

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

February 27, 1996 (Tuesday)
7:00 P.M.
Memorial Forest Club
12122 Memorial Drive

Details on Front Page and Page 2
Please clip this and "post" it where it will serve as a reminder.

The Tealwood Times is Published by:
The Tealwood Home Owners Association
P.O. Box 19030, Suite 158
Houston, TX 77224
Editor: Bob Longmire

Tealwood Times

February
1996

Annual Meeting

Tuesday, Feb. 27, 1996 • Memorial Forest Club

The Annual meeting of the Tealwood Homeowners Association will be held at 7:00 P.M. on Tuesday, Feb. 27, 1996 at the Memorial Forest Club (12122 Memorial Drive). There will be a special program followed by a brief business meeting with election of officers/directors for 1996. A social mixer will close the meeting.

Tealwood - Past, Present and Future

That's the title of our Special Program at the Annual Meeting. A lot to tackle but we have the people who should be able to do it, and at the same time, stimulate participation from the members in attendance.

- **Joe Lynch** will cover the Past. Joe was one of the earliest Tealwood residents and a former THOA President. He'll cover the history and concerns which shaped the early development of our sub-division in the late 1960's.
- **Pat Minnis Barbee**, also an early Tealwood resident and former THOA President, is now actively involved in marketing Tealwood homes as a broker for John Daugherty Realtors. Pat will tell us how the real estate market perceives our neighborhood - the good, the bad and their impact on market value.
- **Panel (Jim Harrison, Bob Longmire and Joe Piper)**, will handle the future. Jim (Past Pres.), Bob (Current Pres.) and Joe (Next Pres.) will lead a discussion on the issues and challenges facing us in the years ahead as we strive to maintain and enhance the quality of neighborhood life and the value of our stake in Tealwood. Other officers/directors will be available to add their views and field questions.

"Interactive" is today's buzz word. That's what we want. Please attend and "mix-it-up" with your THOA leaders and neighbors.

Tealwood

Where have we been?

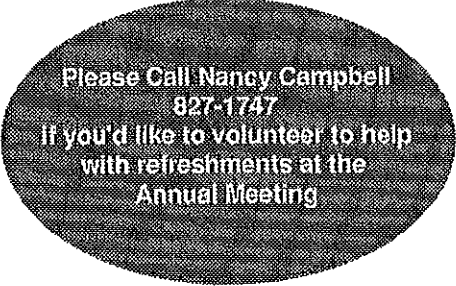
Where are we now?

Where are we going?

All the answers at the Annual Meeting

1996 Annual Meeting Agenda

- Welcome and Introductions
- Special Program
 - Tealwood - Past, Present and Future
 - See Front Page for details.
- Business Meeting:
 - Financial Report
 - Review of 1996 Budget
 - Selected Committee Reports
 - Questions/Comments from Members
 - Nominations for Officers/Directors
 - Election of Officers/Directors
 - Adjourn Business Meeting
- Social Mixer with refreshments.



1996 Officer/Director Candidates

In accordance with the THOA Bylaws, the President-Elect assumes the Presidency of the Association at the Annual Membership Meeting. So on Feb. 27, Joe Piper will become your 1996 President.

Joe headed up a nominating committee last fall which has developed a slate of Officers and Directors to be placed into nomination at the Annual Homeowners meeting on Feb. 27, 1996. The nominees are:

President-Elect	Jere Noerager
Secretary	Stephanie Newell
Treasurer	Ada Till
V. P. - Maintenance	Gary Williams
V.P. - Architecture	Herb Carson
Director (3 yrs)	Ed Hansen
Director (3 Yrs)	Audrey MacLean
Director (1 Yr.)	Tom Youens

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

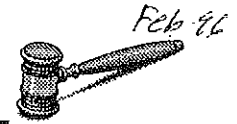
Many thanks to Joe and the members of the Nominating Committee: Gary Williams, Herb Carson, Nancy Campbell, Roberto Iglesias, Mary Kaepfel and Ian McMillan.

Tealwood Homeowners Association 1995 Actual & 1996 Budget

	1995 Actual	Proposed 96 Budget
Income		
Maintenance Fee	61,648	62,342
Garbage Rebate	6,480	6,480
Interest/Other	872	800
Total Income	69,000	69,622
Expenses		
Accounting	2,400	2,400
Office Expense	708	700
Insurance	2,345	2,530
Lawn Service	7,900	8,000
Maintenance	3,554	3,000
Security	10,420	10,500
Taxes	186	200
Street Lights	1,700	0
Water	3,172	5,000
Waste Disposál	37,473	37,500
Total Expenses	\$69,858	\$69,830
Surplus/(Deficit)	-858	-208

Note: Cash Reserves 1/1/96 are \$21,654

President's Message



I am fast approaching the end of my second term as President of the Tealwood Homeowners Association. It's been a good two years but I'm ready to turn over the reins to Joe Piper at the Annual Meeting. Joe's been a great help to me and I know he will make a fine president. I also offer my thanks to all the other directors and officers who've served with me. I think we can look back on some real accomplishments.

