

the
Tealwood Times

Tealwood is a great place to call home.

A Message from our President **DON CAMPBELL**

Our Community...

What a blessing it is to be a Tealwood resident! It has been heartwarming to see our community rally around each other and our fellow Houstonians. It hasn't been surprising, but it has been amazing!

Although many of our Tealwood residents escaped harm from the storm, some had homes and vehicles that were impacted directly by flooding; and many had family and friends who suffered losses. We've seen our community respond by donating, volunteering, mucking out houses, taking food to first responders, adopting families who've lost everything, and reaching out in many other ways. Throughout the past few weeks, our residents have been out and about, checking on and visiting with each other, and demonstrating what it means to be a good neighbor. With the general area impacted so greatly, recovery will take a long time. I know that our Tealwood residents will continue to help rally the community and show leadership as we move forward. I am proud to be a member of the Tealwood community and honored to serve as your Board president!

Flamingo Friday

Flamingo Fridays are Tealwood's signature adults-only neighborhood cocktail party, where everyone brings an appetizer and drinks to share. We need a host for the next one, which will be held at a date of the Host's choice. Please contact Christine Routt at 281-686-2836 to be our next host!



What's going on?

NEED A HOST - FLAMINGO FRIDAY PARTY

The date will be determined based on the Host's preference. If interested, please contact Christine Routt at 281-686-2836.

HALLOWEEN BLOCK BASH

Mark your Calendar for the Annual Halloween Bash: Saturday, October 28, 5 pm to 7 pm at the Longworth Lane Cul-de-Sac.

NEW BYLAWS & DEED RESTRICTIONS

Recent updates to your Bylaws and Deed Restrictions were needed, in part, to address legal requirements.

MEMORIAL DRIVE CONSTRUCTION

Learn about the plans for additional Construction on Memorial from Beltway 8 to Gessner.

Revised & Updated Bylaws and Deed Restrictions

Were you aware that our Tealwood Bylaws and Deed Restrictions have not been updated in almost 20 years? During that time there have been many changes in Texas Law pertaining to property owners' associations – too many to address in this article. But over the past two years your Tealwood Board has been working closely with an attorney to address these changes and take the necessary action to become compliant with these new laws. After considerable time and effort, your Board is pleased to present our updates!

Attached for your convenience is a booklet containing Tealwood's current Dedicatory Instruments. "Dedicatory Instruments" includes all governing documents of an Association, such as its Bylaws, and all other documents related to the administration and operation of the subdivision, such as rules and regulations, guidelines, and policies, including our current Deed Restrictions.

The greatest changes were in a number of new laws related to topics addressed in the Bylaws of the Association, requiring a complete revision of that document. Some of the topics include:

1. Open Board meetings;
2. Notice of Board meetings;
3. Eligibility to serve on the Board;
4. Voting rights of members;
5. Methods of voting; and
6. Notice of Board and members' meetings.

In addition, current Texas Law also requires all property owners' associations to adopt several mandatory policies: a records production and copying policy, a records retention policy, and a payment plan policy relating to delinquent assessments.

The Board would like to urge all residents to familiarize themselves with these new documents.



Community Potluck

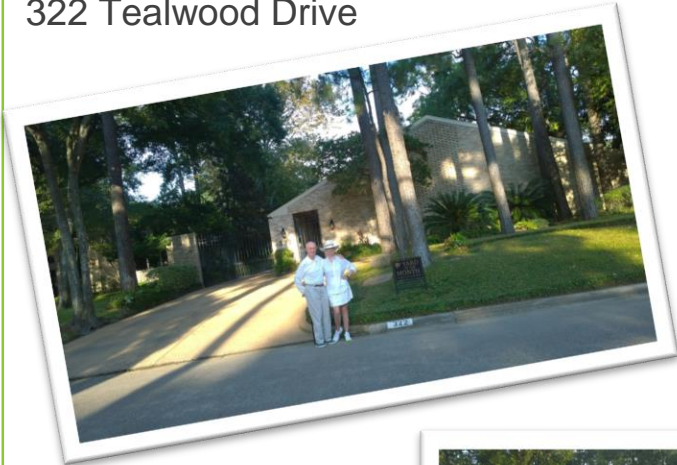
Our Community Potluck on September 7 was a huge success! Thanks for a great turnout, wonderful conversation, and amazing food! The weather was pretty great too. We've already had an outcry for a repeat, so keep an eye out for information about a follow-up event in the spring.



