

## Official Notice

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

February 24, 1998 (Tuesday)  
7:00 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.



### Meet Your New President

**Tom Youens** moved to Tealwood in 1994 (338 Tealwood Drive). A native Texan, he received his undergraduate degree from the University of Texas and his M.D. Degree from the Univ. of Texas Medical school. He interned at Herman Hospital in ophthalmology and has been a practicing ophthalmologist since 1967 (Board Certified). His offices are in the Memorial City Professional Building. When Tom lived in Columbus, Texas he served on the City Council. He became a member of the Tealwood board in 1996.

### Thank Goodness for Volunteers

**Christmas decorations** at our two entrances by: Jere and Suzanne Noerager, Joe Pilper, Herb Carson, Martha Matiuk and Tom Edwards.

**Nominating Committee:** Tom Youens, Martha Matiuk, Ed Hansen, Sam Giammalva, Sam Polad, Chris Kaeppel and Lewis Travis

### Contractor InfoShare

**Type:** Air Conditioning    **Contractor:** Cold Temp    **Phone:** 281-343-1535  
**Rating:** 10    **Comments:** Efficient and has excellent prices  
**Recommended by:** Jim Hickey

**Type:** Plumbing    **Contractor:** First Colony Plumbing Co.    **Phone:** 713-981-6190  
**Rating:** 10    **Comments:** Responded quickly and worked quickly and neat. Price was reasonable.  
**Recommended by:** Jim Hickey

# Tealwood Times



February 1998

## Annual Meeting

Tuesday, Feb. 24, 1998 • Memorial Forest Club

The Annual meeting of the Tealwood Homeowners Association will be held on Tuesday, Feb. 24, at 7:00 P.M. at the Memorial Forest Club (12122 Memorial Drive).

We are pleased to have Council Member Jean Kelley (City of Houston) and Mayor Gene Clark (Bunker Hill Village) attend our meeting, speak, and then answer questions from the members. There will be a "refreshment break" immediately after their remarks so that our members can "rub elbows" with our city andillage officials.

Also speaking at our meeting will be a local

attorney, **Rick Butler**, whom the TOA has retained to rewrite our By-Laws and Deed Restrictions. He will speak on "The Importance of Deed Restrictions to Neighborhoods."

A brief business meeting will then be convened to cover the following:

- Financial Report
- Review of 1998 Budget
- Questions/Comments from Members
- Nominations and Election of Officers/Directors

**A social mixer with refreshments will conclude the evening.**

### 1998 Officer/Director Candidates

resident-Elect (Tom Youens) assumes the residency of the Association at the Annual membership Meeting. The following slate of officers and Directors will be placed into nomination.

President-Elect    Audrey MacLean  
Secretary        Suzanne Noerager  
Treasurer        Caroline Baumann  
V. P. - Maintenance    Tom Edwards

V.P.-Architecture    Ed Hansen  
Director (3 yrs)        Martha Matiuk  
                                  Tom Prince  
Director (1 Yr.)        David Miller

Nominations from the floor will be invited during the business meeting.

## Presidents Corner



The past year has been a good one for Tealwood. The TOA Board has continued to find ways to save money on necessary services like trash collection. So despite some increased expenses, we can continue to invest in improvements to the common areas while maintaining Maintenance Fees at a constant level. I'm enthusiastic that these efforts will maintain and improve the character of Tealwood.

There have been two initiatives this year which I would like to highlight in my final appearance in this space. Both should reach fruition in the next year. One, the updating of our Bylaws and Deed Restrictions, is reported elsewhere in this issue. The other is work ongoing to file for nonprofit status for TOA. The latter would also provide tax exempt status, thus providing further savings on those expenses that are currently taxed such as trash collection and the beautification efforts.

As I've reported earlier in this Corner, Tealwood's success depends on the energy and enthusiasm of a great many neighbors. I want to particularly thank the Officers and Board members who have made my job easier this past year.

Regards, *Jere Noerager*

"We are all living under the same sky, but we do not share the same horizon."

Konrad Adenauer

## Tealwood Bylaws and Deed Restrictions Being Updated

The Tealwood Owners Association Bylaws and Deed Restrictions are badly in need of updating. That has been the conclusion of your Tealwood neighbors who have served as Officers or Board members over the last 5 or 6 years. That's not surprising when you realize just how old those bylaws and deed restrictions are. They were first written for Section One of Tealwood some 30 years ago. Slight revisions were made when the deed restrictions were written for Sections Two and Three. Subsequent amendments were made, the latest back in 1988. It is apparent that the original documents were written to guide and control the early development of the subdivision as lots were being sold and homes being built. Now that all the Tealwood lots are developed, many of the old provisions are irrelevant or obsolete.

