

The Tealwood Times

Winter, 2023

Tealwood is a great place to call home.

Notice of 2023 Annual Meeting

**3/9/23 Social 5:30pm
Meeting starts at 6:00pm**

MARK YOUR CALENDAR!

Annual HOA Meeting at:
Memorial Forest Clubhouse
12122 Memorial Drive 77024

1. If you do not regularly receive Tealwood email messages and want to get on the list, please send a note with your name, address, and email to:
Tealwood.direct2@gmail.com
2. Whether attending or not Please complete your proxy (attached) and email a photo of it to:

Kathy.ellwood@comcast.net

Or take it to Scott Greene's home at
12345 Longworth Lane.

The Annual Meeting of the Tealwood Homeowners Association (HOA) will be held on **Thursday, March 9, 2023**. The social activity starts at 5:30pm with the meeting beginning at 6:00 pm. Invited speakers will be invited to speak first followed by the business portion of the 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 issues important to the neighborhood. Representatives have been invited from Bunker Hill Village and the Precinct 5 Constable's office.

There are eight positions open on the Board for 2023. The current candidates for the Board are listed below. **Any other homeowner who is interested in serving on the Board may submit his/her name and biographical information as a candidate to the 2023 Board to Scott Greene at Tealwood.President@gmail.com by February 24th.** Per Tealwood HOA Bylaws, nominations for the Board will not be accepted from the floor at the Annual Meeting.

Brief biographies for each candidate who is not returning Board member from 2022 are provided elsewhere in the newsletter.

Tealwood HOA New Leadership Nominees:

(Positions up for election are highlighted in yellow.)

President (1 yr term) Status: *elected* last year as Pres-elect: **David Knapp**
***President-Elect** (1 yr term) Status: *to be elected*. Candidate: **Rob Mayer**
***Secretary** (1 yr term) Status: *to be elected*. Candidate: **Christine Routt**
***Treasurer** (1 yr term) Status: *to be elected*. Candidate: **Nancy Loncarich**
Director 1 (3 yr term, **1 yr remaining**) Status: *to be elected*. Candidate: **Bernie Bermack**
***Director 2** (3 yr term) Status: *to be elected (previous term expired)* Candidate: **Tyson Seeliger**
***Director 3** (3 yr term) Status: *to be elected (previous term expired)* Candidate: **Scott Mendenhall**
***Director 4** (3 yr term, **2 yrs remaining**) Status: *to be elected*. Candidate: **Bryan Caldwell**
Director 5 (3 yr term, **2 yrs remaining**) Status: **Melanie Pever** is currently serving in this position
***Director 6** (3 yr term, **1 yr remaining**) Status: *to be elected*. Candidate: **TBD**
VP Arch./Dir. (1 yr term) Status: *will be appointed by new board. (possibly Tyson Seeliger)*
VP Maint. /Dir. (1 yr term) Status: *will be appointed by new board. (Melanie Pever)*

Other responsibilities to be confirmed assigned by the Board:

Social Chairman, Mimi Mendenhall Tealwood Times

Editor, Christine Routt

IT, Website & Communications Coordinator, Erin Mayer

Directory & Block Captain Coordinator, Kathy Ellwood

Message from Scott Greene, 2023 President



Hello Tealwood residents,

Another year has come and gone. I'm looking forward to seeing all of you at our annual meeting on March 9 at the Memorial Forrest Club with social meeting starting at 5:30 and business meeting at 6:00. The reason for the delay from our normal February date is due to renovation work going on at the club. We will have presentations by the Bunker Hill Offices and the Harris County Constables office, together with discussion of issues relevant to Tealwood. We will present and vote to install the new Tealwood HOA board. So, lots of things to cover. Please plan to attend.

During the past year, your board voted to spend some extra money for improvement of the Tealwood islands, overall improving the landscape with new scrubs and flowers. We believe this adds value to the Tealwood homes.

Due to the summer drought and other factors, we had some yards that fell below our standards during the year, our Architecture committee worked with homeowners in an effort to improve the overall aspect of the yards. We ask each of you to keep your yard in good state.

On the budget side, we managed to end the year with about the same level of funds as the previous year. We, however, face increasing inflationary pressures especially from our Trash and Security contracts which are our largest expenditures. At this time, there is no need for an increase in homeowners' dues.

Our board has asked residents for their opinion on what our options might be for using our old Tealwood sign that was originally on the Memorial and Gessner median. Please let us know if you would like it used on one of the islands in our neighborhood. It is a great piece of Tealwood Memorabilia.



Thanks to those who volunteered to serve on the new board as well as returning members.

