

Official Notice

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

Tuesday, February 28, 2006 • 6:30 P.M.
Memorial Forest Club • 12122 Memorial Drive
Details on Front Page

Please clip this and "post" it where it will serve as a reminder
Please come and bring a neighbor!

Tealwood - The Early Days Continued from Page 3

Tealwood was developed in three sections - that's the reason why our "logo" (designed by Bob Longmire) is of three "overlapping" ducks - presumably teal ducks!

In the early days there were three major builders in the new Tealwood. The most active was the Beard and Adams Construction Co., whose managing partner was Doyle Beard. Beard built over 95 of the 172 homes in the subdivision, most of which were designed by Sam Bass, who introduced a unique look to his homes including privacy from the street and "floor to ceiling windows that appear to bring the outdoors in." Interestingly, Doyle Beard is currently operating as general contractor for remodeling projects in Tealwood, some in the very homes he built originally.

Another builder was Benson Ford who had done the land planning, assisted in the marketing of lots and did the design of the entrance wall at Gessner/Memorial (which was built by Wallace Bros. Co). Originally the "Wall" had a water fall but it was shut down after local teen agers

repeatedly added detergent resulting in a mountain of soap suds.

Some other builders were sold lots and some individuals purchased lots and obtained their own contractors. Lots sold for \$1.00 per square foot or roughly \$10,000 to \$13,500 per lot. (In today's dollars that would be equivalent to \$62,000 - 84,000).

The construction office was located at the Northwest corner of Gessner, now 12302 Longworth. The first two homes sold for \$42,500 and \$45,000 (\$255,000 - 270,000 in today's dollars).

Note: This article is based on interviews by Bob Longmire with Joe Lynch and Pat Barbee, both early Tealwood owners. We hope the facts are mostly accurate. If not, we apologize and ask that other experts step forward to help get the record straight.

The Tealwood Times is published by
The Tealwood Homeowners Association
P.O. Box 19030, Suite 158
Houston, TX 77224
President: Tom Edwards
Editor: Bob Longmire

Tealwood Times



February 2006

Annual Meeting Tuesday, Feb. 28 • 6:30 pm • Memorial Forest Club

Annual meeting of the Tealwood Homeowners Association will be held on February 28, 2006, at 6:30 P.M. Memorial Forest Club (12122 Memorial Drive).
Cristina Feder, City of Houston Council representing District G, will fill out her positions on Houston especially those that directly affect us!

Gregory Bunker Hill official will be bringing us up to date on active issues of Bunker Hill.
Cristina Feder, Deputy Constable - will report on recent crime incidents rounding neighborhoods

Meeting Agenda

- 6:30 • Welcome and Introductions
- Principal Speakers -
- Nomination and Election of Officers/Directors
- Presentation of 2006 Budget
- Comments by new President
- Meeting adjournment

Social Mixer
with Refreshments at the
conclusion of the meeting

Meet Your New President

Gregory Bunker Hill • 12323 Tunbridge • was born in New York and raised in Forth Smith, He graduated from the University of Austin, BA 1990 and obtained his law degree from South Texas College of Law in 1993. He has lived in Houston since 1990 and in Austin since December 2000. He is a partner in a law based civil litigation firm of Feder & Wollam, L.L.P.

Todd is married to Cristina Didone Feder, a native of Argentina, who owns her own translations and interpreting firm, CD Language Solutions, Inc. The Feders have two children, Matthew (5), who attends St. Francis Episcopal Day School and Nicolas (4), who attends Chapelwood School for Young Children.

Feb 06

President's Message



The annual meeting of the Homeowners Association needs a quorum to be effective. All neighbors are highly encouraged to attend. There will be interesting speakers as well as refreshments.