The current Board decided to take action on this matter a few months ago. They have retained an attorney specializing in community association bylaws and deed restrictions. He has drafted a new set of documents which are currently being reviewed by a TOA Board committee. It is expected that a new set of Bylaws and Deed Restrictions will be available for review by all Tealwood owners sometime in the summer of 1998 and that a vote to adopt them will be proposed in the fall.

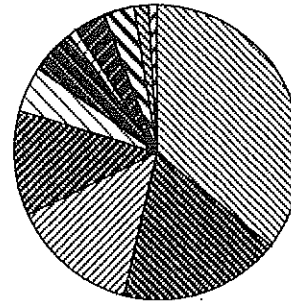
The changes anticipated as a result of the "rewrite" are not major. Emphasis will be on eliminating some of the current ambiguities and clarifying those phrases and paragraphs which are "fuzzy." For example, the By-Laws are being rewritten to better reflect the manner in which recent TOA Boards actually operate.

You can be assured that every effort will be made to communicate to all owners the nature of the changes and the reasons for them.

## Tealwood Owners Association 1997 Actual and 1998 Budget

	1997 Actual	1998 Budget
<b>Income</b>		
Maintenance Fee	62,013	61,995
Garbage Rebate	7,020	6,480
Interest/Other	1,863	1,800
<b>Total Income</b>	<b>70,896</b>	<b>70,275</b>
<b>Expenses</b>		
Trash	34,815	31,350
Security	10,858	12,470
Improvements	4,837	10,000
Lawn Service	7,800	7,800
Maintenance	1,689	3,500
Water	2,457	3,500
Insurance	2,505	2,500
Office Expenses	1,821	2,450
Legal	1,306	1,200
Electricity	357	700
Income Tax	183	560
<b>Total Expenses</b>	<b>68,628</b>	<b>76,030</b>
<b>Surplus/(Short)</b>	<b>2,268</b>	<b>(5,755)</b>

Current Cash Reserve \$24,007



☑ Trash (After trash rebate)	35.8%
☑ Security	17.9%
☑ Improvements	14.4%
☑ Lawn Service	11.2%
☑ Maintenance	5.0%
☑ Water	5.0%
☑ Electricity	1.0%
☑ Insurance	3.6%
☑ Office Expense	3.5%
☑ Legal	1.7%
☑ Income Tax	0.8%

## Let's Examine the Budget <sup>Feb 98</sup>

The Maintenance Fee represents the principal means of financing the Tealwood annual budget. That fee has been held constant for the last 10 years despite increased cost for some services and new project spending. As a result of successful efforts to reduce some other costs, our cash reserve has grown slightly and is now approximately \$24,000. The TOA Board has decided to dip into some of the reserves for spending on needed neighborhood improvements.

The 1998 Budget calls for a spending increase of \$7,500 over actual 1997 expenditures. Nearly \$3,000 of the increase is "non-discretionary" to cover the higher cost of the Pct. 5 Constable Patrol Contract and the increased charges for water from the City of Houston and Bunker Hill. Fortunately, these increases are slightly more than offset by the savings realized in trash collection costs by shifting from B.F.I. to Century Industries. The major increase in discretionary spending (\$7,000) will be directed towards further beautification projects and improved maintenance for the common areas. This will include significant improvements at the Tealwood Drive entrance, including a new lighted sign, as well as major improvements in the Gessner esplanade including new grass sod, where needed, improvements in the sprinkler system and new plantings. The Gessner improvements will not be started until the major construction work, now underway, is completed.

The total Budget expenditures are illustrated in the "Pie Chart" presented here. You will notice that over half of the 1998 expenditures are to cover trash collection and the Pct. 5 Constable Patrol Contract. Another third covers the cost of maintaining and improving the appearance of the common areas. The remaining six categories total 14% of the budget, with the three largest each representing about 3.5% of the total.