The Maintenance fee has been held constant without any significant draw-down of our cash reserves. The "Zero Tolerance" policy adopted for delinquent maintenance fee payments has proven successful. I'm pleased to report that all past delinquencies have been collected and 1996 payments are right on schedule. Our repair and beautification program is off to a good start. The trees were trimmed and pruned where needed, and the sprinkler system for the "common areas" has been repaired. There has also been a good response to our plea for volunteers to operate the sprinkler system valves. With the knowledge that we have neighbors who will care for the watering, we are in a position to proceed with some sodding, seeding & planting in areas which need improvement. After many years looking for ways to reduce the flow and speed of cut-through traffic we successfully petitioned the City of Houston for "speed humps." Installation of four humps on Tealwood Drive should be completed sometime early this year. Cost control was aided greatly by persuading Bunker Hill Village to assume responsibility for the electrical service to the street lights located in the Village section of Tealwood. That will save us \$4,000 per year. Good progress has been made to correct the few situations in the neighborhood which were not in compliance with our Deed Restrictions. The corner sight line cases have all

been remedied and we have obtained agreements from the owners to correct those few cases where garage/carports are not in compliance. Our Block Captain program (16 volunteers) has continued to be a very successful neighborhood asset.

There have been some disappointments, too. Attendance at our Annual Meeting has continued to be poor - only 56 last year, representing about 30 homes (less than 20%). We still haven't eliminated the nuisance of those pickup trucks that park outside of the Woodstone entrance. We failed to get approval for "speed humps" on Vanderpool and Longworth. We'll have another chance later this year, and if that doesn't succeed, we may be able to obtain additional stop signs to discourage the cut-through traffic. We continue to need a few volunteers who will contribute articles to the Tealwood Times. Our several pleas have generated no response so far. We didn't get '95 Christmas decorations up at the two entrance "walls." I'm sure the new board will continue to look at ways of improving the appearance of those walls and developing a more dependable approach to handle the Christmas decorations.

In conclusion, I'm encouraged by the healthy supply of neighbors who are willing to volunteer to serve Tealwood. Three new names will be placed into nomination for Officer/Director positions at the Annual meeting. The President-Elect position has been filled with a very capable candidate. Leadership continuity seems assured and that should bode well for the neighborhood.

Bob Lagumina

P.S. I still plan to edit the Tealwood Times.

**Tealwood Homeowners Association
New Officers/Directors
1996**

Stephanie Newell (Secretary) • 303 Vanderpool for 1+ 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.

Audrey MacLean (Director) • 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 travelling.

Tom Youens (Director) • 338 Tealwood • a native Texan • University of Texas grad and then U. Texas Medical school for his M.D. degree. Internship at Herman 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.

Directory Update

Included with this issue of the Tealwood Times is a Directory Update Insert. It includes all the changes we were able to verify since the last issue of our neighborhood directory in October, 1994. It is our plan to issue a completely new directory in the Spring of 1997.

Welcome Newcomers

- Linda & David Beltran* • 218 Gessner
- Mara & Ricardo Castro* • 12359 Longworth
- Linda & Ron Harris* • 242 Gessner
- Dan Jezerinac* • 251 Gessner
- Marie & David Milam* • 242 Tamerlaine
- Sam & Gooloo Polad* • 254 Tamerlaine

We hope to better introduce the above "newcomers" to the neighborhood when we are able to conduct a brief interview with them as we were able to do with Sam and Gooloo Polad. (See below)

The Polads

The new owners of 254 Tamerlaine are Sam and Gooloo Polad. They have recently moved to Tealwood from Karachi, Pakistan where Sam owned and managed a large and successful international construction company. He recently sold that company and is looking forward to retirement in Houston. Sam is no stranger here - he began his frequent business visits to Houston back in 1980.

Sam is originally from Karachi and received his education as a Civil Engineer there and in Bombay, India. Gooloo was raised in Bombay. She was educated there and in Switzerland, where she became fluent in the French language. The Polads are now busy settling into their home (wondering where they can find a good "handy-man"). They are both vigorous walkers, avid readers and still travel extensively.

The Polads have three grown children and four grandchildren. Their son, Fram, lives in upstate New York and is a Civil Engineer with the Dresser-Rand company. Their two daughters, Shaney and Ouvia live in Houston.