Scott Greene, President

New Board Candidates' Bios:

Rob Mayer, President-Elect.

Rob Mayer has been a Tealwood resident for over ten years. Growing up in Frost wood, he had several childhood friends who were original Tealwood residents and has long-term ties to the neighborhood. Rob and Erin have three grown children and three grandchildren who live in Houston. The Mayers also have two dogs and enjoy walking “the loops” through the neighborhood. The Mayers split their time between Tealwood and their weekend home on Lake Conroe. Rob serves as President on the HOA board for Walden Section 5, serving over 500 home owners. Rob has over 40 years of Management experience in the upstream oil and gas technology and services industry and is currently a (semi-retired) Consulting Geologist.

Scott Mendenhall, Director

Scott Mendenhall moved to Tealwood with his wife, Mimi, in July 2021. A San Antonio native, he graduated from the University of Texas with a degree in Petroleum Engineering. During his time living in both Houston and Austin, he has worked in the oil and gas industry for various major companies and currently works for a private equity operating company. Scott is excited about the opportunity to join the Board and give back to Tealwood. You can find him at the corner of Longworth and Vanderpool enjoying a Miller Lite and a house project.

Tyson Seeliger, Director

Tyson Seeliger has 25 years of experience in operations, product line management, supply chain, sales and commercial management in the oil and gas industry. Currently he leads the global drilling strategy and ventures for Nabors Industries. Tyson holds a bachelor's degree in business communications from the University of Oklahoma and has completed the business leadership development series at Mays Business School, Texas A&M. Tyson, his wife Maggie, daughter Anabelle (14) and son Brody (8) moved to Tealwood in 2017 following four years in Dubai, UAE. Maggie is a senior executive at Sodexo leading strategy for the global energy and mining business. Tyson and Maggie are both active in the Frost wood PTA, and in other charitable causes throughout the Houston community.

Bryan Caldwell, Director

Bryan Caldwell is originally from Savannah Georgia. He moved to Houston 10 years ago for a career opportunity with Kinder Morgan as a project manager. He and his family moved into Tealwood 2020 to begin raising his family in a fully remodeled home. Bryan is a Licensed Civil Engineer who graduated from Georgia Tech in 2004. He is currently the General Manager of a heavy industrial engineering company who supports the Oil and Gas industry, as well as Power Generation and Transmission providers. He is a project manager at work and an assistant coach for Frost wood SBISD sports where his 3 daughters Everyl (10) Keller (8) and Jovie (7) play. He is married to a superstar who runs her own fine arts business and is a very active member in the Frost wood PTA and volunteer programs.

Bernie Bermack, Director

Bernie, wife Susan and sons Andrew and Stuart moved to Tealwood in 2000. Bernie grew up in northeastern Montana and is a Mechanical Engineering graduate of Montana State University. He later earned an MBA while working for Boeing in Settle. He became involved in the pipeline construction industry in 1976 where he continued to work until his retirement in 2013. They have 2 grandchildren who are students at Stratford HS. He is an avid golfer at Pine Forest Country Club and enjoys traveling with Susan.

Hello Tealwood residents,

I am excited about 2023 and assuming the role of president of the Tealwood Homeowner's Association. We have a great group of new directors coming on board who have many ideas about how to maintain and enhance Tealwood and we look forward to serving you as well as your ideas and support.

Firstly, I would like to recognize the board members who have served this past year. Scott Greene did an admirable job as our president with support from secretary Christine Routt and treasurer Bruce Newell. We would like to thank them for their hard work this year. Additionally, we have a handful of directors who have elected to step down from the board including Kavitha Tamerisa (also our outgoing architectural chair), Martha Matiuk, Erin Mayer, and Clayton Knight. They all worked hard for us and we appreciate their efforts.

For the coming year, as required by enacted State of Texas law, we are setting up a new independent architectural review committee who will be led by architect Nahid Haimonty with ongoing support from Richard Peterson. This independent committee will serve to review and approve all exterior remodeling and renovations as required by our by-laws. The VP of architecture role will remain a board position and will be principally focused on by-law and deed restriction enforcement. Also joining us will be Mimi Mendenhall who will serve as our social chair (thanks Christine Routt for serving in this role these past years!) and Kathy Elwood who will continue as our block captain and directory coordinator.

Our financials are strong and we are excited for our director candidates for 2023.

I look forward to serving you as we continue to focus on maintaining and improving our neighborhood.