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

## Meet Your 1998 Officers/Directors

**Tom Youens** (President) • 338 Tealwood  
A native Texan. • University of Texas grad  
and then U. Texas Medical school for his M.D.  
degree. • Internship at Hermann Hospital.  
Practicing ophthalmologist since 1967 (Board  
certified). • Offices in the Memorial City  
professional building. • Served on the City  
Council when he lived in Columbus, TX.  
Moved to Tealwood in 1994.

**Audrey MacLean** (Pres. Elect) • 259  
Tamerlaine • Originally from the northeast  
(Connecticut, Pennsylvania, New York).  
Moved to Houston in 1966 and to Tealwood in  
1971. • Undergrad education at Mount Holyoke  
College and Houston Baptist U. Masters  
from Dartmouth College. • A busy volunteer  
who enjoys tennis, birding and traveling.

**Ed Hansen** (V.P. & Director) • 243 Gessner  
Retired President of Engineers and Fabricators  
Co., lived in Tealwood since 1973. • A WWII  
Navy pilot.

**Tom Edwards** (V.P. & Director) • 12355  
Longworth. Grew up in the Memorial Area of  
Houston but was educated at Georgetown  
University (Foreign Service Degree) and the  
Univ. of Chicago (MBA). • Has lived in New  
York and Los Angeles. Moved to Tealwood a  
couple of years ago. Career mostly in  
international corporate merchant banking, but  
now a broker with Paine Webber. Past  
President and current board member of Amigos  
de Las Americas - an organization which sends  
high school students to Latin America on health  
projects. Enjoys gardening.

**Suzanne Noerager** (Secretary) • 12358  
Longworth • Born in Massachusetts but spent  
most of her childhood in Ohio. Received a BS  
in Dietetics from Purdue University. First  
moved to Houston in 1970 but left for 5 years  
to live in Stavanger, Norway. Back to Houston  
in 1989 - this time to Tealwood. Now, after

raising three grown children, she is employed by  
Driver Training Associates, a firm providing  
Defensive Driving classes and related training.

**Caroline Baumann** (Treasurer) • 214 Gessner  
Hails from New Orleans where she graduated  
from Tulane Univ. in Mathematics. Has lived in  
Tealwood since 1993. Interests include computer  
programming, "working out" and tennis. She  
volunteers as Treasurer of Friends of the Spring  
Branch Memorial Library.

**Martha Matiuk** (V.P. & 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.

**David Miller** (Director) • 250 Gessner A  
native Texan who grew up in the panhandle. A  
West Texas State grad. • Later received his M.D.  
degree from the Univ. of Texas (Dallas) Med  
School. Has been living in Houston for 24 years  
and Tealwood for 9. Currently Associate  
Corporate Medical Director for Shell Oil.

**Stephanie Newell** (Director) • 303  
Vanderpool for 2+ years Originally from  
Shreveport, Louisiana but educated at the  
University of Texas, obtaining her masters degree  
there in School Administration. Taught for  
several years but is now a Public Affairs  
Consultant (Lobbyist) whose clients are  
primarily Natural Gas companies.

**Tom Prince** (Director) • 303 Gessner •  
Originally from Mississippi. Moved to Houston  
from New Orleans in 1963 and to Tealwood in  
1989. Holds an MBA from University of  
Alabama. Retired from Shell Oil. Enjoys travel  
and golf.

# Tealwood Times



April 1998

## 56 Residents Attend Annual Meeting Prominent Guests from Houston & Bunker Hill

Annual Meeting of the Tealwood Homeowners  
on was held on Feb. 24. Fifty six residents  
representing only 33 of the 172 homes in  
I. Guests included senior officials from the  
Houston and Bunker Hill Village. Houston  
oman Jean Kelley and Bunker Hill Mayor  
rk both spoke as part of the program. Also  
ing Bunker Hill were Ruthie Sager (City  
rator) and Jim Williams (Public Works  
Mr. Rick Butler, a local attorney, also  
out the importance of deed restrictions in  
ng a neighborhood's ambience and its  
values - especially in Houston which has  
no zoning ordinances. He pointed out the  
eep deed restrictions updated and rigorously  
Note: Mr Butler has been retained by the  
revise and update our by-laws and deed  
is.

Jere Noerager presided at a short business  
The financial status of the Association and  
Operating Budget were reviewed, including  
s of Maintenance Fee collections. One  
cy was reported at the meeting but since then  
has been received. The Nominating  
e placed a slate of candidates into  
n for the open board positions. The slate  
ed by acclamation. Brief biographies of the  
ers/directors are presented on the last page.  
ue.

### Officers and Directors for 1998

President	Tom Youens
Pres. Elect	Audrey MacLean
V.P. Maintenance	Tom Edwards
V.P. Architecture	Ed Hansen
Treasurer	Caroline Baumann
Secretary	Abbie Winaker - Suzanne Noerager
Director 1 Yr.	David Miller
	Ed Hansen
Director 2 Yrs.	Tom Edwards
	Stephanie Newell
Director 3 Yrs.	Martha Matiuk
	Tom Prince

### Committee Appointments

At the Board Meeting held immediately after  
the Annual Meeting, the following  
appointments were made by President Tom  
Youens

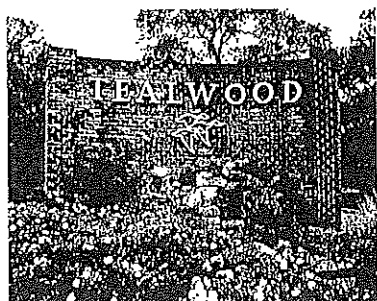
#### Architectural Control Committee

Ed Hansen, V.P. & Chairman  
Stephanie Newell  
Tom Prince

#### Maintenance/Beautification

Tom Edwards, V.P. & Chairman  
Martha Matiuk  
David Miller

**Tealwood Entrance  
A New Look**



Have you noticed the changes that have been made to the Tealwood Entrance Wall at the Memorial/Gessner intersection? Thanks to **Ed Hansen**, the "Tealwood" name has been repainted in white so that it would be more visible against the brick background. **Bob Longmire** also fashioned and mounted the "flying ducks logo", his original design, representing the three sections of the early Tealwood real estate development.

**Tom Edwards**, Maintenance V.P. reports that the Tealwood Drive entrance improvements are proceeding. The electrical work is in the final stages. Entrance markers have been ordered but the order is small, so delivery date is uncertain.

Designs have been roughed out for upgrades to all the other Tealwood "islands". The Maintenance Committee is looking for volunteers who will help with the planting of new greenery. The priority of island upgrades will be based on the number of volunteers we get from those residents that border each "island."

To volunteer please call:

**Tom Edwards (973-9566) or  
Martha Matiuk (465-8177)**

**President's Message** 

I would like to thank all that came to the annual Tealwood meeting. You made my job easy by selecting an excellent board. We are indeed fortunate to have many residents willing to serve our neighborhood. I offer special thanks to **Jere Noerager** for the fine job he did as our past president. I would be remiss, if I did not mention the importance of our Block Captains and Key Keepers, for our operating budget would be much higher without their help. I would also like to offer thanks to those that made the refreshments for the annual meeting.

**Jere** and the past board have made substantial progress in updating the Tealwood By-laws and Deed Restrictions. Finishing this project will be one of my main goals for the coming year, so that we can operate more efficiently and protect the property values of our neighborhood. Another worthy project I hope to finish this year, is obtaining our tax exempt status. We will continue our beautification projects, as we feel this enhances our neighborhood and helps to maintain property values. I will also continue to look at the feasibility of curb repair.

In closing, I want to bring to your attention the fine work of **Bob Longmire**, who has served as a Board Member and President, and is the editor of the Tealwood Times. **Bob** has given us many hours of his time and is truly deserving of the title "Mr. Tealwood".

*Tom Youens*

**Thank Goodness for Volunteers**

A very enjoyable social mixer was held as part of the Annual Meeting. Thanks to the following for providing all the delicious treats.

<b>Mary Feller</b>	<b>Suzanne Noerager</b>
<b>Faith Baechtcl</b>	<b>Dona Badgett</b>
<b>Susan Dorey</b>	<b>Julie Edwards</b>
<b>Kathy Elwood</b>	<b>Nancy Shomette</b>
<b>Pat Sussman</b>	<b>Nancy Campbell</b>

**Welcome Newcomers**

**Louis and Susan Dorey** moved into their home at **302 Tamerlaine** last August. **Louis** is originally from Oklahoma and did his undergraduate work at O.U. But he later received his Law degree at the University of Texas Law School in Austin. That's where he met and later married **Susan** who was earning her degree in Education at U.T. They settled in Houston about 17 years ago. **Louis** is Vice President of N.G.C. (Natural Gas Clearing House). The Doreys have two daughters, **Kellye**, a senior at Memorial High and **Laura**, a 5th grader at Memorial Middle school. The Doreys are avid tennis players. **Editors Note: Susan Dorey is also one of our newest Block Captains.**

