

W I N T E R 2 0 1 9

the TEALWOOD TIMES

Tealwood is a great place to call home.

Notice of 2019 Annual Meeting

Save the Date!

2019 Annual Meeting

Tuesday February 12

Memorial Forrest
Clubhouse

12122 Memorial Drive

5:30pm - 6:00 pm

Beverages & Light Bites
& Meet & Greet

6:00pm

Meeting begins with
briefings from public
officials

Flamingo Friday Alert!

We have a host family lined up for the Spring Flamingo and will send out information as soon as the details are available.

Special thanks go out to Scott and Shelley Washburn for hosting the May Flamingo Friday Party. It was a Fun Time was had by all!!!

Flamingo Friday is a casual, adults-only cocktail party. Everyone brings an appetizer to share and their own choice of beverage. Please contact Christine Rountt at 281-686-2836 to host a future party.

The Annual Meeting of the Tealwood Homeowners Association (HOA) will be held on Tuesday, February 12, 2019 at Memorial Forest Clubhouse. The meeting will begin at 5:30 with a Meet & Greet, invited speakers at 6:00 followed by the business meeting.

This meeting is held annually to elect new directors and officers for the Tealwood HOA Board and to discuss the HOA budget and other pertinent issues important to the neighborhood. Representatives have been invited from the City of Houston, Bunker Hill Village and the Precinct 5 Constable's office.

The candidates for the Board are listed below. Three new residents are standing for election to the 2018 Board. Any other homeowner who is interested in serving on the Board may submit his/her name and biographical information as a candidate to the 2019 Board to Malek Bohsali by February 5th. Per the Tealwood HOA Bylaws nominations for the Board cannot be made from the floor at the Annual Meeting.

Also included in this Newsletter is a Proxy Form. If you are unable to attend the Annual Meeting please complete the Proxy Form and give it to someone who is attending the Meeting or follow the directions on the form for drop off at 319 Vanderpool, the home of Kathy Ellwood.

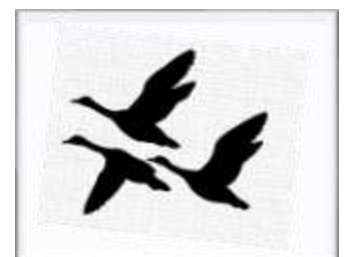
Tealwood HOA New Leadership Nominees:

Officers and Directors for 2019

President (1 Yr.) Malek Bohsali
President-Elect (1 Yr.) Scott Washburn
Secretary (1 Yr.) Christine Rountt
Treasurer (1 Yr.) Young Choi
Director* (2 Yrs.) Kavitha Shenov
Director* (2 Yrs.) Jere Noerager
Director* (1 Yrs.) Alicia Fisher
Director* (1 Yrs.) Erin Mayer
Director (3 Yrs.) Melanie Pever
Director (3 Yrs.) Clayton Knight

*Elected previously to the Board for a three-year term. What is shown is the remainder of their term.

Social Chairman & Tealwood Times
Editor, Christine Rountt
IT, Website & Communications Group,
Erin Mayer



Message from Outgoing President Stephanie Newell

As my term as President ends, I would like to thank the Directors and Board members for their service this year. We are one of the few HOAs that is completely self-managed. This is through the willingness of our neighbors to serve on the Board. Whether you have served before or not, I encourage you to consider volunteering as a Board member. These positions are, by and large, not overly time-consuming, and the benefit to our neighborhood is significant.

One of the accomplishments this year was the distribution of a new Directory. Thanks to Kathy Ellwood for overseeing this project again and for volunteering to maintain the Directory information. Thanks also to the Block Captains for their help in distributing information and contacting their neighbors to communicate important THOA news and information.

The Board is pleased with the transition to Texas Pride. We have had a couple minor issues which Texas Pride addressed immediately. Our new contract and the inclusion of the Bunker Hill residents in the Tealwood contract has saved us approximately \$16,000. The Board voted to use the savings to "freshen up" the neighborhood. Planting along the west wing wall at Gessner and in the Breeds Hill cul-de-sac was completed. Efforts to save the tree on the Tamerlaine south cul-de-sac are ongoing and the Tealwood entrance island has been re-wired to provide updated lighting. This one time expenditure provides much needed maintenance without using cash reserves which currently total \$46,700.

