

F A L L 2 0 1 8

the  
**TealwoodTimes**

Tealwood is a great place to call home.

## **President's Message by Stephanie Newell**

New 2018 Tealwood Directories are here!!! Every household should receive a 2018 Directory with the copy of this Newsletter. Thank you to Kathy Ellwood for overseeing this project once again. Kathy has maintained and updated directory information from 2015 and worked tirelessly this summer to contact all neighbors for current directory and email information. We will use the updated listing of emails to communicate important information to all homeowners.

The Board recently approved a new contract with Texas Pride for trash and recycling services. Thanks to Malek Bohsali, President Elect, for negotiating a contract that is very beneficial to Tealwood homeowners. Texas Pride took over our service agreement from Republic when Republic decided to exit the residential market. Texas Pride serves over 100,000 homes in Harris County, including the City of Bunker Hill. Malek had been in negotiations with Texas Pride before the Republic exit, and this new contract is even better than his initial negotiations. The savings, which will be reflected in the 2019 budget, will be significant. The contract is a seven year initial contract with a cancellation clause in case of poor service. There are three, three-year renewals. Price increases are based on local Consumer Price Increase average. If you have a problem with trash services please contact Texas Pride directly at 281-342-8178. If your problem is not resolved, please contact me or Malek.

This year is an election year and you will see political signs in yards throughout the city, including in Tealwood. The Board discovered, thanks to one of our neighbors, that there is a

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## **Flamingo Friday**

**Would you like to host the  
next Flamingo Friday Party?  
Please contact Christine Rount  
at 281-686-2836.**

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

## **Halloween Bash**

Saturday, October 27  
5pm-7pm  
Longworth Lane Cul-de-sac  
Invitation Attached  
Spooktacular family fun!  
Ghoulish games and  
Fangtastic food.  
RSVP  
To Christine Rount.  
281-686-2836

Only  
\$5 per  
person



President’s Message Continued:

Texas law that “overrides” Tealwood’s Deed Restrictions regarding political signs. Homeowners associations may not enforce a measure that prohibits political signs (1) on or after the 90th day before the date of the election to which the sign relates or (2) before the 10th day after that election date. So, since we are in the three month period before the General Election date in November, please feel free to display your political signs!!! If you want to review the law, see Texas Property Code, Sec. 2202.209.

One more item — Tealwood is a self-governing homeowners association that depends on neighbors volunteering to serve on the Board. I encourage new and longtime residents to step forward and volunteer. Having a strong Board is one of the things that makes Tealwood a good place to live and benefits us all. Contact me or any of our Board members if you would like to volunteer. Board e-mail addresses are on the [www.tealwood.org](http://www.tealwood.org) website.