I have enjoyed being president this past year. The board has been terrific. A long-term board goal has been diversity of its members. As long as I can remember, the board has had gender diversification. No problem here. What remains a goal, which the board has achieved, is geographic diversity from Gessner to Tealwood Drive. Additionally, we continue to strive for diversity of age and length of time in Tealwood. As this is my last message, I would like to do something that has not been done before. That is to reveal the ages of certain board members to demonstrate the age range. Incoming president *Todd Feder* (93 and sharp) has already been working closely with incoming president elect *Paco Noyola* (24) on issues facing our community.

I would like to thank all of the other board members for their work this year: *Mike Connor* and *Alina Jezerinac* have done a great job with Maintenance. *Carol Stigler* and *Princess Cameron* have stayed busy with Architecture. *Annie Bullock* has been great as secretary. All are staying on the board.

One of the biggest jobs is Treasurer. *Mike Curtis* (44) has been outstanding and we did not exceed budget. *Kelly Dempsey* will return as treasurer. It is very comforting to have someone familiar with the job carry on. (As an aside, having this function handled on a volunteer basis saves the Association thousands annually.)

I would like to personally thank people who have volunteered for the board. We had a surplus of people to fill positions. Kind of nice. Annually positions open and it is great to have a pool of talent available.

As stated in the previous newsletter, I would like to recognize homeowners that contribute to Tealwood.

In addition to their jobs, they have been sounding boards on issues, helped with information, and physically done jobs.

Bob Longmire single-handedly (with Gayle) does the newsletter and much more
Bonnie Van Hook hand delivers the welcome packages to new residents
Mary Feller organizes the annual meeting, flamingos, coffee and more
Kathy Ellwood coordinates the block captains + more
Jim Harrison will spearhead crime prevention; hosted the coffee w/Ruth
Bruce Newell is studying common property issues
Al Picasso' Matink has been available on electric and lots of other issues
Block Captains consistently get the newsletters delivered
Keepers of the Keys aid in watering and keeping the islands green

To my surprise, there was a slight surplus in the 2005 budget. A lien filled by the THA paid off; this is something that could not be budgeted. The THA recouped all expenses plus interest, delinquency fees and all attorney costs.

A major issue facing THA as well as other homeowner associations is maintenance of architectural integrity. To date, improvements and exterior changes have been smoothly handled by the Architecture Committee. There is one outstanding issue currently that is being addressed by the board. As a reminder, if you are planning changes, please get architectural approval prior.

Again, it has been a pleasure serving on the board and getting to know better the other board members and neighbors. The volunteerism and involvement of so many in the neighborhood make Tealwood a terrific place to live.

Tom Edwards

Tealwood Homeowners Association 2006 Budget

Income	
Maintenance Fee @ \$485 per lot	83,905
Garbage Rebate	6,480
Interest/Other	1,000
Total Income	\$91,385
Expenses	
Trash	50,938
Security	19,780
Lawn Service	8,400
Maintenance & Improvements	3,200
Utilities	4,150
Operating Expenses	1,700
Insurance	3,200
Total Expenses	\$87,450 91,368
Surplus/(Short)	\$17
Jan. 1, 2006 Cash Reserve	\$21,761

Tealwood It's Name and the Early Days

by Bob Longmire

In a duck blind in South Texas way back in 1947, John Murray was huddled with a friend waiting for some action. Murray used the time to share his dream about starting a new construction company. And later he did just that - naming it the Teal Construction Company. The company is still in business, specializing in the design and construction of auto dealerships. Currently headed by John Murray, Jr. It's headquarters is on Britmore St. And yes, it even has a "flying duck" as it's logo.

In 1961, the property which forms our subdivision was purchased from the Frost family by a joint venture including the Teal Construction Company, the Cranbrook Corp., and a subsidiary of the T.J. Bettis Mortgage Co. - That's when *Tealwood* was born.

Continued on back page

2006 Officer/Director Candidates

In accordance with the THA Bylaws, President-Elect, *Todd Feder* assumes the Presidency of the Association at the Annual Meeting.

He also chaired a nominating committee (*Francisco Noyola*, *Mike Connor*, *Sally Curtis* & *Bob Longmire*) to develop a slate of Officers and Directors to serve next year, if elected.

At the Annual Meeting, the following slate of Officers and Directors will be placed into nomination to serve for the year 2006.

Proposed Slate

President-Elect	<i>Francisco Noyola</i>
Secretary	<i>Annie Bullock</i>
Treasurer	<i>Kelly Dempsey</i>
V.P. Maintenance	<i>Alina Jezerinac</i>
V.P. Architecture	<i>Mark Fuller</i>

Director (3 Yrs)	<i>Arnold Singer</i>
Director (3 Yrs)	<i>Mark Fuller</i>
Director (2 Yrs)	<i>Mike Connor</i>
Director (1 Yr)	<i>Pete Dalton</i>

The following, who were previously elected will continue to serve as:

Director (2 Yrs)	<i>Alina Jezerinac</i>
Director (1 Yr)	<i>Princess Cameron</i>

Meet the New Board Members

Mark Fuller, Director, has been a Houston native for 37 years. He is one of eight siblings and graduated from Sam Houston State University with a BBA in Finance. Mark worked in the Oil and Gas industry for 16 years in various capacities including Accounting, Financial Reporting, Purchasing and Business Development. In 1995, Mark founded a Texas Corporation called Real Estate Solutions which specializes in the purchase and sale of distressed real estate. In addition, Mark is currently a top producing agent with Keller Williams Realty Memorial and serves on the company's Agent Leadership Counsel. Mark, his wife Suzanne and their three children have been Tealwood residents for two and a half years. They are both active in the community and enjoy volunteering their time and energy to help others. They both enjoy reading and golf when time permits.

Arnold Singer: Director • Grew up in Larchmont, NY • MIT in 1941 but left in 1943 for Army Air Force. Flew B-17s over Germany with Eighth Air Force. After VE Day, returned to MIT and graduated in February, 1948 and moved to Houston in Nov. '48. Always worked with small companies, or started them • June, 1961 received

MBA from MIT. Started a company which cleaned heat exchange units and boilers in refineries and chemical plants. This amplified into developing a system which removed toxic metals from waste water, which led to entering the oil field through solving problems of offshore cleaning drilling fluids, completion fluids (brines), and oil wells on oil rigs. In 1982 patented and trademarked "Dirt Magnet" for displacing drilling mud. The company, Well Flow Technologies, developed a complete line of patented and trademarked drill pipe and casing cleaners which became standards in the oil industry. Retired in 1996.

Oscar L. "Pete" Dalton, Jr., M.D. • Fellow of the American College of Obstetrics & Gynecology • Undergrad - University of Tennessee Knoxville, Tennessee • Medical School - University of Tennessee, School of Medicine in Memphis, Tenn.
• Internship: Jefferson Davis Hospital Houston, Texas • Service: 2 Years in the US Airforce/Served in Japan • OB-Gyn Residency - Grace-Harper Hospital Detroit, Michigan • Practice in Houston 1960-2003 • Retired since August 2003 Married to Elice 50 yrs. • 3 sons & 8 grandchildren.

President, Todd Feder both expressed their appreciation to all the Board Members who have served last year and those who have agreed to serve in the future. Thanks were also expressed to the 16 Block Captains (the newest ones being Annie Bullock and Susan Bermack).

• Feder urged any homeowner planning to remodel their home or landscaping to file their plans with the Architectural Control Committee.

The evening concluded with a social mixer with refreshments - thanks to Mary Feller and her committee.

*Annual Meeting -
Continued from Front Page*

Business Meeting

Following the guest speakers, outgoing President, Tom Edwards opened a brief business meeting.

Highlights below:

- The 2005 Financial Results were reviewed and the 2006 Budget was presented and endorsed by the membership.
- Officers and Directors were placed into nomination and voted into office by the attendees. (See a list of Officers on Page 3)
- Outgoing President Edwards and Incoming

Tealwood Times



April 2006

56 Residents Attend Annual Meeting Guest Speakers • Business Meeting • Social Mixer

Annual Meeting on Feb. 28, the 56 presented 36 Tealwood homes. had the best representation (39%). The speakers are listed below with a few selected from their remarks.

