

the
Tealwood Times

Tealwood is a great place to call home.

A Message from the President

Hello again friends and neighbors,

It's been quite an eventful first half of this year. We survived the freeze in February with only a few issues, including replacing many of the sprinkler risers and flowers on the islands. With all of the recent rain everything is coming back nicely. Many of the residents have also made improvements to their properties which has made the neighborhood even more beautiful.

Your HOA board was able to have their first in-person meeting in over a year. We are planning to provide all residents with a new directory this summer to include all of our new neighbors. We also continue to review options to improve safety and security. We really appreciate all the efforts of our current board members.

I would encourage you to become more involved in our neighborhood and volunteer for a future position on the Tealwood HOA Board. We need new members and we want to make sure we are representing the entire community. It's not a big time commitment

we are always looking for participation from new and seasoned residents. *We do not want to raise our dues because we had to hire a management company. If we do not get new residents to take the place of our current board members, we may have to!*

To learn more about positions that will be open, please go to our website at: Tealwood.org or contact me at 713-516-3149 or Malek Bohsali at 713-204-4076.

Scott Washburn, Tealwood HOA President

April Yard of the Month Winners
Suzanne and Jere Noerager
12358 Longworth Lane



What's going on? Potluck/Fun Day Party on Saturday June 26, 5pm to 7pm

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**Looking for A Host for
 the Next
 Flamingo Friday Party**
 If interested, contact Christine
 at 281-686-2836

Deed Restriction Reminder by Kavitha Tamerisa, VP of Architecture

The recent Houston freeze took us all by surprise. We have noticed many neighbors outdoors, replacing their foliage. It's been a beautiful sight to see. We have also seen many renovations around our neighborhood.

The approved Tealwood covenants are online at tealwood.org.

In order to keep our neighborhood in pristine condition, it takes all of us to maintain the exterior of our homes and yards at all times.

- Please keep any refuse/debris hidden from view except on collection days
- Remove any objects visible from the street that detract from the visual attractiveness of our neighborhood. This should be done the days of collection which are Monday, Wednesday and Thursday
- 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 it seems minor.

Thank you for helping to keep Tealwood a great place to call home!



Summer Block Party! Inviting Everyone To the Festivities On the Longworth Cul-De-Sac June 26 5pm to 7pm

It's been a tough year for all of us! Let's come together to mingle and relax at our first ever SUMMER BLOCK PARTY!

There will be a Bouncy house for the kids, a slip-n-slide for the adventurous, music, Food Trucks and Kona Ice!

To be enjoyed is the delicious food for purchase, watch and laugh with the kids and catch up with your neighbors. Bring your favorite beverages, towels and your appetite. You won't want to miss it.

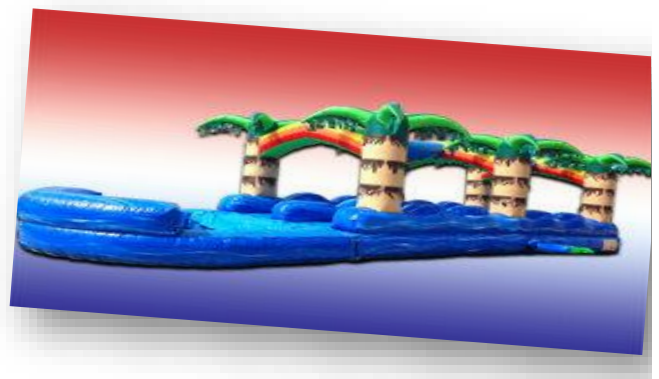
Date: June 26, 2021

Time: 5-7 PM

Place: Longworth Cul-de-sac

If you have questions, please contact Christine Routt at 281-686-2836 or Kavitha Tamerisa 832-863-4945.

Thank you, Your Tealwood HOA Board of Directors



***SPECIAL REQUEST To Keep the Neighborhood Beautiful
and Encourage Pet Owners to Clean Up After Their Pets***

Greetings Neighbors!

Hopefully everyone is doing well and feeling optimistic as we enter the summer season. Thank you to all of you who have been working on sprucing up the appearance of your yards and homes. Tealwood is looking good! **We have a SPECIAL REQUEST!**

Many neighbors have brought to our attention a problem with some pet owners failing to pick up after their animals, and instead leaving the mess in neighborhood islands or yards. Although it is likely that most of you are handling your pets responsibly in the neighborhood, the volume of pet feces left behind indicates that we need to address the problem. **Please be sure to pick up after your pets and help to encourage others to do so as well!** We have included a paraphrased version of a relevant city ordinance for your reference below.

Sammy Says “Thank you for helping to keep our neighborhood beautiful and clean!”

Thank you, Your Tealwood Board of Directors

Section 6.24 Dog and Cat Feces

Houston requires any person in control of a dog or cat to promptly remove and dispose of feces that is left by the animal. Not having materials to remove the feces is not a valid excuse under the law. This law does not apply to feces left in the owner’s own yard. A person may receive a fine between \$75 and \$500 for violating this law.



Halloween Block Bash Is Back!
Save the Date – Saturday October 30, 4pm to 6pm
Looking for Ideas for food, fun and games!

We invite anyone who would like to participate on the Halloween Committee to please contact me at 281-686-2836 or Christine.routt@compass.com.

Thank you, Christine Routt, Tealwood Secretary and Social Chair



Tealwood Real Estate from 1/1/2021 through 6/8/2021

*Tealwood – Past 6 month – Quick Statistics, (4 Sold Listings Total,
Not Including Gessner Road)*

| | <u>Min</u> | <u>Max</u> | <u>Average</u> | <u>Median</u> |
|-----------------|------------|-------------|----------------|---------------|
| <i>List</i> | \$599,000 | \$1,232,500 | \$929,750 | \$943,750 |
| <i>Sold</i> | \$650,000 | \$1,184,000 | \$914,750 | \$912,500 |
| <i>LP/SF</i> | \$201.02 | \$374.67 | \$262.06 | \$236.28 |
| <i>SP/SF</i> | \$201.02 | \$354.08 | \$259.10 | \$240.65 |
| <i>SOLD DOM</i> | 0 | 81 | 33 | 2 |

Active Listings - 2

| | <u>Min</u> | <u>Max</u> | <u>Average</u> | <u>Median</u> |
|--------------|------------|-------------|----------------|---------------|
| <i>List</i> | \$849,000 | \$1,250,000 | \$1,049,500 | \$1,049,500 |
| <i>LP/SF</i> | \$236.36 | \$398.85 | \$317.61 | \$317.61 |
| <i>DOM</i> | 20 | 72 | | |

Pending Listings – 1

List Price \$999,000, LP/SF \$258.54 with 370 days on the market. Original list price \$1,029,000.

Gessner Active Listings 2

| | <u>Min</u> | <u>Max</u> | <u>Average</u> | <u>Median</u> |
|--------------|------------|------------|----------------|---------------|
| <i>List</i> | \$740,000 | \$875,000 | \$807,500 | \$807,500 |
| <i>LP/SF</i> | \$247.91 | \$288.30 | \$268.11 | \$268.11 |

1 Sold - \$619,000 at \$211.06 a SF with 104 Days on the Market



The Tealwood Times is
published by
The Tealwood Homeowners
Association
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Houston, TX 77224
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