

Tealwood Block Captains • 1994

Block	Captain	Homes	Addresses Covered
1	Leslie Menerey (464-5417) 367 Tealwood	13	355 - 375 Tealwood 12362-12370 Longworth
2	Robert Jackson (464-2521) 343 Tealwood	13	330 - 354 Tealwood
3	Mary Feller (468-8147) 322 Tealwood	12	301 - 327 Tealwood
4	Jere Noerager (467-4072) 12358 Longworth	14	12334 - 12359 Longworth
5	Donna Sloan (461-8565) 346 Tamerlaine	9	323 - 346 Tamerlaine 338 Vanderpool
6	Carol Piper (464-6279) 332 Vanderpool	13	303 - 332 Vanderpool
7	Laura Pincus (984-2932) 12326 Tunbridge	12	238 - 302 Vanderpool 12322 - 12331 Tunbridge
8	B. J. Frye (468-8670) 234 Vanderpool	10	202 - 234 Vanderpool 214 - 215 Tamerlaine
9	Faith Bechtel (467-3743) 218 Tamerlaine	10	302 - 322 Tamerlaine 218 Tamerlaine
10	Naomi Dempsey (461-7858) 246 Tamerlaine	10	242 - 259 Tamerlaine
11	Bonnie Ashford (468-8246) 234 Tamerlaine	9	222 - 239 Tamerlaine
12	Dona Badgett (461-6688) 12315 Longworth	14	12302 - 12330 Longworth
13	Jean Prince (984-2242) 303 Gessner Road	11	247 - 311 Gessner
14	Carolyn Purifoy (464-3211) 239 Gessner	11	226 - 246 Gessner
15	Gretchen Odum (467-0454) 223 Gessner	11	202 - 223 Gessner
16	Kathy Ellwood (984-9485) 319 Vanderpool Ln.	Distribution to 15 Block Captains	

The neighbors listed above have volunteered to serve as Block Captains. They try to "keep in touch" with the homes in their "block" and deliver the *Tealwood Times* and other notices as necessary. That saves the Tealwood HOA about \$300 per year.

Tealwood Times

Published By: The Tealwood Home Owners Association
P.O. Box 19090 Suite 158 Houston, TX 77224
President: Jim Harrison Editor: Bob Longmire

February 1994

Bob Eckels to Speak at Annual Meeting

◆ ◆ ◆ ◆ ◆
Election of 1994 Officers • Business Meeting • Social

wood Home Owners Association its annual membership meeting on 22, 1994 at 7:00 P.M. at the Forest Club which is located at norial Drive.

s will be our guest speaker. Mr. a well known Houston attorney, rved in the Texas legislature for 12 tate Representative from District wood's District). He is now ng for the Republican nomination 'Judge. Don't miss this prominent ind the chance to personally im on issues of interest to you. Mr. l be first on the evening's program il begin promptly at 7:00 P.M. ke every effort to be punctual.

the guest speaker, a short business ill be conducted. Please read the 's Message " by Jim Harrison, on a summary of the topics that will l in the business meeting.

ixer including refreshments will the evening.

1994 Nominees

The nominating committee, chaired by Bob Longmire with members Joe Piper, Doug Garrott and Lo Wallace, developed the following slate of officers and directors for 1994. This slate will be placed into nomination at the annual meeting on Feb. 22. Nominations will also be invited from the floor.

TOA Nominating Committee Slate 1994 Officers & Directors

Position	Nominee
Pres. Elect	None
Treasurer	Ada Till
Secretary	Leslie Menerey
VP Maintenance	Gary Williams
VP Architecture	Joe Piper

Director - 1 Yr.	Gary Williams
Director - 3 Yrs	Jere Noemger Herb Cusson

Officers & Directors Elected Previously	
President	Bob Longmire
Director - 1 Yr.	Bill Purifoy
Director - 2 Yrs	Joe Piper Don Martin

President's Message



is February again and time for the Tealwood Home Owners Association annual meeting. Details of the meeting are covered elsewhere in this newsletter and the official notice which accompanies it. In addition to the guest speaker, election of officers and financial reports, there will be several other topics which will be of interest to all members. These include a discussion of the affic problem and what might be done to improve the situation. Delinquent accounts and proposed measures to help enforce collection will also be presented as well as a report by the Architecture Committee. Your participation at this meeting is important in determining actions of the association, and I urge you to attend.