**Arnold and Phyllis Singer** are the new owners at **234 Vanderpool Ln.** **Arnold** spent his early years in New York but has lived in Houston for nearly 50 years. He is an M.I.T. grad and returned there as a Sloane Fellow for his advanced degree - a good foundation for his entrepreneurial pursuits since. He has always worked for himself, founded several businesses and recently sold his oil field services company to embark on a new adventure - total retirement! **Phyllis** hails from Dallas but has lived in Houston for 20+ years. She is a Wellesley grad and received a law degree from S.M.U. She is a practicing attorney. The Singers are both physical fitness buffs, working out at the Houstonian frequently. **Phyllis** is also an active volunteer - serving as a board member for Sheltering Arms and on two committees for the United Way.

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**Sharing the Good News  
(or the Bad)**

Here's a simple way to share with your neighbors the experience you've had with contractors you've used. Just fill out the form below and send it in for future publication in the Tealwood Times. We have built up a good database on Contractors of various types. They've all been published in past issues, but if you didn't save them, you can call **Bob Longmire (461-1205)** for the information.

**Needed: Recommendations on  
Contractors for:**

- Electrical
- Tree Service

✂

Clip & send to: **Bob Longmire**  
238 Vanderpool

**Contractor InfoShare**

Type of Work \_\_\_\_\_

Contractor's Name \_\_\_\_\_

Phone No. \_\_\_\_\_ Please  
Include Area Code

Rating: \_\_\_\_\_ Rate from 1 to 10  
(with 10 being the best)

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Resident's Name: \_\_\_\_\_  
(Optional)

## Vacation Security

By: Tom Prince

There are several security measures you can take to reduce the risk of a burglary or other intrusions to your property or home while you're vacationing.

- You should consider registering your home with the Pct. 5 Constable during any prolonged absence. The deputies will come by frequently to check on your home while you're gone. Just call the Constable dispatcher at 281-463-6666 and tell them you'd like to "register for a vacation watch." They'll radio a deputy who will drop by your home with a simple form for you to fill out.
- Be sure to stop the delivery of any newspapers while you're gone. It's easy to do for the Houston Chronicle, but quite difficult for the "local freebie" which is probably thrown on your front lawn once a week. Maybe you could ask a neighbor to pick it up when they stroll by occasionally. A collection of old newspapers on your lawn or driveway is a dead giveaway that no one's home and an invitation to "mischievous."
- If you want to go a step further you might ask a neighbor to place some trash or refuse in your garbage container every couple of days. Any garbage container that's empty for weeks on end is also a dead giveaway.

While on the subject of Security you might be interested in knowing that the Bunker Hill police have an information line (24-hour), updated biweekly, which provides recorded listings of crimes in the Villages. This has been provided for improved communication between the police and citizens.

You might have read about the increase incidence of "vehicle hi-jacking." If you have any reason to think that you are being followed while in your vehicle, **do not go home.** Go to the nearest safe place such as a police station, fire station, business or other populated area.

## Life Giving Water

By: Jere Noerager

Water is the single most important element for plant growth. The successful maintenance of plants through periods of little or no rainfall such as we've been experiencing depends upon the regularity and quantity of watering. Sensible watering will minimize stress on trees and plants - and save money! (For those of us in Houston, our water bill can rival our electric bill during the summer.) Following are several tips that should prove helpful in providing moisture for your lawn or garden.

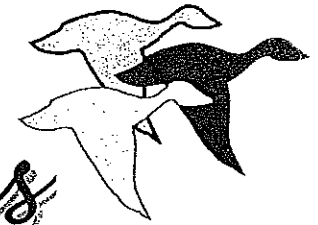
1. Water infrequently and deeply. Frequent, short periods of watering will result in shallow root systems with little drought tolerance. It'll also force tree roots to the surface where they'll compete with your lawn and shrubs. Six-inch penetration or a minimum of a half-inch of water is recommended.
2. Early morning watering (4 to 6 am) is preferred. Evening watering can encourage disease, particularly fungus growth. Evaporative losses are far higher in the heat of the day (e.g., around 5 to 6 pm). The finer the spray, the greater the loss - in excess of 50% on a breezy day.
3. Apply and maintain a 2-inch thick mulch around all plants. The mulch delays evaporation of moisture while also feeding the soil as it decays.
4. Turn OFF your sprinkler system if we DO get a good rain.
5. Be prepared to water deck and patio containers and baskets daily during hot weather. Recently transplanted plants will also require more frequent watering until they establish themselves.
6. Plants should be watered before they are fertilized or sprayed with chemicals.

And, although it's a long way away...

7. Water plants when a freeze is predicted

# Tealwood

# Times



June 1998

## Deed Restrictions and By-Laws Vote Scheduled for November, 1998

The project to bring our Deed Restrictions and By-Laws up-to-date is continuing under the leadership of President, Tom Youens and Past President, Jere Noerager. Attorney Rick Butler, retained by the Homeowners Association has developed new draft documents which have been reviewed by OA Board members for comments and suggested changes. Another draft is under development and the final proposed documents should be ready for distribution to the homeowners later this summer or early fall.

The new Deed Restrictions will require an affirmative vote of a majority of Tealwood homeowners. Revisions to the By-Laws require an affirmative vote of 1/3 of the homeowners. Voting must be completed before January 1, 1999 or the existing Deed Restrictions will automatically be renewed or another 10 years. We are alerting all homeowners to this schedule now so that it won't come as a surprise in the fall.

## More Gessner Construction



More heavy dirt moving equipment and hole-digging along Gessner!! Wow!! Will it ever end? The answer seems to be - "Not for a while."

The project which is now underway along the Gessner esplanade, just south of Memorial is by Southwestern Bell. They are installing new underground conduits for carrying upgraded telephone lines. They've already completed similar work on Gessner north of Memorial. We don't have any reliable information on the completion date but we have been told that when they are finished SW Bell will restore the Gessner esplanade to it's original condition (as near as possible).

Then we might have a breather - but not for long. There are plans for Bunker Hill to install a new water line along Gessner to distribute the fresh water which they will be required to purchase from the City of Houston. That project will also require digging access holes along the esplanade and boring underground to run the line. The project timing is still "up in the air" but it probably won't start until the fall of 1999 at the earliest.

June 98

### Sharing the Good News (or the Bad)

Here's your chance to let your neighbors know what you think of contractors you've used. The results will be published periodically in the Tealwood Times.

We especially need some recommendations on Electricians.

### Welcome Newcomers

Richard and Cinde Gerth are the new owners at 202 Vanderpool. They both hail originally from San Antonio but received their higher education here in Houston. Richard is a Rice Univ. graduate in Chemical Engineering and Cinde got her degree in Elementary Education from the University of Houston. She taught for 14 years but is now "retired." Richard has been working in the refining function for Shell Oil for 27 years. He is now Director of Refining Processes for Equilon Enterprises (one of the "units" spawned by the merger of Shell and Texaco refining interests). The Gerths have one daughter, Robyn, who just graduated from Vanderbilt University in Nashville with a degree in Geology. She will enter graduate school at the Univ. of California, Santa Cruz to pursue her Masters degree, also in Geology.

Cinde has a strong interest in gardening and cooking. She said that she would gladly contribute a menu or two to the *Tealwood Times* as soon as the renovation work at their new home is finished. Maybe Tom Youens can even recruit her as a volunteer for some of Tealwood's landscaping and gardening projects. The word is that Richard is an enthusiastic and skilled golfer.

### Block Captains

Tealwood is fortunate to have volunteer "Block Captains," each responsible for 10-15 homes. They help maintain better neighborhood communications. Please give them a warm welcome when they make their rounds delivering the bi-monthly newsletter.

Block Captains	Addresses covered
Roy Meredith (467-4568)	355 - 375 Tealwood 12362-12370 Longworth
Elaine Youens (468-3769)	330 - 354 Tealwood
Mary Feller (468-8147)	301 - 327 Tealwood
Jere Noerager (467-4072)	12334- 2359 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
Gayle Longmire (461-1205)	202 - 238 Vanderpool 214 - 215 Tamerlaine
Susan Dorey (935-9626)	302 - 322 Tamerlaine
Naomi Dempsey (461-7858)	242 - 259 Tamerlaine
Faith Bechtel (467-3743)	218 - 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

Clip & send to: Bob Longmire  
238 Vanderpool

**Contractor InfoShare**

Type of Work \_\_\_\_\_

Contractor's Name \_\_\_\_\_

Phone No. \_\_\_\_\_ Please include Area Code

Rating: \_\_\_\_\_ Rate from 1 to 10 (with 10 being the best)

Comments: \_\_\_\_\_

Resident's Name: \_\_\_\_\_ (Optional)

### For Sale



At press time these Tealwood homes were displaying "For Sale" signs

- 217 Gessner
- 222 Gessner
- 230 Gessner (Sold)
- 12303 Longworth
- 12307 Longworth
- 12342 Longworth
- 310 Vanderpool
- 327 Vanderpool
- 354 Tealwood

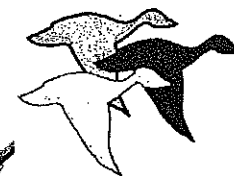
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P.O. Box 19080, Suite 158  
Houston, TX 77224  
President: Tom Youens  
Editor: Bob Longmire

## Contractor InfoShare Summary of Recommendations

Listed below (by the type of work) are all the Contractors that have been recommended by your Tealwood neighbors under the InfoShare program.

Work Type	Contractor	Phone	Recommended By
A/C, Heat	Eddie Debowski	521-9970	Travis Harrison
A/C, Heat	Andy Donlon	668-6361	John Baumann
A/C, Heat	Alaskan Air (A.J. Tompkins)	713-688-7068	Tom Sigler
A/C, Heat	Cold Temp	281-343-1535	Jim Hickey
Carpenter, Paint	Ken Wuensche	373-5406	Travis Harrison
Carpenter, Paint	Rich Gomes	281-484-8491	Louis & Susan Dorey
Carpenter, Paint	Charles Bellnoski	688-1317	Susan Cook
Carpenter, Paint	Ron Goodarzi	281-550-4111	Ricardo Castro
Carpenter, Paint	George Sunday	281-418-9963	Tom Edwards
Electrical	Houston Empire Elect. Co.	713-468-9696	Sam Polad
Foundation	Jericho	713-772-7522	Roger Starwood
Interior Design	Aiin Tiffany	565-0550	Travis Harrison
Kitchen, Bath	Woodmark Kit.&Bath	713-468-3300	Margareté Masson
Lawn Sprinkler	Larry Walls	281-497-1426	Steve Rose
Lawn, Garden	Joel Hölley	984-9333	Tom Edwards
Paint	Steve Skarritt	713-464-3877	Ken Edelman
Paint	Bob Pesko	890-2000	John Baumann
Paint	Bill Talley	713-849-9404	Chris Kaeppel
Plumber	Danny Smolensky	575-7586	Travis Harrison
Plumber	First Colony Plumbing Co.	713-981-6190	Jim Hickey
Pool, Fountains	Randy Owen	713-639-3060	Tom Edwards
Pressure Wash	Craid D. Sarubbi	281-365-8111	Alma O'Donnely
Pressure Wash	Jason Gandy	281-759-5875	John Baumann
Roofing	Paul Goltub	281-499-8790	Steve Rose
Roofing	Willie Phillips	713-464-3318	Ken Edelman
Structural	David Harris	713-342-9944	Roger Starwood
Tires, Brakes	Montalbano Tire	3929 Fondren	Tom Edwards

# Tealwood Times



October 1998



You are cordially invited to the annual Tealwood

## Coffee

*Share some time and treats with your neighbors and  
Welcome Newcomers to Tealwood*

*Where: Home of Diane & Bart Menscher*

*314 Tealwood  
When: ~~Monday~~ <sup>Friday</sup> Monday, November 20, 1998  
10:00 to 12:00 Noon*

*RSVP by Nov. 16 to  
Mary Feller • 468-8147*



### For Sale

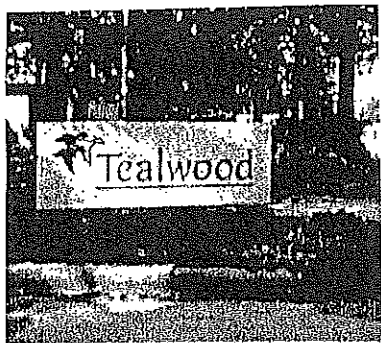
At press time the following homes displayed "For Sale" signs

219 Gessner	12342 Longworth	314 Tealwood
254 Gessner	12354 Longworth	327 Vanderpool

**Proposed New Deed Restrictions and Bylaws require  
approval by Homeowners. See Article on Page 3 inside.**

Oct 98

### New Entrance Sign For Tealwood Drive



Pictured above is the new entrance sign at the intersection of Tealwood Drive and Memorial. The photo has been slightly altered (by computer) to show how it will look after shrubs are planted at the base of the sign to cover up the sign support posts. Shrubs will also be planted at the rear of the sign (in the open "V") to hide the remnants of the old brick sign which is being used to mount the sprinkler controls. The new entrance sign is easily visible from Memorial Drive in both directions. The final step in beautifying the Tealwood Drive entrance will be to install adequate lighting to illuminate the "Tealwood" sign at night and to indirectly light the trees on the small median. We also hope that Southwestern Bell will soon be finished their construction work and do a good cleanup job at our entrance.