Tealwood Times



Good Turnout for Annual Homeowners Meeting

was near record at our Tealwood Annual February 27. There were 64 residents (of 172) plus 5 guests - for a total of we only had about 25% our our homes Vanderpool and Tamerlaine had the best ion with 62% and 51%, respectively. d the lowest at 15%. If anyone has any how to stimulate improved attendance in e'd very much like to hear from you. Just a line to any of the officers/directors.

leased that senior government leaders ir meeting. The City of Houston was by District G - Council Member, John nker Hill Village was represented by Roark, City Administrator Ruthie Sager Works Director Jim Williams. We very ciate these officials allocating time from hedges to attend our meeting.

resentation entitled "Tealwood-Past, Future" seemed to be well received. Joe red the Past, Pat Barbee the present and a r panel (Bob Longmire, Joe Piper and Jim vered the future.

f Association finances was reviewed, the et was presented and a new slate of ctors were elected and installed during the ction of the meeting. The evening was ith a very enjoyable social mixer.

Tealwood Home Owners Association Officers and Directors • 1996

President	Joe Piper	464-6279
Prés. Elect	Jere Noerager	467-4072
Treasurer	Ada Till	827-1251
Secretary	Stephanie Newell	468-5454
V.P. Maintenance	Gary Williams	827-1535
V.P. Architecture	Herb Carson	984-2468
Directors-1 Yr.	Herb Carson	
	Tom Youens	468-3769
Directors-2 Yrs.	Gary Williams	
	Martha Matiuk	465-8177
Directors-3 Yrs.	Ed Hansen	461-3913
	Audrey MacLean	465-9700

• See Page 4 for Bios of new Officers/Directors

Committee Appointments

At the THOA Board meeting held on March 27, the following appointments were made by President, Joe Piper

Architecture Committee
Herb Carson, Chairman
Ed Hanson
Audrey MacLean

Maintenance Committee
Gary Williams, Chairman
Martha Matiuk
Tom Youens

The "Truffles Bench"

By Dorothy McDade

I'm sure that many of you have wondered about or just enjoyed the bench on the "common area" on Tamerlaine. When our family moved to Tealwood twenty-six years ago, we had a large black Lab named "Truffles."

In those days Gessner ended at the Bayou, and Woodstone was just a wooded area bordering the Bayou. Needless to say, there was no traffic, and children and pets roamed freely.

Truffles loved to run in the woods and swim in the Bayou every day. All of the children knew and loved him. When they played baseball, Truffles was always the center fielder, so that he could chase and retrieve long balls. One day he even "made an out" by retrieving the ball and running into the runner. What a hero he was on that day!

Truffles always sat on the "common area" waiting for the school bus to come in the morning ---- and again in the afternoon. Parents always said that they didn't mind their children waiting alone, because Truffles was always there to guard them.

When he died at an advanced age, my family decided to put a bench on the "common area" where Truffles always waited for the school bus. We put an inscription with his name on the bench; and all the neighborhood children and DOGS came to the dedication. It was a real "happening."

Hence the "Truffles Bench" on Tamerlaine

Neighbors to the Rescue

By Roger Stanwood

Monday night, April 8th, Victor Bond, 12338 Longworth and Bob Stanwood, son of Roger and Margaret, 215 Tamerlaine, and a Woodstone III resident, effected the recovery of 13 baby Wood Ducks. The mother was struck by a car as she tried to lead her ducklings across Vanderpool, by the guardhouse, to the bayou, and the ducklings were frantic and getting separated. The heroes gathered all 13 by using a crab net and by pulling the manhole covers from the storm sewers, as at least one had fallen in.

Margaret Stanwood called the hot line of the Texas Wildlife Coalition for advice. The ducklings spent the night in a box on crumpled newspaper and with a heating pad underneath without food or water. That was "no-no". Roger delivered all 13 to the Wildlife Animal Shelter the next morning. The good news is that all 13 made it in the hands of trained personnel at 2353 Town & country Mall. This is an all volunteer agency, phone: 468-8972.

After two months in rehabilitation the ducklings will be released. Thanks to all of the volunteers for their extra efforts. Let's all remember to be on the lookout for wildlife as we drive through the neighborhood.

Your Chance to Get Published

We very much appreciate receiving the charming articles published here from two of our "neighbors." We invite our readers to submit articles on any subject that might be of interest to Tealwood residents. We will publish them as space permits.

Bob Longmire, Editor

President's Corner



Many thanks to all the neighbors who attended the Annual Meeting, making it quite a success. Special thanks to Joe Lynch and Pat Barbee for handling the "past" and "present" stories on Tealwood. And kudos to those who provided the refreshments. I have BIG SHOES to fill, following "Mr. Tealwood," Bob Longmire, who graciously continues to publish the Tealwood Times. This man's steadfast efforts for Tealwood encourage all of us to volunteer. Welcome to the new Directors, Audrey MacLean and Tom Youens, and to our new Secretary, Stephanie Newell. To retiring Director Don Martin and Secretary Faith Red, our sincere gratitude for taking the time to serve all of us.

Our new Speed Humps seem to be doing the job on Tealwood, but Vanderpool traffic has increased a bit, within the speed limit so far. The result of a three year effort, "Hooray" for Jim Harrison's traffic committee!