The Board voted to reduce annual fees by \$100, to \$600 per lot. Using conservative assumptions, we are estimating that the dues can be maintained at \$600 for the next three years. Of course, the Board will review the expenses and needs of the neighborhood and revise the annual fees if necessary.

I hope to see you at the Annual Meeting on February 12. I have enjoyed the opportunity to serve as your President and thank everyone for their support and assistance.



Prospective Board Member's Bios Courtesy of Malek Bohsali

Young Choi: Young Choi moved to Tealwood with his family in 2009. He and his wife Helen have three children who attend area schools.

Young is a Certified Public Accountant with over twenty years of experience in SEC, regulatory reporting, and accounting for income taxes for both industry (Utility and Oil & Gas) and public accounting firm.

In his leisure time, Young loves playing tennis and fishing with his boys.

Clayton Knight: Clayton and his wife Iveth moved to Tealwood 2014 and have two small children; Emily (4) and Luke (3).

Originally from Midland, TX, Clayton works as a Petrophysicist in the Oil & Gas industry. After graduating from Texas A&M University he began his career working for Halliburton in domestic and international locations. Since then he has worked for Chevron and as an independent consultant before returning to Chevron where he presently works.

Clayton is an avid hunter and especially enjoys pursuing quail over pointers.

Melanie (Zoelle) Pever: As a life-long Houstonian, I have fond memories of the area. I spent many middle-school summers swimming at the Memorial Forest pool with friends of the community.

Married 22 years to Daryl Pever and parents of one daughter (17), I split my time as a real estate agent with Starhill Real Estate and supporting the endeavors of our daughter as she pursues her archer career as a resident athlete at the Olympic Training Center near San Diego, California.

Prior to real estate, I spent many years maintaining a successful healthful catering and private chef business; honorably working with some of Houston's professional athletes, physicians, business leaders, and diet specific families.

As a new member of the Tealwood community, I look forward to helping in any way that I can.

Notice of Public Meeting re: Memorial Drive Reconstruction From East of Beltway 8 to East of Tallowood Drive, CSJ 0912-71-391

Councilmember Greg Travis emailed notice of a public meeting in February. Although the section of Memorial Drive under consideration at this meeting does NOT include the area around Tealwood, attending the meeting may be informative to understand the process that is going to be used as the project moves east to Gessner.

The Memorial City Redevelopment Authority, also known as TIRZ 17 ("MCRA"), in cooperation with the Texas Department of Transportation ("TxDOT") Houston District, will hold a public meeting regarding the proposed roadway reconstruction. The meeting will be held on Thursday, February 7, at Frostwood Elementary School, 12214 Memorial Drive from 5:30 to 7:30 in an open house format. For more information, please go to www.txdot.gov/inside-txdot/get-involved/about/hearings-meetings.html.

2018 Yard of the Month Winners

December Sally & Mike Curtis
338 Tamerlaine Dr.



September Don & Nancy Campbell
323 Tamerlaine Dr.



August

George & Kay Kurisky
302 Tamerlaine Dr.



May

Sally Scholz 302
Gessner Rd.



April

John, Beth & Hunter Hoffman
311 Vanderpool Ln.



★ Constable on Patrol ★

One of Tealwood’s largest expenses is the patrol service provided by Precinct 5 Constable on Patrol. There are a group of ten subdivisions that jointly contracts with Precinct 5 for patrol service. The service provided is emergency response 24 hours/7 days a week. Every resident should know the Constable number: **Constable on Patrol: 281-463-6666**

Pct. 5 assigns eight deputies working in shifts to exclusively patrol the 10 contracting subdivisions. 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 close by and the response time to an emergency call is expected to be 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 above and they will have a deputy deliver one.

