field it seems that the best solutions to this problem (if it continues) are:

1. Try to identify the home of the "stray dog" and directly appeal to the homeowner.
2. If that does not get results, call one of the numbers listed here the next time you see the dog on the loose.

## Animal Control

City of Houston: 713-547-9410  
City of Bunker Hill: 467-9762



### American Contradictions

- Americans are tough to figure out. We love watching trial shows like L.A. Law, Matlock and Perry Mason, yet we all try to get out of jury duty.
- The American way of life is to dawdle away an hour drinking instant coffee.
- Only in America will a person jog five miles, then take an escalator to the mezzanine.
- When I heard that the Japanese Prime Minister called Americans lazy, I got so mad I picked up the remote and shut off the T.V.

### Delinquency • Status Report

As of October 29, 1995, the following homeowner remained delinquent in payment of 1995 maintenance fees and/or associated legal fees.

Owner	Jeff Seldman
Address	202 Vanderpool
Block/Lot#	4/26
Approx. Balance	\$1320

The THOA Attorney has proceeded to file suit to fully recover all outstanding fees/costs.

### Taxes: Down(er) through history

"When there is an income tax, the just man will pay more and unjust less on the same amount of income." - Plato, circa 390 B.C.

"The art of taxation consists in so plucking the goose as to obtain the largest possible amount of feathers with the smallest possible amount of hissing." - Jean Baptiste Colbert, attributed, circa 1665

"If Patrick Henry thought that taxation without representation was bad, he should see how bad it is with representation." - The Old Farmer's Almanac

"I'm proud to be paying taxes in the United States. The only thing is - I could be just as proud for half the money." - Arthur Godfrey, 1951

"Why does a slight tax increase cost you \$200 and a substantial tax cut save you 30 cents?" - Peg Bracken, 1969



# Tealwood Times

October  
1995

Join Us For

## Coffee



Where: Home of Betty Harrison  
12334 Longworth

When: Friday, November 17, 1995  
9:30 a.m. to 11:30 a.m.

This is a great chance to share some time and some treats with your neighbors and to welcome newcomers to Tealwood.

Attention Tealwood Men

Don't believe that old saying, 'Men don't go to coffees.'  
Please come and meet some other Real Men !!

RSVP by Nov. 14 to

Betty Harrison • 461-7913 or Nancy Campbell • 827-1747

### Speed Humps for Tealwood Drive

See Article on Page 3



## Welcome Newcomers

**Patty and Mitch Fields** moved into their home at 243 Tamerlaine Drive in late summer ("to a surprise flock of flamingos!!") they moved here from Coppell, Texas (the Dallas area). But their home town is really Jacksonville, Florida. Mitch graduated from Jacksonville University in 1970, the year the "Cinderella" Dolphins played UCLA in the CAA Finals. He is now Sales Manager for Mike, Inc. and Patty is Director of Leisure Operations, US Travel/BTI Americas. Their leisure interests include golf for Mitch and "power walking" for Patty. In fact you can catch her making the Tealwood "loop" every morning at 6:15 A.M. The Fields have two college daughters, Julie, a senior at the University of Oregon and Meredith, a freshman at Agnes Scott College in Decatur, Georgia.

**Janie and Alan Reed** are the new owners at 206 Vanderpool. They are both native Houstonians and lived in Spring Branch before moving to Tealwood. Alan is a Mechanical Engineering graduate from the University of Houston. Janie received her Teaching Degree from Southwest Texas State University. The Reeds own and manage their own business, Reed Instrument Company which manufactures component parts for the Aerospace industry. Alan is President and Janie, Vice President. They are both members of the Chappelwood Methodist Church on Greenbay. They have two married children but no grandchildren so far.



## "Fall Back"

Clocks were set back 1 hour on Sunday Oct. 29. That was also a good time to

replace the batteries in your Smoke Alarm. If you didn't do it then,

**do it now.**

### The Tealwood Times

Published by  
The Tealwood Home Owners Association  
P.O. Box 15030 Suite 158  
Houston, TX 77224  
Editor: Bob Longmire

## For Sale



The following 15 homes were displaying "For Sale" signs as this issue of the Tealwood Times went to press.

218 Gessner	329 Gessner
242 Gessner	247 Gessner
310 Gessner	
12359 Longworth	12355 Longworth
306 Tamerlaine	322 Tamerlaine
335 Tealwood	338 Tealwood
351 Tealwood	370 Tealwood
218 Vanderpool	327 Vanderpool

## Speed Humps to be Installed on Tealwood Drive

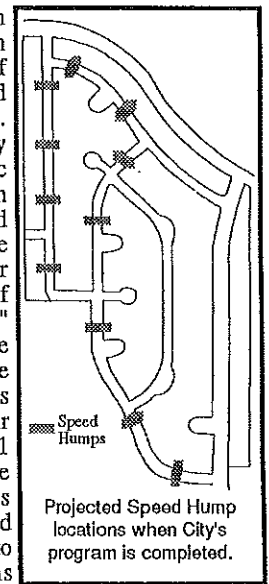
"Humps" for Vanderpool and Longworth to be considered next summer

The City of Houston has notified the THOA that four "Speed Humps" have been approved for installation on Tealwood Drive as part of the first phase of their program. Budget funds were not available for immediate installation of "humps" on Vanderpool and Longworth as petitioned by the residents on those streets. But the City has assured us that those petitions are still valid and will be reviewed again next summer.

Their long range plan projected the installation of 11 humps in our subdivision: 4 on Tealwood, 5 on Vanderpool and 2 on the western portion of Longworth (located in the City of Houston) as illustrated in the map shown to the right.

For years, homeowners on Tealwood Drive, Vanderpool and Longworth have grown increasingly concerned over the volume and speed of the traffic which "cuts through" our neighborhood in order to avoid the intersection at Gessner and Memorial. Three years ago, then President Jim Harrison established a "Traffic Control Committee" to study the problem and develop solutions. (He has continued to chair that committee.) Of all the alternatives considered the installation of speed humps seemed to be the most feasible. Earlier this year the THOA

board filed an application with the City of Houston for speed hump installation. The City conducted traffic surveys in Tealwood and notified us that we were eligible for placement of "speed humps" provided the residents on the affected streets petitioned for their installation. All 81 owners on the affected streets were contacted and 69 of them chose to sign the petitions (85% support).



The City's Dept. of Transportation was not able to give us a specific date for the installation of the "humps" on Tealwood Dr. All they would say was that the installation would take place before the end of June, 1996.

## Tealwood Eligible for Speed Humps

- Proposal for 13 humps positioned as follows

Vanderpool	5
Longworth	4
Tealwood	4

- Petition signatures required to demonstrate resident's support
- Deadline: Sept. 15, 1995

For several years the THOA board has been seeking ways to reduce the volume and speed of traffic that cuts-through our neighborhood. "Speed Humps" seemed to be the most practical solution and we applied to the City of Houston for inclusion in the first phase of their speed-hump program.

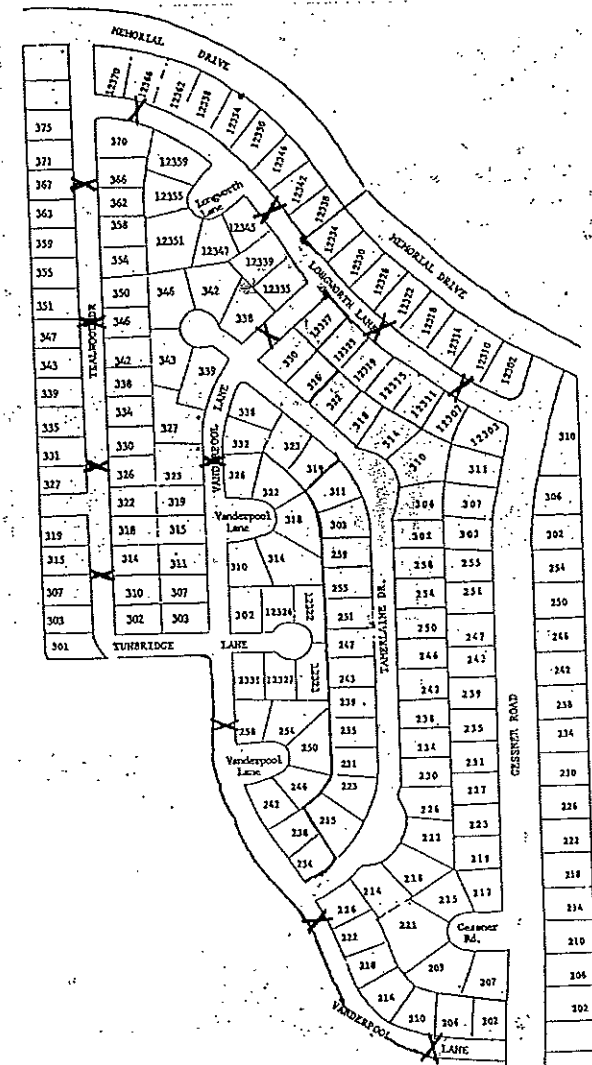
They have just advised us that three streets in Tealwood have been determined as eligible for the placement of speed humps. A total of 13 "humps" are being proposed as indicated on the accompanying map. But the City's funds for speed humps are limited and will only be available in the first year to those subdivisions which strongly support their installation. Support must be demonstrated in the form of "petition signatures" obtained from a high percentage of residents living on an eligible street. These petitions must be submitted no later than Sept. 15, 1995.