Community Alert: Tealwood can be the most beautiful neighborhood in Memorial

The "Key" is water, and plenty of it. Some of our yards look a bit parched. Jere Noerager and Martha Matiuk have been giving many hours to planning our Beautification project, aimed first at our entrances. We are very fortunate to have 6% of our land in green common areas, and we want to build up the system that takes care of existing common areas as we begin spending for more expensive plants and trees. Volunteerism is the only affordable answer and, lucky for us, we have a corps of experienced volunteers! They are known as the "Keepers of the Keys" (see below). They water their areas, report any maintenance needs, keep us green. We do need new volunteers, especially interested gardeners, to rally around each common area, initially to help with the watering and, later on, with planning and implementing our new look. Please, if you are interested, call Martha Matiuk (465-8177).

Joe Piper

"Keepers of the Keys"

Common Area	Key Keeper	Alternates
Gessner-Upper & Ent.	Charles Scholz	Herb Carson & Margarete Masson
Gessner-Upper Middle	Ed Hansen	-----
Gessner-Lower Middle	Marvin Odum	-----
Gessner-Lower Longworth	Sandra Kelley	-----
Tamerlaine-Upper	Audrey Brown	Peggy Jayne Gibson & Jere Noerager
Tamerlaine-Lower	Dorothy McDade	Steve Shomette & Donna & Art Milstein
Tealwood Entrance	Doug Garrott	Roger Stanwood & Martha Matiuk
Tunbridge	Don Martin	-----
Vanderpool-Upper	Bob Teague	-----
Vanderpool-Lower	Marilyn Lynch	Lo Wallace
	Gary Williams	-----

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Constable on Patrol



Some of our home owners may not understand just what service is provided by the Precinct 5 Constable on Patrol.

We are one of a group of ten subdivisions that jointly contracts with Precinct 5 for patrol service. Our share of the contract cost is \$10,500 per year.

The most important service provided is 24 hour/7 days per week emergency response coverage.

In addition, Pct. 5 assigns three deputies working in shifts to exclusively patrol the 10 contracting subdivisions. That means one patrol car covering the 10 subdivisions most of the time.

The patrol area for the 10 subdivisions is quite large, however. It covers most of the area from the Beltway 8 to Plantation (East of Gessner) and from Interstate 10 to the Buffalo Bayou. We are one of the smallest subdivisions in the contract group - only half the size of Fonn Villas or Frostwood, for example. So we can't expect to see a patrol car spending a lot of time exclusively in Tealwood. What's important is that they are almost always close by and the response time to an emergency call is expected to be very prompt.

If you live in Houston, and have an alarm system/service, it is generally suggested that the emergency call be made to the Constable first and then to 911. If you are making an emergency call directly, 911 may be the first preference because the call identifies your location automatically. Sometimes in an emergency, the caller is too nervous to clearly identify his location.

If you live in Bunker Hill, 911 is always the best first call - it connects directly to Bunker Hill emergency.

One of the services provided by the Constable Patrol is "Vacation Watch." If you notify the Constable in advance that you will be out of town, the patrolling Deputy will check your home periodically. This applies to homes in both Houston and Bunker Hill. You can request the form for registering your absence by calling the number below and they will have a deputy deliver one.

Constable on Patrol: 463-6666

Welcome Newcomers

Julie & Tom Edwards

12355 Longworth

Dr. & Mrs. Kenneth Winnaker

230 Tamerlaine

Travis & Christine Harrison

12370 Longworth

Linda and David Harris moved into 242 Gessner last December. They are both originally from Kentucky, but have lived in Houston for over 25 years. Their education and careers have been primarily in the Accounting field. Linda is currently a Vice President of Texas Commerce Bank where she has been employed for 27 years. David has extensive Accounting experience in both manufacturing and construction and most recently was Senior Auditor for CSR American (Concrete Products). CSR recently closed their office here but David chose to remain in Houston rather than relocate to Florida. He is now seeking new career opportunities consistent with his extensive accounting background and experience. The Harrises share an interest in travel and in photography. David is also a golfer. But, when at home their energy is often focused on care of their two Lhasa Apsos.

Tealwood Times

June
1996

Landscaping for Gessner/Memorial Entrance

At a meeting of the Tealwood Homeowners Association board, proposals for upgrading the green areas were discussed. Authorization was given to proceed with landscaping at the Gessner/Memorial entrance. Existing plants will be removed and the area "wall" will be landscaped using a variety of plants including Prostrate Rosemarie, Marie Pavies, Louisiana Phlox and Iris, New Gold Verbena, Three Fantasy Verbenas. Three Fantasy Verbenas will also be planted just south of the landscaping work. The work will be done by "Touch" of Spring, Texas, one of the landscaping companies that worked with our Homeowners Association committee to develop long range landscaping plans for the common areas. Plans were also approved for the Tealwood Drive/Memorial Entrance and several of the internal "islands" but we will proceed with their landscaping plans for future consideration.

We would like to thank Martha Matiuk and Jerry for their hard work and the many hours they spent with the landscape companies to develop the plan adopted should result in a major improvement in the attractiveness of the "main" Tealwood at reasonable cost and with a major improvement in ease of maintenance.

In addition to the new plantings, a new sprinkler feed line will be run to the area and sprinkler heads will be positioned to give appropriate coverage. Flood lighting to the north face of the wall is also still under development - see the comments in the President's Corner.

The common areas represent only a small fraction of our Tealwood subdivision. Improving the overall attractiveness of our neighborhood will take the effort and attention of all the homeowners. Be sure to read the accompanying article "Neighborhood Beauty Tips" and take appropriate action.

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P.O. Box 19030, Suite 158
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June 26

President's Corner



• The common areas are already looking better. Some look very good indeed. It's amazing what frequent watering will do! Thanks go to our "Keepers of the Keys". Keep up the good work!! Of even more importance is for each home owner to maintain and improve the appearance of his or her property. Be sure to read the article "Neighborhood Beauty Tips" on Page 3.

• Wait till you see the improvements planned for the Gessner/Memorial entrance wall. (See the article on Page 1). We think you'll be very pleased. Unfortunately, a rare act of vandalism occurred recently when whitewash (not paint) was splattered on the wall. It will be pressure-washed clean very shortly, as soon as the installation of a nearby water spigot is completed. Progress continues on getting electricity to the wall, thanks to helpful collaboration from Ron Everhart and Peter Masson. It has been determined that the old wire running beneath Gessner to a point in Peter's back yard is still serviceable. This may help our cause by eliminating the most expensive step in getting electricity at the entrance. Herb Carson, Architectural VP, has spearheaded this effort

and feels the job can be done in time for Christmas decorations!

• A preliminary survey of the curb maintenance problem shows 162 damaged areas at 90 homes, with Gessner and Tealwood being in the worst condition. We will contact the municipalities involved to see if they will assist in curb repair. We will also obtain estimates from independent contractors for repairing all the damage at once - hoping that this will result in cost savings. More on this later when we have all the details.

• Installation of the remaining speed humps has been delayed again, according to a letter from the City of Houston to our Traffic Committee Chairman, Jim Harrison. We are pressing our case through Councilman John Kelley, but it appears that funds have already been allocated for this year. In view of the interest from a Longworth resident, Jim will approach the City of Bunker Hill regarding humps for the eastern half of Longworth, which falls in their jurisdiction.

Joe Piper

apartment buildings. It's in one of those "town houses" that my daughter, Liz, her husband, Marc and their 1-1/2 year old son, William live. We were visiting them a few weeks ago when we noticed the "speed humps." They look and feel much like our new ones along Tealwood Drive, although they've obviously been in use much longer. As a result, the black/white contrast is less distinct - the black asphalt has "grayed" with use and so have the white stripes.

There are not too many other similarities between Martigues and Houston. Off hand, I can only think of two. Martigues also has an "Auchan" and one "MacDonald's."

Neighborhood Beauty Tips

The recent action taken by the board to start improving the attractiveness of the common green areas should serve as a "statement" that we Tealwood homeowners care about and take pride in the appearance of our neighborhood.

Subdivision beautification will only be achieved, however, if each home owner devotes the necessary care and attention to the appearance of his own property. The majority of our home owners do this quite responsibly. Unfortunately there are some exceptions. There are a few homes with very poor front lawns, little or no edging at the curb or driveway, sickly or nearly dead trees and damaged curbs or driveways. Just take a walk through the neighborhood and you can spot them. They really pull down the overall attractiveness of the area.

Here are some neighborhood "beauty tips" which if followed should bring noticeable results.

✂ Carefully observe the homes and their landscaping on either side of your own property and the one or two directly across the street. Then compare your own home and its landscaping with them. How do you stack up? If you think you're below average, now is the time to do something about it. Does your home need painting or "touch-up?" Does your lawn need extra care, more water, weed treatment, fertilizer, more regular cutting? Is your lawn "edged" at the curb and driveway? St. Augustine grass runners hanging over the curb really looks shabby!!

✂ Be sure to pick up your daily papers and that weekly "freebie" as soon as possible. If you are out of town, cancel paper delivery and arrange with a neighbor to retrieve the "freebie." There's nothing as ugly as a bunch of wet plastic-covered newspapers scattered on your lawn for days.

✂ Don't put your recycle bin out front until the night before the pick-up day (Monday) and then retrieve the empty bin as soon as you can. We are not happy with the tardiness of the recycle pickup and have complained to B.F.I about it and requested them to pickup earlier in the day.

✂ Is there litter on your lawn or in the street fronting your home? There are some drivers who occasionally toss empty cans, bottles or fast food containers from their car windows as they pass through Tealwood. If you see this kind of litter, please pick it up - even if it's not on your property.