Kindest regards, David Knapp

2022 Budget/Proposed 2023 Budget

The Tealwood Homeowners Association budget is in great shape, and we were fortunate that we did not need to raise the annual fee for 2023. Please take a look at the 2022 Budget and Expenditures and the 2023 Proposed Budget

2022 Budget & Expenditures

Proposed 2023 Budget

Tealwood HoA Actuals to Budget for Full Year 2022 and 2023 Proposed Budget

	<u>2022 Annual</u>	<u>Full Year</u>	<u>Variance</u>	<u>2023 Proposed</u>	<u>Delta to '22</u>
<u>Income:</u>	<u>Budget*</u>	<u>Actuals</u>		<u>Budget</u>	<u>Actuals</u>
HoA Dues	\$ 103,800	\$ 103,200	\$ (600)	\$ 103,200	\$ -
CoH Garbage Rebate	\$ 6,862	\$ 1,620	\$ (5,242)	\$ 6,480	\$ 4,860
Trfr /Resale Cert Fees/Misc	\$ 2,565	\$ 5,493	\$ 2,928	\$ 1,500	\$ (3,993)
Totals	\$ 113,227	\$ 110,313	\$ (2,914)	\$ 111,180	\$ 867
			<u>(Over)/Under</u>		
<u>Expenses:</u>					
Insurance	\$ (3,818)	\$ (4,942)	\$ (1,124)	\$ (5,000)	\$ (58)
Trash - Tx Pride	\$ (47,305)	\$ (48,015)	\$ (710)	\$ (49,671)	\$ (1,656)
Constable's Ofc	\$ (21,825)	\$ (20,839)	\$ 986	\$ (18,839)	\$ 2,000
Water - CoH	\$ (6,409)	\$ (6,370)	\$ 40	\$ (6,409)	\$ (40)
Water - Bunkerhill	\$ (1,767)	\$ (2,158)	\$ (390)	\$ (1,767)	\$ 390
Lawn Service	\$ (15,600)	\$ (15,600)	\$ -	\$ (15,600)	\$ -
Maintenance	\$ (5,000)	\$ (10,815)	\$ (5,815)	\$ (6,000)	\$ 4,815
Halloween Party	\$ (2,396)	\$ (2,036)	\$ 360	\$ (2,500)	\$ (464)
Summer Party	\$ (1,050)	\$ (1,510)	\$ (460)	\$ (1,200)	\$ 310
General Mtgs	\$ -	\$ (826)	\$ (826)	\$ (500)	\$ 326
Postage	\$ (500)	\$ (251)	\$ 249	\$ (500)	\$ (249)
Legal & Pro Fees	\$ (500)	\$ -	\$ 500	\$ (3,500)	\$ (3,500)
Power	\$ (255)	\$ (157)	\$ 98	\$ (255)	\$ (98)
Newsletter/Directory	\$ (1,054)	\$ -	\$ 1,054	\$ (250)	\$ (250)
By-Law & Deed Restrictions	\$ (500)	\$ -	\$ 500	\$ (250)	\$ (250)
Bank Svc Chgs/Misc	\$ (30)	\$ (569)	\$ (539)	\$ -	\$ 569
Website	\$ (191)	\$ (468)	\$ (276)	\$ (120)	\$ 348
Quickbooks Subscription	\$ -	\$ (608)	\$ (608)	\$ (200)	\$ 408
Total**	\$ (108,200)	\$ (115,163)	\$ (6,963)	\$ (112,561)	\$ 2,603
Net Surlus/(Deficit)	\$ 5,027	\$ (4,850)	\$ (9,877)	\$ (1,381)	\$ 3,470

