

W I N T E R 2 0 1 5

the  
**Tealwood Times**

Tealwood is a great place to call home.

## President's Message

As the end of 2015 draws near, I would like to thank the Tealwood Homeowners Association Directors and Volunteers for helping make this a very productive year. Through their efforts, our Association has implemented a number of improvements as well as made considerable progress on a few long standing issues, but more still needs to be done. For example, we've been working closely with the City of Bunker Hill Village to coordinate our opposition to the Gessner Widening Project. You will interested to know that this project has been deferred for at least a year and we are continuing to monitor this.

We have also recently begun a dialogue with the City of Bunker Hill Village on the Memorial Drive Improvement Project. Our understanding is the scope of this project is still being framed, which is precisely the best time for us to influence its direction. The primary goal our Association has been pursuing at this stage is to press both cities for transparency in regards to their plans/intentions for our section of Memorial, and push for opportunities for you to provide input to both cities public works departments in order to influence their plans. As of this writing, it appears that sometime during 2016 key funding decisions will likely be made which will frame the scope of the project. We will advise as more information becomes available.

Each year our Association needs to recruit new officers, directors and volunteers in order to conduct its business. If you have not volunteered in the past or even if you have, please consider volunteering your time next year. You will find that the few hours you spend on these roles are extremely rewarding as well as a wonderful opportunity to get better acquainted with our community. If you are interested in helping out, please contact Ginny Abiassi at [tealwood.pres.elect@gmail.com](mailto:tealwood.pres.elect@gmail.com) who is leading up the Nomination Committee.

Please mark your calendars for our next annual meeting scheduled for Tuesday, February 23rd, 2016, at 6pm.

Thank you for the privilege of serving as your Association President for the past year. I have enjoyed getting to know a lot of you.

Sincerely, Bill McHolick

### Save the Date!

#### 2016 Annual HOA Meeting

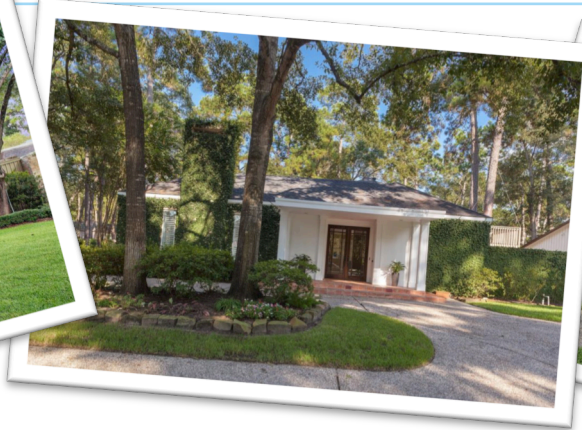
Tuesday, Feb 23, 6pm

Please attend the annual HOA meeting. It's informative and pertinent. The meeting will be held at the Memorial Forrest Club. Beverages and light bites will be served. Flyer coming soon.

#### Flamingo Friday Spring 2016

Stayed tuned for date. The next fun event will be hosted by Erin & Robert Mayer on Vanderpool





## Real Estate News

Currently in Tealwood there are 5 homes active on the market with the lowest list price of \$789,900 at \$292.56 a square foot and the highest list price of \$1,199,000 at \$247.98 a square foot, and 91 average days on the market.

There is one home pending and should close on or before December 31, 2015 listed at \$789,000 at \$203,000 a square foot and 12 days on the market before going under contract.

Since January 1, 2015 4 homes have sold with the lowest sold price of \$819,900 at \$204.41 a square foot and the highest sold price of \$1,274,500 at \$245.00 a square foot, and 21 average days on the market before going under contract.

In zip code 77024 with homes priced between \$700,000 and \$1,300,000 there is a 4.9 months of inventory available with 35 active listings available and the average list price of \$950,568.

In the last 12 months year to date there have been 85 homes sold with the average sold price of \$986,478. In general it is an even buyer's to seller's market.

In the Memorial area 2015 has been a challenging sales environment with concerns about the Oil and Gas Industry impacting the days on the market as buyers are more cautious about making decisions to purchase. Also there are numerous alternative housing options available for new residents so they can take their time researching different areas before purchasing.

Please contact me at [281-686-2836](tel:281-686-2836) to answer any questions you may have.

Christine Routt, Tealwood HOA Secretary  
REALTOR Associate, ABR, ALHS, CHMS

Martha Turner | Sotheby's  
INTERNATIONAL REALTY

Sign-up to receive  
emails from Tealwood!

Go to [Tealwood.org](http://Tealwood.org), click on  
NEWS, and you will see a box to  
enter your email address.

## Holiday Safety & Security Tips

Holiday safety and security issues occur from late November until mid-January because this is the time when families gather, parties are numerous and travel spikes. By taking some basic precautions, you can ensure your family and your home remain safe.



### Prevent Home Burglaries

- Make sure all of your doors and windows are locked, even when leaving your home for just a short time. You should also make sure that all of your vehicles are locked – even when parked in your driveway or garage.
- Avoid having packages delivered to your home during a period when you are not home or available. Instead, have them delivered to a neighbor or your office.
- Be aware that criminals sometimes pose as couriers delivering gifts. If the delivery person is not easily identifiable, ask for identification before opening the door.
- Avoid large displays of gifts in an area easily viewable from a door or window.
- Keep a radio or TV on during the day – the more normally lived in a residence appears, the less likely it is to become a target of burglars.
- When traveling, have a neighbor collect your mail and ask them to keep a watch out for anything unusual. Stop your newspaper delivery and consider an automatic timer for your lights. If possible, keep a vehicle in your driveway.
- It is not uncommon for criminals to take advantage of the generosity of people during the season by soliciting funds door-to-door. Always ask for identification and find out how the donated funds will be used. It is wise to only donate to a recognized charitable organization.

### Prevent Home Fires

- When purchasing an artificial tree, look for the label “Fire Resistant”. When purchasing a live tree, check for freshness. A fresh tree is green, needles are hard to pull from branches and do not break between your fingers. The base of the trunk should be sticky with resin and when tapped on the ground, the tree should not lose many needles.
- Check all tree lights before using them – even if you just bought them. Make sure all bulbs work and that there are no frayed wires, broken sockets or loose connections.
- Candles and holidays go together like children and toys. Never leave candles unattended, especially when children are present. Never sleep in a room with a lit candle – remember to extinguish all candles before sleeping. Do not burn candles near trees, wreaths or curtains.
- Do not burn trees, wreaths or wrapping paper in the fireplace.

Wishing you and yours a happy and safe holiday season.  
Ginny Abiassi, President-Elect THOA

## 2016 Tealwood Maintenance Fees

More than likely you have already received your 2016 maintenance fees and have recognized that there is an increase this year. Although we have seen cost increases in all areas covered by our maintenance fees during the last couple of years, your Tealwood HOA board of directors was able to cover the increases by realizing some one-time rebates. However, the cost increases in security, back door garbage pick-up and overall maintenance of the common areas has risen to the point where an increase in the yearly maintenance fee was the only way to stay fiscally responsible and balance the Tealwood HOA budget.

Thank you for doing your part to maintain our lovely Tealwood neighborhood by paying your maintenance fees on time.

Wishing you and yours a wonderful holiday season.  
Ginny Abiassi, President-Elect THOA

---

## Looking to Save Costs

The Tealwood Board is interested in obtaining COMPETITIVE BIDS from several Lawn Maintenance Contractors for the upkeep of our Common Areas. Are you – or anyone you know – aware of a lawn service contractor (through personal experience or their performance in another neighborhood) who is capable of the once-a-week mowing and seasonal care (mulching, fertilization, and pruning) of our Tealwood Islands? If so, please contact Michele Kanada at [Tealwood.maint@gmail.com](mailto:Tealwood.maint@gmail.com).

---

## Welcome New Neighbors

Malek Bohsali and his wife Seema recently moved to 338 Tealwood from the Galleria area. Malek has lived in Houston since 1979, graduating from Kinkaid, Texas A&M and University of Houston where he earned a BS in engineering and MBA. Seema earned her BS in biology at the University of St. Thomas and is a preschool teacher at St. Martin's Episcopal on Sage and Woodway. Malek has served as Chief Financial Officer for privately and publicly held firms in the manufacturing, oil & gas, and healthcare data analytics industries. He is currently providing consulting services while raising capital for two new businesses. Malek also serves on the board of the National Kidney Foundation. They have two children, a son Laith (11) and daughter Leah (7), both looking forward to their new schools.