The meeting last year had the best turnout of any in recent memory. Approximately 85 attended but only 44 voting units were registered" (there were probably a few more in attendance that failed to register). Forty-four units represents only 25% of the 172 total homes in Tealwood. We were encouraged by the increased interest, but I would urge the other 75% also to come to the Memorial Forest Club on Tuesday, Feb. 22 at 7:00 P.M. You'll hear a good speaker, participate in the business of the association and enjoy a pleasant social get-together with your neighbors. See you there.

Jim Harrison



Good Neighbor Award

We hope that this first Tealwood Good Neighbor Award is followed by many more. The award was created to give recognition and thanks to any resident who does something "special" to benefit his neighbors or Tealwood in general. Please send in your nominations by completing the form below and mailing it to the Tealwood Owners Association.

To: The Tealwood Owners Association
P.O. Box 19030 Suite 158
Houston, TX 77224

My nominee for the "Good Neighbor Award" is:

Name _____

Address _____

He(She) deserves this award because _____

Your Name: _____ Date: _____

Meet the Nominees

Treasurer • Ada Till (247 Tamerlaine) • Served as Treasurer in 1993 • Tealwood resident for 2-1/2 years • Masters Degree from Texas A&M • A C.P.A. specializing in tax.

Secretary • Leslye Menerey (367 Tealwood) • Hails from England • Tealwood resident for 9 years • Homemaker (her "Aussie" husband, Robert, is in the oil field chemical business) • A vigorous morning "power-walker" • Serves as docent for the Museum of Fine Arts.

V.P. Maintenance & Director (1 Yr) • Gary Williams (242 Vanderpool) • 15 years in Houston, 2+ in Tealwood • President of his own company, Williams Industries, Inc., - General Contractors, specializing in commercial and retail construction • Also a Texas A&M grad.

V.P. Architecture • Joe Piper (332 Vanderpool) • Served in 1993 as V.P. Architecture and Director • 20+ years in Tealwood • Retired Gulf Oil executive.

Director (3 Yrs.) • Herb Carson (306 Gessner) • 5+ years in Tealwood • Retired Exxon marketing executive • Formerly served as President of Owners Association for San Felipe Square Townhomes • An engineering grad from Stanford.

Director (3 Yrs.) • Jere Noerager (12358 Longworth) • 4+ years in Tealwood • Holds engineering position with Exxon Production Research • PhD from Purdue • Served as President of the Homeowners Assoc. for Hunters Creek Village in the 70's. • Winner of first Tealwood Good Neighbor Award.

Better still, introduce yourself to the nominees at the annual meeting on Feb. 22. You should really get to know these neighbors who are willing to serve as officers and/or directors of the TOA Homeowners Association. They are trying their best to look out for **your** interests.

1994 • TOA Budget (Summarized)

Revenues	
Maintenance Fees	62,000
City of Houston Rebate	6,500
Interest	1,000
Total Revenues	69,500
Expenditures	
Legal/Accounting/Office	3,000
Insurance	2,000
Maintenance & Repair	9,000
Security	10,000
Utilities	6,500
Waste Disp.	38,000
Contingency	1,000
Total Expenditures	69,500

This is a summary of the 1994 TOA budget. The detailed budget will be presented for review and approval at the Annual meeting on Feb. 22.

Welcome to Tealwood

Ann & Gerald Broussard
338 Gessner

Dr. Tom Youens
338 Tealwood

Shirley & Lamar Russell
230 Tamerlaine

Citizens on Patrol

Jim Fick lives in Memorial Forest subdivision and was invited to attend the recent TOA Board meeting to describe the "Citizens on Patrol" program that has been so successful in his neighborhood for the last three years. Before the program was instituted, Memorial Forest was having severe crime problems averaging 6-8 burglaries per month. Then a tragic crime occurred one day when a woman resident jogger was kidnapped near Perthshire and Gessner and was subsequently raped. That galvanized the neighborhood, and they decided to form "Citizens on Patrol". The Houston Police Department helped them organize the program and trained the drivers. Interested neighbors sign up to drive a 2 hour shift once per week. Each uses his own car. At the start of his shift, he is given two magnetic door logos (Citizens on Patrol), a cellular phone powered from his car cigarette lighter and a log book. He drives slowly through the entire neighborhood carefully observing any activity. If something unusual occurs, he tries to get a description of the suspicious person or vehicle (including license plate) enters it in his log book and calls the Constable if he feels the incident warrants such a response. He never takes any direct action himself. He just observes and reports. The Memorial Forest program has been enthusiastically