✂ If the home or landscaping of one of your neighbors is obviously below typical Tealwood standards, try to find a diplomatic way of getting that message to him or her. That's a tough thing to do gracefully, but it's far better than lodging a complaint with the Tealwood board.

The board does have some clout to take corrective action if a home owner fails to maintain his property. Paragraph #10 of our Deed Restrictions requires that landscaping be maintained in a "neat and attractive condition." In the event that the owner fails to do so, the Association has the right to perform the necessary maintenance at the "delinquent" owners expense. Paragraph #27 covers similar provisions for the exterior maintenance of the home itself. Obviously, the Owners Association would take such action only in extreme situations. Well before we reached that point, we hope that increasing "neighborly pressure" would be adequate to trigger the necessary improvements.



Les "Dos D'âne" de Martigues By Bob Longmire

The French expression "dos d'âne" (pronounced "dough don") literally means "a donkey's back." But in France, it's the term used for "speed humps." Imagine my surprise finding them in common use in a small old town, Martigues, in the Provence area of France.

Martigues is located about 25 miles west of Marseille. The town center is actually a small island surrounded by the two canals that connect the Étang de Berre (Berre Lake) with the Mediterranean Sea. Spreading out from the town center are the residential areas, a mixture of small "town houses" and rather large



President's Corner

Curb Maintenance

One way to improve the attractiveness of Tealwood would be to repair all the cracked and crumbling curbs found throughout the neighborhood. Of course, any owner can take care of his own curb repair and some have done so. But a more cost effective way of getting this done might be to hire a single contractor to make all or most of the repairs as a one-time project. We have conducted a preliminary survey which showed 162 damaged curbs at 90 homes, with Gessner and Tealwood being in the worst condition. We are now proceeding to get a tighter description of this damage along with contractor quotes on the cost of repair. We will then have a better idea of the feasibility of such a project.

Gessner Entrance

Landscaping of the Gessner Entrance is now complete, causing favorable comment and acclaim. Warm thanks for a job well done to our Beautification Committee, consisting of Jere Noerager and Martha Matiuk. Moreover, persistent efforts by Herb Carson, Ron Everhart, Peter Masson and Jere Noerager are continuing to examine an affordable means of supplying electricity so that our Tealwood sign can be tastefully lighted at night.

Security

There was recent break-in at a home on Gessner. Mercifully, the burglar was apparently frightened away by the noise of the alarm system. The break-in occurred at 10:30 in the morning shortly after the residents had left their home. We urge all Tealwood residents to report any Security problems to our new Security Coordinator, Ed Hansen (see Page 3).

Leash Laws

There have been several complaints recently on the failure by certain residents to observe leash laws for their dogs. No pet owner is entitled to disturb the lawns or the peace of his neighbors. This is common courtesy, and it is the law. Nuff said!!



Neighborhood Coffee



Hope to see many of you at the neighborhood coffee on Nov. 14.

Joe Piper

VOTE on Nov. 5

Be sure to vote on November 5. The polling place for Tealwood residents is at the Buckner Haven Retirement Home at 12601 Memorial Drive. Polls are open from 7:00 am to 7:00 pm.



Tealwood Times

October
1996

*Meet Juan Valdez on Nov. 14
Really???? No, not REALLY!!!*



*Even better, meet some of your neighbors
at the annual Tealwood*

Coffee

*Where: Home of Dona Badgett • 12315 Longworth
When: Thursday, November 14, 1996 • 9:30 to 11:30 a.m.*

*All are invited
Especially Newcomers to Tealwood*

*RSVP by Nov. 12 to
Dona Badgett • 461-6688 or Nancy Campbell • 827-1747*

Oct 9, 1996

Welcome Newcomers

Christine and Travis Harrison are the new owners at 12370 Longworth. They both attended Trinity University where Christine received her Business degree and Travis his degree in Computer Science. Travis now holds a management position with Harrison Jet Guns, a family owned oil field products company. Their children are: daughters Loren (7), Callie (4-1/2) and son Austin (17 mos).

Abby and Ken Winaker now reside at 230 Tamerlaine. Abby is originally from Shreveport, LA and Ken from Queens, NY, though he's been here in Houston for years. Abby holds a degree in Interior Design from the Art Institute of Houston and is now working part-time in that field. Kenneth attended Medical School in New York and now has a private practice as a Psychiatrist. Their youngest, Mary Alice (14) attends Memorial Middle School. The Winakers attend Temple Emmanuel.

Heather and Tony Tripodo (247 Tamerlaine) are both long-time Houstonians. Heather is an "Aggie" holding an Accounting degree. Tony attended St. Thomas Univ. in Miami, FL receiving his degree in Business. He is now Chief Financial Officer for Baker Performance Chemicals, while Heather is International Tax Manager for Baker Hughes. Their youngest is 16 months and there's another due in February. The Tripodos attend Grace Presbyterian Church.