**2018 Yard of the Month Winners  
Congratulations!**

**“October’s Winner will be based on best Halloween Decorations”**



**Sept 2018**

323 Tamerlaine Drive  
Don and Nancy Campbell



**August 2018**

302 Tamerlaine Drive  
George & Kay Kurisky,



**May 2018**

302 Gessner Rd.  
Sally Scholz

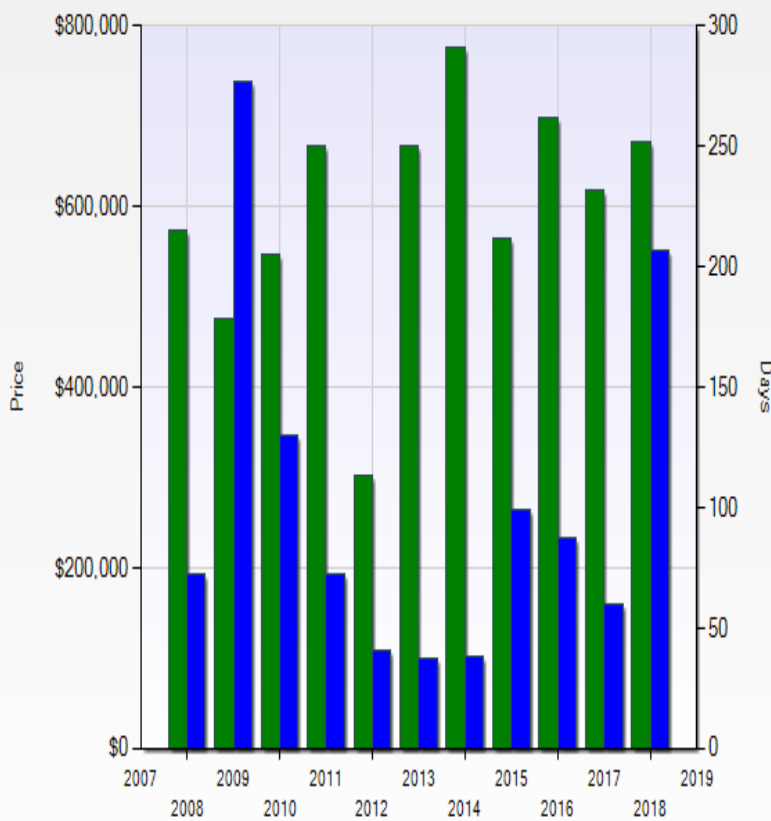


**April 2018**

311 Vanderpool Lane  
John, Beth and Hunter Hoffman



**Tealwood Sales 10 Yr. Averages & Cumulative Days On the Market Averages, Including Gessner Sales,**



■ Sale Price, Average  
■ CDOM, Average

**Tealwood - 12 Month Sales - Quick Statistics, 7 Listing Total**

	<u>Min</u>	<u>Max</u>	<u>Average</u>
List	\$676K	\$1,049M	\$849K
Sold	\$560K	\$969K	\$797K
LP/SF	\$210	\$391	\$261
SP/SF	\$194	\$362	\$244

**Tealwood - 5 Active**

	<u>Min</u>	<u>Max</u>	<u>Average</u>
List	\$775K	\$875K	\$839K
LP/SF	\$215	\$263	\$242

**Zip Code 77024 - Active 47 Total Priced \$600K to \$1,000M, 6 Mo Inventory**

	<u>Min</u>	<u>Max</u>	<u>Average</u>
List	\$635K	\$999K	\$824K
LP/SF	\$166	\$517	\$279

**Zip Code 77024 - Pending 10 Total Priced between \$600K to \$1,000M**  
 Option Pending 2, \$985K to \$1,000M  
 Pending Cont. Show 3, \$640K to \$975K  
 Pending 4, \$700K to \$950K

**Zip Code 77024 - 12 Months Sales, 87 Total Priced between \$600K to \$1,000M**

	<u>Min</u>	<u>Max</u>	<u>Average</u>
List	\$600K	\$1,250M	\$822K
Sold	\$600K	\$1,000M	\$781K
LP/SF	\$165	\$534	\$292
SP/SF	\$162	\$507	\$278

**Deed Restriction Reminder by Kavitha Tamerisa, VP of Architecture**

Living in Tealwood constitutes an agreement to follow all Tealwood deed restrictions as well as City of Houston or Bunker Hill restrictions. The approved Tealwood covenants are available online at tealwood.org.

In order to keep our neighborhood beautiful, it takes all of us to maintain the exterior of our lots and yard at all times.

Please remove all seasonal and holiday decorations after the holiday passes. Keep any trash or debris hidden from view except on collection days. Remove any objects visible from the street that detract from the visual attractiveness of the neighborhood.

Please remember to contact the Architecture committee for approval of any changes to be made to the exterior of your home or lot even if they seem minor.

Tealwood Architecture Committee  
 tealwoodarch@gmail.com





## Fall is For Planting by Jere Noerager, VP of Maintenance

Fall is a wonderful time of year, not only for us, but for the plants too. Unlike other parts of the country, in Houston Fall is usually THE ideal time to be installing all kinds of plants, particularly perennials, and deciduous and evergreen shrubs and trees. Why? The soil is still warm which encourages good root growth and the roots will continue to grow until the ground freezes. These new roots will get the plant off to a quick start in the spring, faster than plants planted in the cool spring soils.

And if you're contemplating revitalizing portions of your drought-ravaged lawn, it's an ideal time for that as well. What you may or may not realize, however, is that the number one determining factor for the success or failure of your newly planted St Augustine sod is water! (The sod companies are in the business of selling grass, not soil, so they literally "scalp" that layer of sod they sell you, providing next to nothing in the way of a root system, so you need to give that new sod a kick start till it gets established, particularly during the summer months.) The sod has no roots and has less area to obtain water than a well-established turf. You must compensate for this by watering every day for the 1st week after laying, and every other day for the next week. The water must cover the new lawn – water goes down, it does not move sideways, so if you are not watering a spot on the lawn, it will die. The best time to water a lawn is in the morning, preferably before noon. This allows the grass to dry before nightfall, reducing the risk of disease. Take into account recent rainfall when deciding how much to apply.

## What Happening In The "Hood" Remarkable Girls, by Elena Mayer



We are very proud of our daughter Charlotte, a 6<sup>th</sup> grader at MMS who has taken up an American Kennel Club event called Junior Showmanship for children ages 11 to 18. She became interested in the event when our dog "Star," a smooth coated Brussels Griffon, started competing in events last fall. Star just won her Grand Championship this June. Charlotte is also performing in The Houston Grand Opera Children's Chorus in the production of La Boheme this season. She has been taking vocal and piano lessons for the past 5 years. We are very proud of both our girls!!!

**We encourage everyone with something they are excited about and would like to share, to please contact Christine Roult, 281-686-2836, with your article and picture for future publications.**

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**See everyone at the Halloween Bash!!!  
Bring your carved pumpkin to enter in the contest.  
October 27, 5pm to 7pm, Longworth Cul-de-sac**