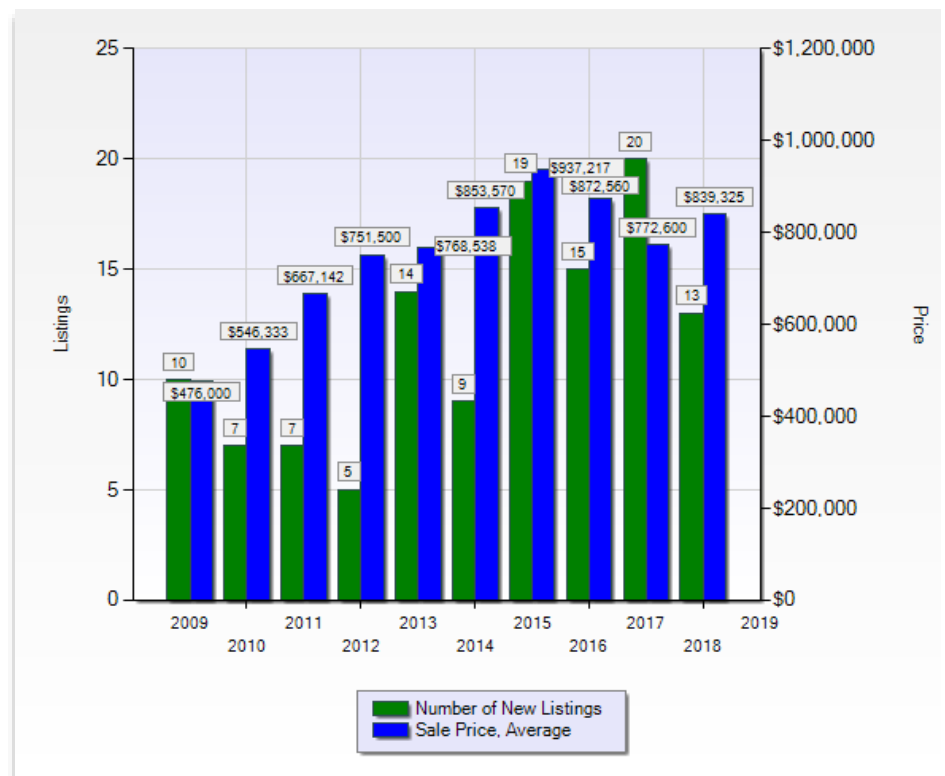


Christine Roult, Tealwood HOA Social Chairman, Newsletter Editor & Secretary
REALTOR Associate, SRS, ABR, ALHS, CHMS



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Tealwood 10 Yr. Home Sales x Sales Price Averages





Halloween Fun



Waterline Replacement Project

Complements of Jere Noerager

A construction project to replace and upgrade the existing water distribution system in our area will be starting soon. This is part of a larger City of Houston Project that started construction to the south of us in Briargrove Park in July 2018. The anticipated completion date for the project is Fall (~August) 2019. The new system will provide:

- Improved Water Quality
- Increased Water Capacity
- Compliant with Current Standards
- Increased Fire Protection

As shown on the map to the right, the project will replace the water main lines in portions of Tealwood Sections 1 and 2. If you have survey stakes in your yard, you will be affected by the physical construction. Even if you're not directly affected, you should be aware of the potential service impacts:

- Potential water service impacts
- Potential lane closures
- Potential school bus re-routes



All construction will take place within the City right-of-way. The Contractor is going to use a boring process whenever possible to install the waterlines. This process requires minimal digging within the right-of-way.

Once the new lines have been installed, the existing ("old") water lines will be abandoned, thereby avoiding the need to dig them up for removal. After line installation, testing, and approval by the City, the Contractor will disconnect your water meter from the "old" line and reconnect to the "new". This may require additional boring for the installation of these services.

An overview of the waterline replacement project and a set of Frequently Asked Questions (FAQ) are provided in the following links:

https://rebuildhouston.org/images/pdf/briar_court_area_presentation.pdf

https://rebuildhouston.org/images/pdf/briar_court_area_faq.pdf