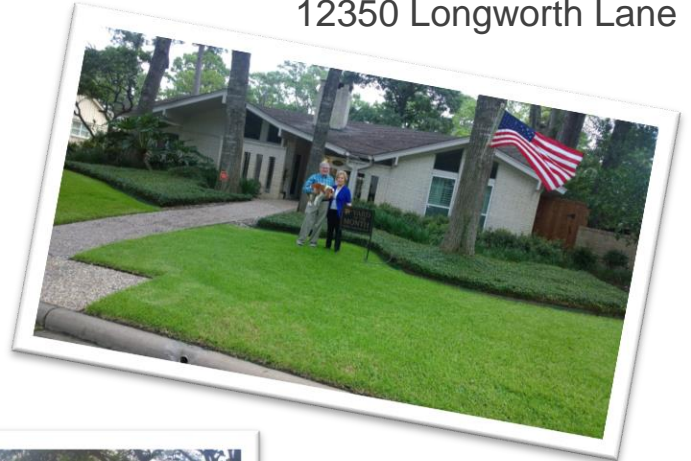
2017 YARD OF THE MONTH WINNERS

...voted for by current Tealwood Board members. Congratulations to all the winners!

August 2017
Wayne & Mary Feller
322 Tealwood Drive



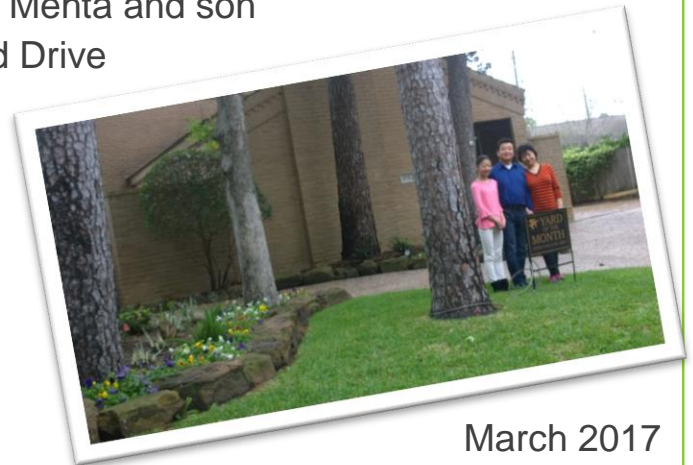
July 2017
George & Kathy Thompson
12350 Longworth Lane



June 2017
Behramji and Ouvnere Mehta and son
367 Tealwood Drive



April 2017
Jere and Suzanne Noerager
12358 Longworth Ln.



March 2017
Karl Ma & Kathy Qin
375 Tealwood Drive

Tealwood.org

...your destination for neighborhood information

Memorial Drive Construction Update

We have all experienced the inconvenience caused by the Memorial Drive construction project taking place west of Kirkwood. I am certain you are aware that the project ultimately will continue eastward in our direction. Memorial Drive has been annexed by TIRZ 17 from Beltway 8 to the Houston-Bunker Hill city limits. The long range construction plan will include the installation of twin big-box culverts to increase storm water handling capacity. TIRZ has indicated that they will make every effort to protect the wall on Memorial, and potentially shore-up or rebuild it if needed. Individual homeowners should not be burdened with costs arising from this reconstruction. Additionally, TIRZ is also planning to evaluate ingress and egress needs to help make sure Tealwood residents can progress reasonably through the Tealwood and Memorial intersection. Timing on the commencement of construction is highly speculative at this point and is probably at least several years in the future.


Another project under consideration is the extension of the Memorial Drive project from the Houston-Bunker Hill city limits to and possibly through the Gessner intersection. Bunker Hill already plans to reconstruct, not widen, Gessner south of Memorial within the next five years. By teaming with TIRZ 17, Bunker Hill could possibly access state and/or federal grant funds to decrease its investment for projects which will have to be accomplished anyway. Again this project is in planning and no decision has been reached at this point.

In addition to the two construction projects described above, a plan to provide additional security for our neighborhood is currently being considered. Bunker Hill, Piney Point and Hunters Creek Villages have formed a partnership to consider purchasing a system whereby the license plate numbers of all vehicles entering or exiting these neighborhoods would be monitored and recorded in real time. This "virtual gate" system is in operation in Sugarland and the results of that jurisdiction are currently being evaluated. The cost of this project is substantial and a decision on acceptance or rejection by the city councils is expected sometimes this fall.