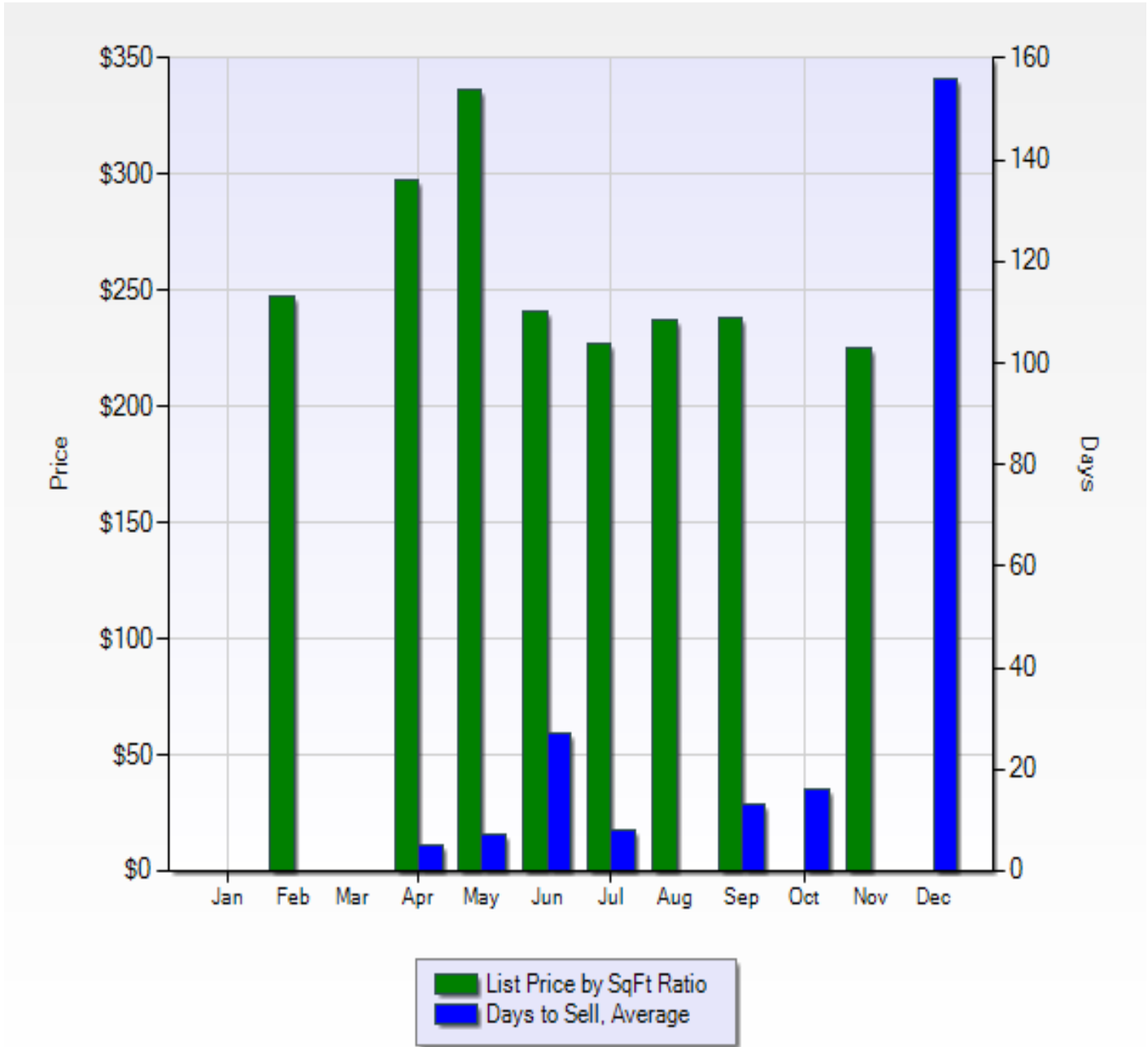
*Per PDF 2022 Budget "Tealwood HOA 2020-2022 Budget"

**PDF 2022 Budget Total Listed Erroneous Expense Total of \$112,200.15, vs. correct total above of \$108,200.14

2022 Cash Surplus

Cash Balances	12/31/2022
Checking	\$ 14,459
Money Mkt	\$ 95,045
Total Cash	\$ 109,504
Less 2023 Dues	
Rec'd in 2022	\$ (45,540)
Dec 2022 Surplus	\$ 63,964
Proj. 2023 Deficit	\$ (1,381)
Projected Dec 2023	
Surplus	\$ 62,583

Tealwood Market Activity 2022 Graph List Price By Square Foot Ratio and Average Days To Sell By Christine Routt



(Graph includes Gessner Prices into Averages)

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2022 Yard of the Month Winners

December 2022

366 Tealwood Dr.

Sam, Erin, Winston, Katherine, & Henry Brewster



Halloween 2022 Yard of the Month & Decorating Contest Winners

1st Place Winners: 315 Tealwood Dr.

Xander, Zoe and Caryn Papatonakis



**2nd Place Winners: 346 Tamerlaine Drive
Everly, Keller, Jovie, Rylie and Bryan Caldwell**



**3rd Place Winners: 319 Tealwood Drive
Amelia, Bryant, Brittany and Travis Beck**



More Yard of the Month Winners

September 2022
12350 Longworth Lane
Kathy & George Thompson



June 2022
322 Tealwood Drive
Mary & Wayne Feller



March 2022
332 Vanderpool Lane
Eric and Sally Kim



March 2022
332 Vanderpool Lane
Eric and Sally Kim



February 2022
12323 Longworth Lane
Nancy & David Loncarich



HALLOWEEN 2022