supported by the residents. They have enough drivers (both men and women) to cover from 8:00 am to 9:00 pm seven days per week. The results have been remarkable!! Of first importance, crimes in their subdivision have dropped to about 1 or 2 per year. But there have been other important benefits, according to Jim Fick. A close camaraderie has developed among the patrol drivers. Most of them hardly knew each other before and now they share a common responsibility which has led to genuine friendship. This has spilled over into the entire community and is credited with an improved overall neighborhood spirit. Even the cut-through traffic (with which they are also plagued) seems to be slowed down somewhat, just because of the visible presence of the patrol car driving very slowly through neighborhood streets.

The TOA Board will further investigate this program and its possible applicability to Tealwood. In the meantime, it would be interesting to know if such a program has any appeal to our Tealwood residents. If you have an opinion, either pro or con, let Bob Longmire hear from you at 461-1205 (238 Vanderpool). If you get his answering machine, be sure to leave your opinion or your name.



Welcome Newcomers



Kathy and Ron Schutz (pronounced like "shuts the door") and their daughter Emily moved into 346 Tealwood a couple of weeks ago and are hard at work with redecoration and renovations. Kathy is originally from Missouri and Ron from New Jersey, but they have been Houstonians for awhile living the last 8 years in Sugar Land. Ron is a graduate of the Merchant Marine Academy and received his M.B.A. from New York University. He is currently Director-Special Agent for Prudential Insurance with an office

at Echo Lane and I-10. Emily will be graduating from high school in a few months and will enroll as a freshman at the University of Texas in Austin in the fall. All three newcomers are certified in Scuba diving and have explored the depths at many exotic sites. The Schutzes are members of the Memorial Drive United Methodist Church. They were attracted to Tealwood because of its location, general attractiveness and the "good things" they heard about the neighborhood.

Tealwood Times

Published By: The Tealwood Homeowners Association
P.O. Box 19030 Suite 158 Houston, TX 77224
President: Bob Longmire Editor: Bob Longmire

April 1994

Sixty Residents Attend Annual Meeting Hear Bob Eckels • Elect 1994 Officers

meeting of the Tealwood Homeowners was held on February 22, 1994 at the rest Club. Approximately 60 residents representing 42 of the 172 homes that make up Tealwood attended. Those attending gave a good reception to the new speaker, Bob Eckels (Republican County Judge). Mr. Eckels outlined improvements he would work for, if elected, and emphasized the importance of coordination among the various law enforcement agencies. He pointed out how this would be valuable to a neighborhood like Tealwood that straddles the border between two municipalities, Houston and The Woodlands.

Bob Longmire opened the business meeting with the installation of officers and directors for 1994. New officers and directors are listed on the remainder of the business meeting was presided over by Bob Longmire, newly installed

president. Bob Longmire gave a brief financial report and presented the 1994 budget which was approved by the attendees. Questions or comments by the attendees were handled by Ms. Till also reported that there were no delinquent in payment of their fees. Appropriate legal actions were

underway to make collection. There followed a discussion of other actions that could be taken against delinquents. A show of hands indicated that the membership strongly supported publishing the names of delinquents in the Tealwood Times. However, the response was mixed on the question of stopping garbage collection of delinquents.

Joe Piper gave a brief report for the Architectural Control Committee. He emphasized the importance of being familiar with the deed restrictions and of making early contact with the Architectural Control Committee before starting on any home renovation project. Jim Harrison reported on the continuing study of alternatives to reduce and slow the Tealwood cut-through traffic.

Before adjourning the meeting, Bob Longmire, on behalf of the homeowners, expressed thanks to the outgoing officers and directors and to the 16 block captains who continue to serve their neighbors so well.

The social mixer that followed gave the attendees an opportunity to chat with each other and the club officers and directors and to share the delicious treats that were supplied by Dona Badgett, Audrey Brown, