

the
Tealwood Times

Tealwood is a great place to call home.

A Message from the Architecture Committee

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 homes and yards at all times.

- Please remove all seasonal and holiday decorations after the holiday passes.
- Keep any refuse 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. Thank you!

Kavitha Shenoy, VP of Architecture, tealwoodarch@gmail.com

**You're invited
to Host the
next Fall
Flamingo
Friday Party.
Pick a Date!**

**To
volunteer please
contact Christine
Routt
at Christine.Routt@Sothebyshomes.com.**

Flamingo Fridays are an adults-only cocktail party where everyone brings their own appetizer and drinks to

share.



What's going on?

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Watering Tips
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**SAVE THE
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HALLOWEN
BLOCK BASH
Saturday Oct.
26, 5pm to 7pm
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Summer Watering in Tealwood “Deep Watering vs Sprinkling” By Jere Noerager, VP of Maintenance and Master Gardener

Summer is here and we have the proof all around us with the heat, bugs, and humidity. As the temperatures get warmer, water is a matter of survival for our yards. Not watering properly can cause stress in plants and with the stress comes bugs and that's never good.

When and how you water your lawn is one of the most important factors in the quality of your yard. The industry standard for amount of water your lawn needs is roughly an inch of water per week or 1/2 an inch twice per week, whether the yard gets water manually or from rainfall. Water conservationists agree that the best way to save precious moisture is to water infrequently, slowly and deeply. It is a process that strengthens plant roots by making them travel outward and downward for the drink of life. If the only water available to them is in the first few inches of soil, even drought-tolerant plants won't develop the deep roots needed to thrive and to get through times of little rain.

One old-fashioned way of checking volume over a short amount of time involves empty tuna fish or cat food cans. Place the cans throughout the planted area. (Eight is a good number of cans for an area of ~100 sq. ft. Move your array of cans around to check different areas of your yard.) Water for 30 minutes; then check how full the cans are. Note variations from one part of the bed to another in case adjustments may be necessary in the positioning of your

sprinkler heads, hose or drip line.

Remember that perennials, shrubs and trees require slower watering than your lawn. If the tuna cans are spilling over after 30 minutes, you are watering too quickly and need to slow down the flow.

The best time to water the yard is early in the morning before the sun starts beating down. This will allow the water to soak into the dirt and to the roots, will avoid water loss due to evaporation, and will give the grass time to dry out. Watering in the evening when the lawn isn't allowed to dry out some could cause disease in the grass.

Watering with the hose for those plants in containers, perhaps? Check the temperature of the water before watering the plants. Most times the water is hot, hot, hot -- let it run until it cools off and then water.



Year to Date – Yard of The Month Winners

(January and February were very dreary)



May 2019
315 Vanderpool
Julie, Jun, Stephen
and Michelle Kim



March 2019
238 Gessner Road
Megan and Bryan Frey



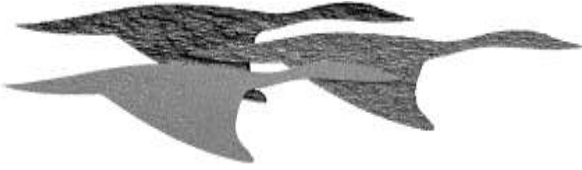
August 2019
235 Tamerlaine Drive
Martha and Al Matiuk



We need another Winner! If you would like to nominate a neighbor for consideration, please contact one of your wonderful board members!

Tealwood – Its Name and The Early Days

By: Bob Longmire, previously published in Newsletter from February 2006, not sure of original draft date.



In a duck blind in South Texas way back in 1947, John Murray was huddled with a friend waiting for some action. Murray used the time to share his dream about starting a new construction company. And later he did just that – naming it the Teal construction Company. The company is still in business, specializing in the design and construction of auto dealerships. Currently headed by John Murray, Jr. its headquarters is on Britmore St. And yes, it even has a “flying duck” as it’s logo.

In 1961, the property which forms our subdivision was purchased from the Frost family by a joint venture including the Teal Construction Company, the Cranbrook Corp., and a subsidiary of the T.J. Bettis Mortgage Co. – That’s when *Tealwood* was born.

Tealwood was developed in three sections – that’s the reason why our “logo” (designed by Bob Longmire) is of three “overlapping” ducks – presumably **Teal ducks!**

In the early days there were three major builders in the new Tealwood. The most active was the Beard and Adams Construction Co., whose managing partner was Doyle Beard. Beard built over 95 of the 172 homes in the subdivision, most of which were designed by Sam Bass, who

introduced a unique look to his homes including privacy from the street and “floor to ceiling windows that appear to bring the outdoors in.” Interestingly, Doyle Beard is currently operating as general contractor for remodeling projects in Tealwood, some in the very homes he built originally.

Another builder was Benson Ford who had done the land planning, assisted in the marketing of lots and did the design of the entrance wall at Gessner/Memorial (which was built by Wallace Bros. Co). Originally the “Wall” had a water fall but it was shut down after local teenagers’ repeatedly added detergent resulting in a mountain of soap suds.

Some other builders sold lots and some individuals purchased lots and obtained their own contractors. Lots sold for \$1.00 per square foot or roughly \$10,000 to \$13,500 per lot. (In today’s dollars that would be equivalent to \$62,000 - \$84,000).

The construction office was located at the Northwest corner of Gessner, now 12302 Longworth. The first two homes sold for \$42,500 and \$45,000 (\$255,000 - \$270,000 in today’s dollars).

Note: This article is based on interviews by Bob Longmire with Joe Lynch and Pat Barbee, both early Tealwood owners. We hope the facts are mostly accurate. If not, we apologize and ask that other experts step forward to help get the record straight.

The Tealwood Times is published by
The Tealwood Homeowners Association
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Houston, TX 77224
President: Malek Bohsali
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A special thanks to Bob Longmire, former Tealwood resident!

7 Home Remodeling Ideas to Consider Before Selling

June 27, 2016, By [Andrea Davis, HomeAdvisor](#)



When it comes time to sell your home, you may want to ask yourself this important question: How much money should I spend on renovating this house before it's on the market?

You may want to focus on smaller renovations that help improve your home's look without compromising your budget or time frame. Here are some remodeling ideas to consider before selling:

1. Make Small Kitchen Improvements

Depending on the age of your kitchen, it might help to make some [small improvements](#). According to [Remodeling Magazine's 2016 Cost vs. Value Report](#), you may be able to recoup more than 83 percent of the total cost of a [minor kitchen remodel](#). You can choose to focus on what you can renew in the space instead of a full replacement. For example, you may want to swap out any outdated hardware and faucets, restain the hardwood floor or reface your cabinets and drawers. You may also consider painting one or more walls in the room or upgrading an appliance.

2. Refresh Your Bathroom

An outdated or dingy bathroom may be a turnoff to prospective buyers. If you have the time and know-how, there's a lot you can do to help [renew your bathroom](#) without spending a fortune. Instead of a going for a complete remodel, consider a few do-it-yourself [projects](#) like repainting the walls, replacing light fixtures, installing a new sink, refinishing your cabinets and drawers or upgrading to a new toilet.

3. Add New Flooring

If you've lived in your house for a decade or more, there's a good chance the flooring may be pretty worn down. Keep in mind, it isn't necessary to replace all of the flooring in your home to help attract buyers, but new flooring in high-traffic areas, like your kitchen, living room or hallways, can make a big impact. You may also be able to do some repairs to existing flooring where possible. For example, you may fix your [hardwood floor](#) where there are scratches. For tile, you may replace the broken ones with new ones in little or no time at all.

4. Do Some Landscaping

First impressions are important, and your landscaping is a major part of that for potential buyers. To help keep your yard in tip-top shape, consider [trimming trees](#) and shrubs, [mulching flower beds](#) and covering bare spots with flowers.

5. Replace Doors and Windows

If your windows and doors are looking a little run-down or are letting [drafts](#) in, it may be a good idea to consider replacing them. In fact, steel front doors may add safety to your home and you can potentially recoup more than 90 percent of the cost, according to Remodeling Magazine's 2016 report. Don't forget to highlight new windows or doors as selling features to prospective buyers.

6. Fix Up Your Siding

Your siding may be one of the first things prospective buyers see when they come to your home. If your siding is in need of some upkeep, you may want to consider some inexpensive tasks like power washing the exterior, repainting, filling in cracks or holes or repairing trim. If you're uncomfortable doing these maintenance tasks yourself, contact a siding professional to help.

Continued on next page

7 Home Remodeling Ideas to Consider Before Selling (Continued)

7. Replace Your Garage Door

Like a front door, a garage door can encounter a lot of elements. In time, the door may not work properly and look very weathered. While you can improve the facade with paint or replacing hardware, an older garage door (10+ years) might be worth replacing. A new garage door can cost anywhere from **\$500 to \$2,500**, depending on the material you choose, the features of the door (such as windows or insulation), and whether you need one, two or three doors.

Renovating your home before putting it on the market may sound expensive, but there are many ways to upgrade your abode without breaking the bank. You just need to look at your home like a prospective buyer would and consider making changes for a greater curb appeal.

If you have questions about anything in this article, please feel free to contact Christine Routt at 281-686-2836 or email, Christine.routt@sothebyshomes.com.



**Save the date, October 26, 2019
Annual Tealwood Halloween Bash!**

It's almost time for our Annual Halloween Bash on the Longworth Cul-De-Sac from 5pm to 7pm! Last year's party was a huge success. This year we will be setting up the day before and would love to have your help. If you have any ideas or suggestions for activities at the party or want to support the neighborhood and help set up, please contact Christine Routt @ 281-686-2836.