

F A L L 2 0 1 5

the
TealwoodTimes

Tealwood is a great place to call home.

President's Message by Bill McHolick

We survived another Houston Summer! Hopefully you had the opportunity to take some vacation with family and friends. Now that kids are returning to school, hopefully come cooler weather will be soon here.

Over the summer the months, the Tealwood Board of Directors has been actively working a number of issues. Michelle Kaneda, VP of Maintenance, has been ensuring our common areas are well maintained. We did experience some problems with the irrigation system on a few of the islands which were quickly resolved. Should any of you notice an issue on any of the common areas please report them immediately to Michelle (her contact details are on Tealwood.org).

Jere Noerager, VP of Architecture, has been very busy reviewing and providing comments on several home remodels in Tealwood. Jere has been working with the Association's Attorney to update Tealwood's Deed Restrictions and By-laws to reflect recent changes in Texas Law. The changes have largely been procedural requirements which HOAs must follow. I am hopeful that these new documents will improve our Association's ability to maintain the quality of our neighborhood and improve the Association's ability to enforce compliance.

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Flamingo Friday

Friday, October 23
6pm-8pm

Debbie & Bill McHolick
250 Vanderpool Lane
832-358-9640

Flamingo Fridays are an adults-only cocktail party where everyone brings an appetizer and beverage to share.

Halloween Bash

Saturday, October 24
5pm-8pm

Longworth Lane Cul-de-sac

Spooktacular family fun!
Ghoulish games, freaky fun and fangtastic food.

See flyer for more info or
contact Michelle Kaneda.

Only
\$5 per
person



President's Message Continued:

Ginny Abiassi, President Elect and myself along with Jere's assistance have been addressing a number of long standing issues facing our Association. It's unfortunate but it's become clear that legal action will be required in some cases.

The Tealwood directory is being updated by Kathy Ellwood, and will soon be ready. Additionally, Michelle Kaneda and committee are actively making plans for this year's Halloween Party (Sat, Oct 24, 5-8pm). I hope to see you all there!

In closing, I would like to thank each Director and Officer for their service. Their efforts and commitment is what makes Tealwood such a wonderful place to live.

Thank you!

Bill

National Night Out in the Memorial Villages

Please join me on Tuesday, October 4, from 6 to 9 p.m., for a very fun and special National Night Out at the Memorial Village Police Department, 11981 Memorial Drive.



Martha Turner Sotheby's International Realty is a sponsor of this important event and will distribute Child Safety Fingerprint Kits. I'll be looking for you at the snow cone and cotton candy tent!

1984, National Night Out has been dedicated to strengthening neighborhood spirit and sending a message to criminals that neighborhoods are organized and fighting back. Neighbors enjoy food, fun and fresh air, and learn how to strengthen the sense of community and deter crime and mischief in the Villages.

If you have questions, please contact me, Christine Routt at [281-686-2836](tel:281-686-2836). See you there!

Congratulations!

Yard of the Month Winners

Suzanne & Scott Nesbit
231 Gessner
September 2015



New THA Payment Plan Policy Revisions to THA Governing Documents

By Jere Noerager

In the last two Texas legislative sessions, particularly the 2011 legislative session, a number of significant laws affecting property owners' associations were enacted. There are a number of actions Tealwood Homeowners Association needs to take to become compliant with the new laws and to address the question of where the Restrictions for the subdivision and/or the Bylaws of the Association need to be amended on the basis of the new laws.

Section 209.0062 of the Texas Property Code (TPC) requires all property owners' associations to adopt and record a payment plan policy relating to delinquent assessments in compliance with the provisions of that section. Tealwood has therefore adopted a THA Payment Plan Policy that establishes guidelines for an alternative payment schedule by which an

Owner may make partial payments for delinquent regular or special assessments or any other amount owed the Association without accruing additional monetary penalties. The new Policy defines a payment period, a schedule of reasonable applicable fees, and meets the statutory requirements.

This mandatory policy is only one step in our updating process. In addition to ongoing efforts to update our Bylaws to address a number of new laws relating to topics addressed in that document, TPC requires all property owners' association to adopt a Records Production and Copying Policy and a Records Retention Policy which comply with the provisions of that section of the TPC. These have been prepared and are under review, as is a Deed Restriction and Enforcement Policy.

Power Out? Make the Call!

The next time your power goes out, please call CenterPoint Energy. Calls are prioritized to the recovery teams. The more calls from an area the higher the priority. If no one calls, we go to the bottom of the list.

The number to call is [713-207-2222](tel:713-207-2222).
(Put it in your phone now.)

Being Streetwise By Ginny Abiassi

Do you stuff your purse or briefcase with cash, keys, cell phones, credit cards? Do you pay attention to your surroundings? Do you think it's a waste of time to lock your house or your car when you'll be right back?

If you answered "yes" to any of these questions, then you probably need to change a few habits so that you and your family can stay as safe and protected as possible.

- Don't display your cash or any other valuables – keep your backpack, briefcase or purse close to your body and keep it closed.
- Stay alert and tuned-in to your surroundings wherever you are. Send the message that you're calm, confident and know where you are going at all times. Trust your instincts.
- Be alert in the neighborhood. Call the police or our constable about anything that you see that seems suspicious.
- Turn off the ignition of your car and take your car keys with you, even if you just have to run inside for a moment.
- Have your car or house key in your hand before you reach the door.
- Try to walk or jog with family members or friends rather than alone. Stick to well-lighted, well-traveled streets. If you think someone is following you, switch directions or cross the street. Don't be afraid to yell for help.

Putting into practice some basic crime prevention tips and staying alert to your surroundings can help protect you and your family. Also make sure that you keep our constable's number handy, 281-463-6666. They are here to protect you, your family and the Tealwood neighborhood.

Meet the Board

Meet a few more of your neighbors serving Tealwood.

Savita Reddy, Director

Savita is living in Houston from past 20 years, moved in this neighborhood 2 years ago. She is an Occupational Therapist by profession working in Memorial Herman. She also worked as software professional for 5 years for an IT company. Her husband is a lawyer and son is a senior in high school. She enjoys running, cooking, listening music.

Rachel Molokin, Social Director

Rachel and her family have happily lived Tealwood for over four years. She and her husband, Oleg, have two wonderful daughters, Alexandra and Elizabeth, and a pet pug, Gorky Park. Rachel is a busy full-time mom to her very active little girls; she serves on the Tealwood Board, participates in the Frostwood PTA and volunteers at Pines Preschool. Rachel is from Miami, OK and holds an MA and BA from the University of Oklahoma. The Molokin family enjoy neighborhood walks in the evening, so you are sure to see them as they slowly stroll around. When you see the Molokin family, please stop and say hello.