If you have questions or comments please email me at campbelldrc@aol.com.

A special thanks to our Block Captains!

This dedicated team delivers the news. They are the "glue" that helps hold Tealwood together.

We

 our
 Block
 Captains

Kathy Ellwood
Sally Curtis
Jere Norerager
Ouive Mehta
Bonnie Van Hook
Shirine O'Connell

Beth Hoffman
Galye Longmire
Mary Feller
Naomi Dempsey
Susan Bermack
Princes Cameron

Christine Routt
Annie Bullock
Erin Mayer
Elena Maher

Tealwood Board Spotlight

Don Campbell, President

The Campbells moved into our neighborhood in 1980 after spending six years in New York. Both of their children attended Frostwood elementary, Memorial Middle and Memorial High School. Catherine graduated from Baylor University and Christina from Washington and Lee. Catherine is now employed by Deutser, a strategic marketing firm, with her principle clients being Houston Community College and the Holocaust Museum. Christina is a Foreign Officer with the US State Department. Don is a retired business executive and CPA. He previously served on the Boards of Service Corp. Intl, the Sanders Morris Harris Group and Centerpoint Energy. Don and his wife Nancy have lived in Tealwood for thirty-seven years.



Annie Bullock, VP Architecture

Annie has lived on Tamerlaine since 2001 with her husband Will and 2 daughters. Married to Will for more than 20 years, Annie was born in Germany and raised in Oklahoma and Texas. She graduated from the University of Texas at Austin and earned an MBA from Syracuse University. Prior to serving as an active volunteer at her daughters' schools throughout the years, Annie was a Senior Associate at a KS&R Consulting in New York and a Manager in corporate marketing at Compaq Computer in Houston. She has previously served on several boards, including National Charity League and the Tealwood board a few years ago. Annie enjoys playing tennis at Westside, shopping, travel, Chapelwood UMC, a country home in Fayette County, and walking her friendly dog Preston. She is happy to serve on the board again, helping to preserve the character of the neighborhood through the continued enforcement of deed restrictions.



2017 Officers & Directors:

President	Don Campbell	VP Maintenance	Jeff Herrin
President-Elect	Stephanie Newell	Director/Website	Erin Mayer
Treasurer	Kelley Dempsey	Director	Connie Nelke
Secretary	Christine Routt	Director	Malek Bohsali
VP Architecture	Annie Bullock	Director	Jere Noerager

Tealwood Homeowners Association

100% Volunteers

Our homeowners association is managed entirely by volunteers. Some new residents may not be aware of this, and some may “simply take it for granted” and may not have ever given it a thought. But, if volunteers didn’t step up and get involved in preserving the Tealwood neighborhood culture and amenities, the association costs would be higher and our annual maintenance fee would be higher also. Many small associations like ours contract with firms that provide specialized management services including bookkeeping, budget preparation, landscape management, and newsletter and mailing list management.

In Tealwood Homeowners Association, all of that is done by volunteers at no out-of-pocket cost to homeowners. The Board consists of 10 members who provide overall management including maintaining records, publishing the Tealwood Times, overseeing landscape maintenance and helping to ensure compliance with Tealwood deed restrictions by all homeowners. Kelley Dempsey, our treasurer—who has also been the treasurer several other times in the past, in different administrations—returned to the Board this year to organize and manage our finances and prepare maintenance fee invoices. Over the past year, Jere Noeragar has overseen the revision of the Tealwood legal documents to comply with current state homeowners’ association statutes. Besides the Board, Kathy Ellwood and her Block Captains do a great job delivering the Tealwood Times and other announcements, saving mailing costs.

All of this happens because over the years Tealwood residents have stepped up and volunteered to serve on the Board. Due to the efforts of the previous Board members, our Association has very few issues that require attention other than routine management. The time commitment is minimal but vital to maintaining our neighborhood and our property values. Stephanie Newell, President-elect, is working with a Nominating Committee to develop a slate of Officers and Directors for next year. Please call Stephanie at [713 857-1379](tel:7138571379) if you are willing to consider a Board position.

It’s time for new faces, new and longtime residents, to step forward and volunteer. The volunteerism over the years is one of the things that makes Tealwood a good place to live. Having a strong board is paramount to having a strong neighborhood and that benefits us all.

**Interested in serving on the Tealwood Board?
Let us know!**