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

### Contractor InfoShare

We have listed on Page 4 all the contractors that have been recommended highly by your neighbors. They have been sorted by the type of work they do to make it easier for you to find a contractor that you might need. If you have any questions about any of these recommendations you should call the neighbor who recommended them (which is also listed). In some cases we did not have the Area Code for the phone numbers listed, so you might have to try both 713 and 281 to reach the listed party.

We still urge all Tealwood neighbors to submit the names of contractors that you have found reliable and of high quality. We have only one "Electrician" on our list, so if any of you have had good success with that "skill" please fill out one of these forms and send it in.

Clip and send to: Bob Longmire  
238 Vanderpool

**Contractor InfoShare**

Type Work: \_\_\_\_\_

Contractor's Name: \_\_\_\_\_

Phone No. \_\_\_\_\_ Please include Area Code

Rating: \_\_\_\_\_ Rate from 1 to 10  
With 10 being best

Comments: \_\_\_\_\_

Recommended By: \_\_\_\_\_

### Proposed New Deed Restrictions and Bylaws Need Owners Approval by Year End

Each homeowner should have received by now the proposed new Deed Restrictions and Bylaws for the Tealwood Homeowners Association. Maybe you're asking, "Why this change?" The basic answer is that the original documents were developed over 30 years ago and even as amended since, they were badly out of date. There were actually three separate "Deed Restrictions" one for each of the "Sections" of Tealwood which were developed during different time windows.

#### Deed Restrictions:

The proposed new "restrictions" will apply to all 174 lots in Tealwood with no variations from one "Section" to another. Many of the changes from the old "restrictions" have been made to clarify the role of the Architectural Review Committee in reviewing and approving proposed exterior modifications to Tealwood homes. A few of the old "prohibitions" have been updated as well. For example the new restrictions allow use of the new 18-inch satellite dishes. The current deed restrictions prohibited any satellite dishes. That made sense for the large 6 - 8 ft. diameter dishes which were the only ones available until a few years ago. But it doesn't any longer make sense now that the industry standard "dish" is only 18 inches in diameter. Other changes cover vehicle parking, maintenance and repair of improvements on lots and rebuilding the dwelling in the event of a fire or other casualty.

#### Annual Maintenance Fee

A significant change is being proposed for establishing the annual maintenance fee for each lot. The proposed new fee (\$360 per lot) will be set to provide the same Association revenue we've had the last 10 years or so. But the fee level will no longer be related to lot size. Instead, it will be the same dollar amount for each lot. This change

is being proposed since none of the Association expenditures, including the major items such as garbage collection, security, etc., are related to lot size. For that reason, the board felt that a standard fee per lot more fairly distributed the Association costs. It is also common practice in neighboring subdivisions to set the annual association fees at a standard level per lot. To raise the same revenue under this new fee system will require an annual fee of \$360 per lot. Some lot owners will see decreases from previous years. Some will see increases. In a large majority of those cases the increase will range from just a few dollars per year to approximately \$40 per year. Only a few lot owners will see larger increases.

#### By-Laws

The old bylaws were badly out of date. They placed financial responsibility and control solely in the hands of the Maintenance Vice President and his committee rather than under the President and the full Board of Directors. They also denied any voting rights to two of the three Association officers and only gave the President a vote in the event of a tie by the Board. There were other revisions that were required in order to comply with the Texas Non-Profit Corporation Act.

#### Approval Needed by Year End

A majority vote of the lot owners in each "Section" is required this year to adopt the new Deed Restrictions - otherwise the existing restrictions will continue in force for 10 years subject to revision in five. A one-third vote is required to adopt the revised Bylaws. Each homeowner is being urged to review the material on they have received on this subject and to contact any board member with questions they may have or with comments or suggestions.