Nancy and Steve Rose (327 Vanderpool) are both new to Houston, having originally hailed from California. They both attended Stanford University where Nancy received her bachelor's degree in English and Steve his bachelor and masters degrees in Petroleum Engineering. Steve was with Arco for many years but is now Senior V.P. - International Operations for United Meridian (a well known independent oil company).

Julie and Tom Edwards (12355 Longworth) both attended Georgetown University where Tom majored in Foreign Service Studies. He later got his Masters in business from the University of Chicago and is now a broker with Paine Weber. Julie does part-time dialysis nursing at Memorial City Hospital. Their youngest, "T.J." is a 7th grader at Memorial Middle School. The Edwards belong to the Houston Racquet Club and St. Cecilia Catholic Church. Tom is Past President and current Board Member of "Amigos de Las Americas", a Houston organization which sends high school students to South America to perform health services.

More Newcomers

231 Gessner Judy & Frank Mousa
307 Gessner Denise Talley
306 Tamerlaine New Owner

Neighborhood Coffee



Many thanks to Dona Badgett for hosting and Nancy Cambell for helping with this year's coffee. It's a great chance for neighbors to get together and especially welcome the Newcomers to Tealwood. Don't believe the old saying "Real Men don't go to Coffees!" That's old fashioned. You can expect to see some Real Tealwood Men at this one, so do come!!

Accolade Due Bunker Hill Resident for Traffic Initiative

By Jim Harrison

Clifford Scherer, who lives on the Bunker Hill portion of Longworth, saw a problem and took the initiative to solve it. The Problem: Increased traffic on Longworth after installation of speed humps on Tealwood. The Solution: Petition Bunker Hill for relief. After obtaining the blessing of THA officers, Cliff approached the Bunker Hill administration and obtained a favorable response to a petition for speed humps on their portion of Longworth. (Over 94% of the Houston residents on Longworth had previously signed a petition to the City of Houston). Cliff singlehandedly obtained the signatures of 73% of the Bunker Hill residents. The petition was presented to Bunker Hill and was approved in their budget in September. In total, 83.9% of the residents on Longworth approved the petitions for speed humps. Many thanks to Cliff for performing this civic duty and carrying this chore to completion. Installation of the humps will be coordinated with the City of Houston. This raises the question of where we stand in regard to action by Houston.

Vanderpool and Longworth were declared eligible for speed humps in August 1995 but have not yet

qualified for funding under the priority system. This system considers several factors including speed which is the most important. With the installation of humps on Tealwood, it appeared that traffic was shifting to Longworth and Vanderpool and the City of Houston was requested to conduct new surveys which were done in September (you may have noticed the cables). The results of these surveys indicate some increase in traffic volume but only slight changes in speed (lower in the case of Longworth). However, the survey with the highest speed will be used.

For this reason, the new surveys may not significantly affect the priority status of these streets. They will again be considered for funding in December, 1996. While it is not possible to predict the outcome, one favorable factor is that many streets with higher priority have already been funded which reduces the competition as time goes by.

Feedback from residents on Tealwood has mostly been positive regarding the effect of the speed humps on controlling speed and volume of traffic on that street.

New Security Coordinator

Ed Hansen has agreed to be our new Security Coordinator.

Please report to Ed immediately any news on security problems. Ed will be our official point of contact with local law enforcement agencies and will stay abreast of developments affecting our neighborhood security.

Ed Hansen • Security
461-3913

Political Signs A Neighborhood No-No



This is the time of year when political juices really start to flow. There's a big election day coming and it's nice to see some of our neighbors taking an active interest in politics and enthusiastically supporting their favorite candidates. But we must remind everyone that the display of political signs is not permitted under the Tealwood Deed Restriction. Section 9 says in part: "No signs of any kind shall be displayed to the public view on any lot except one sign ... advertising the property for sale or rent..."

The Tealwood Times is Published by:
The Tealwood Home Owners Association
P.O. Box 19030, Suite 138
Houston, TX 77224
President: Joe Piper Editor: Bob Longmire

Security

By Ed Hansen, Security Director

Tealwood is considered to be a safe neighborhood. It is hoped that a few reminders may make it even safer. If you have an emergency, call 911. If you live in Bunker Hill you may also call the Village Police Department at 468-7878. You may also call the constable patrol at 281-463-6666.

We and nine other home owner associations in the adjoining area have a contract for Constable Patrol service with Precinct 5. Continuous random patrols are made every day from 3 pm through 1 am and in addition from 7 am to 3 pm on Tuesday through Saturday.

If you plan to be gone for more than two days, call the Constable Service at 281-463-6666 and ask for a vacation watch. They will have a deputy stop by to get specifics from you. Or if you have a fax you may request a vacation form that you can fill out and return to their Fax # 281-492-3540. During the time you are gone they will check your home on every shift. They will also check for unusual things such as accumulated papers, frozen pipes and visual damage.

If you have a security alarm system, ask the constable for a security alarm check. It may result in a discount from your monitoring service company. Also you should now use the 713 or 281 prefix with your alarm reporting phone number.

You can also deter burglaries by using the following simple steps:

- Keep your garage door closed whether you are home or away.
- Lock your house - even when you are at home.
- Provide some low lighting around your home.
- Trim large shrubs near the house so they don't provide a hiding place
- Use double-keyed dead bolts on your doors. Make sure the striker plates have long security anchors. Don't leave the key in the lock.

You can find out about crime activity in your area by calling 706-2444 at any hour.

Attention Tealwood Bridge Players



At the neighborhood coffee last month, a list was started for ladies interested in a bridge group. A 2-3 table group is forming with the first get-together to be on Tuesday, Jan. 21 and each 3rd Tuesday of the month, thereafter.

We will play in each other's homes from 1-4:30 pm - **no lunch and no big dessert.** If your name missed the sign-up sheet, you can still join in, either as a player or as a substitute, by calling

Gayle Longmire at 461-1205.

This should be a fun way to get to know some of your neighbors better while playing social bridge in a casual atmosphere.



Tealwood Times

December
1996

May

Peace

*be with you during this
Holiday Season.
And May the New Year
be filled with many Blessings
for you
and your loved ones.*

Your TOA Officers/Directors

Joe Piper
Jere Ngerager
Ada Till
Stephanie Newell

Gary Williams
Herb Carson
Tom Youens

Martha MatiuK
Ed Hansen
Audrey MacLean
Bob Longmire

Mark Your Calendar

*Homeowners Annual Meeting
Feb. 25, 1997*

TOA Board Sets 1997 Maintenance Fee at 32 mils Zero Tolerance Policy Continues 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 several years. Preliminary budget reviews indicate that while some expenses are increasing others have been reduced 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 1996 as well as the 1997 budget will be held at the annual Homeowners meeting, scheduled for February 25, 1997.

In accordance with Deed Restrictions (Sections 15-a & b), the due date for payment of maintenance charges is January 1, 1997. 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 TOA 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.

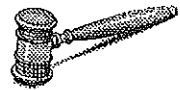
The status of maintenance fee collections will be reported on a regular basis in the *Tealwood Times*. Fortunately, we are starting with a "clean slate" - no past delinquencies.

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.

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President's Corner



This is the time of year when, according to our by-laws, our President-Elect begins looking for candidates to serve on next year's board of directors. He is charged with finding his own replacement, plus at least two new directors, a secretary and a treasurer. But first, he must form a nominating committee -- composed of four residents not on the board, himself, plus the two current director/vice presidents. These seven people need your help. They are faced with selecting from among their friends and neighbors some individuals they feel would be good, responsible candidates.

Mow nice it would be if some of you would let your availability be known! Typically, however, the old boy (and girl) network goes to work. Existing and former directors will sometimes submit names to this committee, usually after sounding out the individual concerned.

Fortunately, we have a corps of civic-minded volunteers who serve as block captains, our mail delivery system, and Keepers of the Keys, who keep our common areas watered in the dry hot months. Altogether, we must have around 40 to 45 volunteers looking after Tealwood in their spare time. That saves us all a lot of money and, more important, provides a level of care and concern that money can't buy! While we have a tradition of volunteering in Tealwood, it takes thoughtful renewal each year. So I spread the word among the newcomers and shake up those old-timers who are coasting -- you know who you are. Over the holidays, please consider lending a hand, if you can.

Joe Piper



Deci-Belles

By: Carol Sigler

Like to sing harmony? We have a singing group, the Deci-Belles, right in our nearby neighborhood. It is a women's barbershop chorus who meet in the auditorium at Treemont, 2501 Westerlund (at Westheimer) on Friday mornings, 10:30-12:30. They perform for civic organizations, church groups, clubs and other community groups.

For a recorded information message, call 394-8863. To talk to a member, call Pat Schweikhardt at 497-4904 or your Tealwood neighbor, Carol Sigler at 461-6540.

Come visit us soon and we hope you'll want to join in the fun. Just ask Nancy Campbell if we're great!

Annual Coffee "Sweet Success"



The annual neighborhood coffee was held at the home of Dona Badgett on Nov. 14, 1996. Fifty neighbors attended (including 6 "real men"). They were treated to a wonderful assortment of delicious treats to accompany the robust coffee and friendly, vibrant conversation. Thanks again to Nancy Campbell who always helps organize this event and of course, to Dona Badgett for hosting it in her home. Thanks also go to the other neighborhood ladies who provided the refreshments. They are: Kathy Ellwood, Mary Feller, Jo Garrott, Betty Harrison, Mary Ann Saleh and Mary Ann Siegmyer.