A representative of the Tealwood Homeowners Association will soon be visiting each home on the three eligible streets to explain the program and answer your questions. You will also be given an opportunity to sign the "petition of support."

In the meantime, please review the accompanying map showing the proposed location of the "humps." It would also be helpful if you saw and experienced "speed humps" first hand. You can do that by driving on Plantation and/or Stoney Creek in the Whispering Oaks subdivision, which is located just east of Gessner and south of Memorial.

## Tealwood • Proposed Speed Hump Locations

X - Marks the 13 locations





# ment Notice

erning

## Humps

alwood

## Block Captains

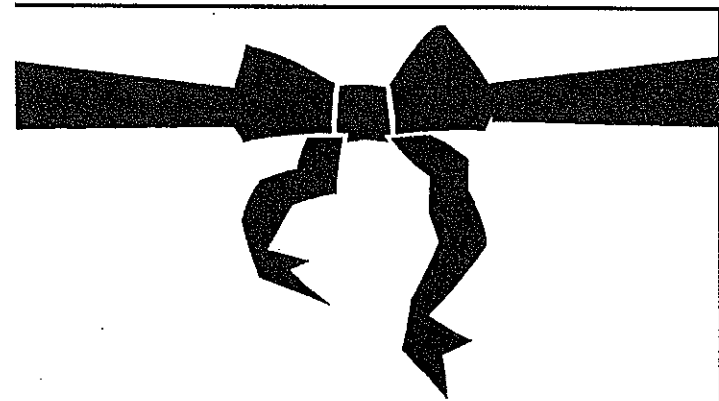
The neighbors listed below have volunteered to serve as "Block Captains." They "keep in touch" with the homes in their "block" and deliver the *Tealwood Times* and other notices, saving us over \$300 per year. Many thanks to these dedicated volunteers.

Block Captains	Addresses covered
Leslie Menerey (464-5417)	355 - 375 Tealwood 12362-12370 Longworth
Robert Jackson (464-2521)	330 - 354 Tealwood
Mary Feller (468-8147)	301 - 327 Tealwood
Jere Noerager (467-4072)	12334 - 12359 Longworth
Donna Sloan (461-8565)	323 - 346 Tamerlaine 338 Vanderpool
Carol Piper (464-6279)	310 - 332 Vanderpool
Nukhet Saxby (467-4941)	242 - 307 Vanderpool 12322 - 12331 Tunbridge
B. J. Frye (468-8670)	202 - 238 Vanderpool 214 - 215 Tamerlaine
Faith Baechtel (467-3743)	302 - 322 Tamerlaine 218 Tamerlaine
Naomi Dempsey (461-7858)	242 - 259 Tamerlaine
Bonnie Ashford (468-8246)	222 - 239 Tamerlaine
Dona Badgett (461-6688)	12302 - 12330 Longworth
Jean Prince (984-2242)	247 - 311 Gessner
Gretchen Odum (467-0454)	223 - 246 Gessner
Susan Cravey (465-3038)	202 - 222 Gessner
Kathy Ellwood (984-9485)	Main Distribution



# Tealwood Times

December  
1995



*To Our Tealwood Neighbors  
Here's Wishing You  
Happy Holidays  
and a Healthy and Rewarding New Year*

### *Your THOA Officers and Directors*

<i>Bob Longmire</i>	<i>Gary Williams</i>	<i>Martha Matiuk</i>
<i>Joe Piper</i>	<i>Ada Till</i>	<i>Jere Noerager</i>
<i>Herb Carson</i>	<i>Faith Red</i>	<i>Ed Hansen</i>
	<i>Don Martin</i>	

Dec 95

**TOA Board Sets 1996 Maintenance Fee**  
Same as 1995 • Zero Tolerance Policy Adopted for Delinquents

You will probably have received your annual "maintenance fee" letter by the time you read this. The fee has been set at \$0.032 per square foot, which is the same as the last two years. Preliminary budget reviews indicate that some expenses are increasing. However, others have been reduced (especially the cost of street lighting) and fund reserves are adequate to cover any shortfall without the need to increase the maintenance fee. A detailed review of the fund financial performance for 1995 as well as the 1996 budget will be held at the annual Homeowners meeting, scheduled for **February 27, 1996.**

In accordance with Deed Restrictions (Sections 15-a & b), the due date for payment of maintenance charges is January 1, 1996. Any charges not paid by then are deemed "delinquent." Any charges not paid by January 31 shall bear interest from the due date (Jan.1) at 10% per annum.

Fortunately, most of our homeowners are very punctual in paying the maintenance fee. But the sad fact is that a few homeowners, for whatever reason, fail to pay by the due date and in some cases have remained delinquent for months and even years. Failure to pay the fees unfairly shifts the cost burden to the other homeowners.

So, in the spirit of "fairness" to all Tealwood homeowners, the THOA Board has again adopted a "zero tolerance" policy towards any homeowner who remains delinquent in payment of the maintenance fee beyond the last day of February. A companion procedural timetable has also been approved. Here's what will happen.

**Early December:** The annual maintenance fee letter will be mailed to each homeowner. Due date for payment is Jan. 1. Interest starts to accrue (from Jan. 1) if not paid by Jan. 31.

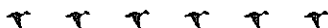
**Early February:** Anyone delinquent will be notified by certified mail that the fee and accrued interest (from Jan.1) is overdue and prompt payment will be requested.

**Early March:** The Association's attorney will proceed to file suit against anyone still delinquent. That process can lead to foreclosure in order to recover the unpaid maintenance fee, accrued interest, attorney fees, court costs, and other collection costs.

These legal fees can mount rapidly. It would not be unlikely that failure to pay a \$320 maintenance fee would escalate to well over \$1,000 in total cost to the delinquent homeowner by the time of foreclosure.

The status of maintenance fee collections will be reported on a regular basis in the *Tealwood Times*. Fortunately, we are starting with an almost "clean slate" in that all past delinquencies have been cleared up with one exception which has been reported in prior issues.

Let's start the New Year right! The Board thanks all homeowners in advance for payment of fees in a timely manner so that the steps described above for February and March will not have to be implemented.



**Refuse Collection Days Changed for Houston Homes**

B.F.I. approached the THOA back in October seeking our approval to change collection days for both refuse and recycle for the homes located in Houston. Their studies indicated that efficiencies could be gained if they shifted our refuse collection days from Tuesday/Friday to Monday/Thursday. They also requested a change in the recycle day to Monday. BFI is constantly trying to optimize their collection routes in order to control costs and minimize the need for fee increases. Several neighbors were "polled" about this change and, not surprisingly, opinions varied. Some saw the change as favorable, especially the Monday garbage collection just after the weekend. Others preferred not to change. We finally concurred with the change after obtaining BFI's guarantee of no rate increases for the next two years.

The recycle days for Bunker Hill were also recently changed to Monday. These changes have now put the entire subdivision on the same collection schedule.

Refuse	Recycle
Monday/Thursday	Monday

Any problem with refuse or recycle collection should be reported to the proper agency. The appropriate phone numbers are listed below:

Houston Refuse: Call BFI at 933-9332  
Bunker Hill Refuse: Call B.H. City Hall at 467-9762

All Recycle: Call BFI at 933-9332

**Mark Your '96 Calendar**

*Homeowners Annual Meeting*

*Feb. 27, 1996*

**Nominating Committee Appointed**

At the Dec. 7 meeting of the THOA Board, President Bob Longmire appointed the following to serve as a nominating committee to select a slate of officers and directors to stand for election at the annual meeting scheduled for Feb. 27, 1996.

Chairman: Joe Piper  
Members: Gary Williams  
Herb Carson

Additional "members-at-large" will be selected by Chairman, Joe Piper.

Anyone interested in serving as an officer or director of the Homeowners Association should call Joe Piper at 464-6279

**Wall Lighting Delayed**

An onsite review with an HL&P representative and an electrical contractor surfaced a number of complications for providing electrical service to the "Tealwood Wall" at the intersection of Gessner and Memorial. A lengthy service feed was required from an HL&P transformer, the meter location presented problems and a costly underground boring below Gessner was required. It appeared that the cost would exceed \$3,000, which was judged to be excessive. An alternate plan is now being pursued in discussions with Bunker Hill Village.

Some form of lighting at the Tealwood Drive entrance is also being studied.