City of Houston, District-G Council

to change the \$6 garbage rebate from Houston to Tealwood.
to widen Gessner between Memorial to 6 lanes
ic light at Memorial/Gessner will be that the left turn signal for southbound only activate when there are cars in the

Peter Tutors, Council Member - City of Bunker Hill

• There are plans for an asphalt overlay on Memorial Drive as it heads Eastward to the intersection with Briar Forest.

Greg Mahannah, Constable Patrol

• Urged homeowners to participate in the Constable's Vacation Watch Program. This can be done online (a link is on the Tealwood.org Website)
• The most effective security system is for neighbors to be aware of their surroundings and report anyone or anything that appears to be "suspicious". There is a Constable car within five miles of the neighborhood at all times.

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Flamingo Friday Alert!

Flamingo Friday is a casual "BYOwn" cocktail party hosted by one of our neighbors.

The next Flamingo Friday will be held

When: Friday, May 19, 2006 • 6 - 8 P.M.

Where: 338 Vanderpool Ln. (home of Jim & Ruth Harrison)

Adults Only, Please

Don't miss this wonderful chance to meet and mingle with the "best of Tealwood". Bring your bottle of wine (preferably opened and re-corked) or other "drink of choice" and an appetizer for 8. The appetizers and friendship will be shared by all. Your "drink" is your own!

ons? Then call **Mary Feller**
713-468-8147

or **Kathy Ellwood**
713-984-9485

Apr 06

Watch For Things To Come

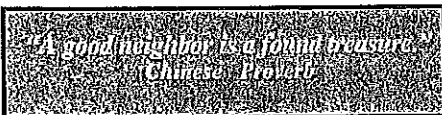
By. A. Jezerinac

Watch for things to come seems to be a predominant theme surrounding us. In every direction we drive there is construction and change going on. Our neighborhood sits in the middle of what will eventually be the center of Houston, according to council woman Pam Holm. As exciting as it is to have the center of the city and all the amenities it has to offer at our doorstep, we must also look at our own surroundings. We must continue to preserve the integrity of The Tealwood Subdivision.

The Tealwood Homeowners Association is planning changes to enhance the appearance of our surroundings. Our short term plans are to improve the most visible places, the Gessner islands and the Tealwood entrance. Our long term goal is to make all our islands look their best with low maintenance plantings. This type of planting will improve the look of our neighborhood while keeping the cost of maintenance down to a minimum.

There are many studies out on the positive effects of landscaping. Landscaping is the first impression someone has of your home and the neighborhood. Most importantly, landscaping adds value to your property. The improvements and care of our islands will continue to preserve that value, and the status of our neighborhood.

Our plant donation program is still in effect and anyone who wishes to donate may contact us at www.tealwood.org. We look forward to your participation and excitement as we watch for things to come.



Tealwood Homeowners Assoc. New Leadership

Officers and Directors for 2006

President	Todd Feder
President-Elect	Paco Noyola
Secretary	Annie Bullock
Treasurer	Kelly Dempsey
V.P.Maintenance	A. Jezerinac
V.P.Architecture	Mark Fuller
Director (3 Yrs.)	Arnold Singer
Director (3 Yrs.)	Mark Fuller
Director (2 Yrs.)	A. Jezerinac
Director (2 Yrs.)	Mike Connor
Director (1 Yr.)	Pete Dalton
Director (1 Yr.)	Princess Cameron

Committee Appointments

At the first Board Meeting following the Annual Meeting, appointments were made by President Todd Feder.

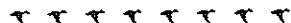
Architectural Control Committee

Mark Fuller, V.P. & Chairman
Princess Cameron

Maintenance/Beautification

A. Jezerinac, V.P. & Chairman
Mike Connor
Pete Dalton

Note: Tom Edwards was appointed a Special Assistant to the Maintenance Committee



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Website at: www.tealwood.org

President's Message



Being Good Neighbors makes a Better Neighborhood

"While the spirit of neighborliness was important on the frontier because neighbors were so few, it is even more important now because our neighbors are so many."

Lady Bird Johnson

Since I have become President it has become apparent to me that one of the best attributes of Tealwood is the neighborly spirit of the homeowners. Tealwood is a great place to live for many reasons but most importantly to me are the numerous volunteers on the Board, the block captains, the Flamingo Party planners, and other volunteers and former board members, who freely donate their time and effort to keep Tealwood a great and beautiful place to live.

However, it can be better. Being considerate of your neighbors, their homes and their enjoyment of their property is vital to the prosperity of Tealwood for all homeowners. With that said, I want to point out several areas that can be improved. I have had numerous calls and comments from homeowners regarding the following:

• **Lawn Care** Please try to schedule your lawn care services at reasonable times and days of the week, so that the noise from the services and leaf blowers will not affect your neighbors at improper times, such as weekends at dinner time or early Sunday morning.

• **Construction** As always please refer to the deed restrictions and covenants that must be adhered to by all homeowners. The covenants also apply to landscaping, sidewalks, exteriors, painting, and other items that affect the appearance of your home. Before you start any remodeling, repair and or construction project please refer to the deed restrictions that you were given at closing on your property and that are posted on the website, www.tealwood.org and also contact the Architecture Committee for the required approval of your project.

• **More Construction Issues** • Please exercise common sense when doing construction projects. For instance running electric saws and hammers in your driveway at 10:30 p.m. on a Saturday night is not exercising common sense.

• **Pets** • I have received calls and comments over dogs running loose, or barking incessantly. Pet waste is also a problem. So, please be a good neighbor - keep your dogs on a leash, pick up their waste when you're walking them and ensure that they are properly secured so as not to bark and disturb your neighbors.

Our neighborhood is great, let's keep it that way. Thank you all for your consideration in this regard.

Todd C. Feder

Protecting your Identity & Credit

Here are a few suggestions which should help you protect your identity & credit.

1) Next time you order checks have only your initials (instead of first name) and last name printed on them. If someone takes your checkbook, they will not know how you sign your checks (initials or first name), but your bank will know.

2) Do not sign the back of your credit cards. Instead, put "Photo ID Required"

3) When you are writing checks to pay your credit card accounts, do not put the complete account number on the "Memo" line. Instead, just put the last four numbers. The credit card company will know the rest of the number.

4) Place the contents of your wallet on a photocopy machine. Do both sides of each license, credit card, etc. you will then have a record of what you had in your wallet and all of the account numbers and phone numbers. That way, if you have to call to report lost or stolen cards, you'll have the information you need.

5) If your wallet is stolen, call the three national credit reporting organizations immediately to place a fraud alert on your

name and Social Security number. The alert means that any company that checks your credit knows that your information was stolen and they will not be able to open new credit without contacting you for authorization.

Here are the numbers you'll need:

Equifax: 800-525-6285
Experian: 888-397-3742
Trans Union: 800-680-7289
Soc.Sec Fraud 800-269-0271

Welcome New Neighbor

Rudranath ("Rudy") and Mumu Talukdar recently moved into their home at 303 Tamerlaine Drive. The Talukdars are originally from India and came to the US in 1991. They moved to Texas in 2002 from Fargo, ND. Rudy gave up his practice as an Internist and completed a couple of Fellowships in Oncology and Palliative Care, fields in which he currently practices. Mumu works as a cartographer. The Talukdars have 2 children, Ishan, 14 and Asmita, 10. The whole family enjoys camping and hiking and have a goal to camp in all the National Parks.

Tealwood Times



November 2006



You are cordially invited to the annual
Tealwood

Coffee

to Welcome Newcomers
Come share some time and treats
with your neighbors

Where: Home of Debbie & Bill McHolick
250 Vanderpool Ct.

When: Wednesday, Nov. 8, 2006
10:00 A.M. to Noon

RSVP by Nov. 3 to

Kathy Ellwood or Mary Feller
713-984-9485 713-468-8147

kellwood@houston.rr.com

mfeller@houston.rr.com

Nov 06

President's Message



It is hard to believe that we have reached the final stretch of yet another year. And as always, life in Tealwood continues to be grand. As many of you now know, I have assumed the Presidency from Todd Feder. By the time this newsletter is issued, the Feders will have moved to a new neighborhood to be closer to their children's school. I want to thank Todd for all his effort on behalf of the Homeowner's Association. Throughout his Presidency he has brought a level of energy that warrants our collective thanks.

Looking ahead, Tealwood continues to face many of the familiar issues.

From an overall perspective, we continue to watch for any proposed changes to Gessner or the Gessner/Memorial intersection. Fortunately, there is nothing new to report as there has been no recent talk of changes to its current configuration. Safety in the neighborhood continues to be a primary focus. So far, we have not seen the level of crime problems faced in either the Memorial City or the Westheimer corridors. However, we need to remain on guard. To this end, I ask that we all continue to watch out for one another, especially now that the holiday season is approaching. Please report any suspicious activity to the constable, even if you are

unsure whether your concern is warranted. If you know a neighbor is traveling, please keep an eye out for their property.

An issue that has kept the board busy this year is property appearance/maintenance. I ask neighbors to adhere to the Tealwood Homeowner's Association Covenants/Restrictions. Please view this as a gentle reminder that the Homeowner's Association will enforce them. If you are planning a remodel, please notify the Architectural Review Committee ahead of the work. It certainly simplifies matters when the committee can review proposed changes before the work is initiated.

Cut through traffic remains a concern. Not only are we seeing added volume of cars due to the construction on I-10, but also the speed by which drivers are driving our streets is a problem. There are a growing number of young children, bike riders, and dog-walkers that all need protecting.

On a different note, 2006 has brought its fruits. I think we all agree that the uneventful passing of this year's hurricane season was a welcomed relief. In addition, while much of the housing bubble has burst around the nation, Houston, and more importantly Tealwood, remain strong. Our property values continue to increase.

Helping things out is the recognition, as noted in the Houston Chronicle, that the Gessner/I-10 intersection is now the Houston metropolitan area's geographic center.

Finally, the board is currently reviewing the association's finances for next year. Two issues that are being addressed are the renewal of the Republic Waste Collection and the security contracts. In addition, planning for next year's board has now begun. I encourage anyone willing to participate in the board to please volunteer. Having a strong board is paramount to having a strong neighborhood.

In closing, I would like to thank Sally and Mike Curtis for opening their home to host the recent Flamingo Friday Party, and Debbie and Bill McHolick for opening their home to host the upcoming Annual Coffee on Nov. 8.

I wish all of you a happy and safe holiday season.

Paco Noyola



Your New President

Francisco (Paco) Noyola • was born and raised in Mexico City. He came to the United States to attend the University of Texas at Austin. At UT he earned his undergraduate degree in Civil Engineering and went on to earn a Masters Degree in Structural Engineering. After graduating, Paco moved to Houston to join J. Ray McDermott where he specialized in the design of offshore oil and gas facilities. After several years in the industry, Paco returned to school, earning an MBA from Stanford University's Graduate School of Business. He then worked for several years in San Francisco as a management consultant for Mercer Management Consulting focusing in the areas of marketing and corporate strategy for both the oil and gas and transport industries. Paco returned to Houston to work on the commercialization of Spar based deepwater facilities for Spars International Inc. Paco is currently the Marketing and Business Development Manager for SparTBC, Inc., a J. Ray McDermott company focused on deepwater projects. Paco is married to Dr. Connie Nelke, a clinical psychologist. Paco and Connie are proud parents of sons Pablo (5) and Antonio (9 months). Paco and Connie moved to Tealwood in December of 2000 and have been remodeling their house ever since.

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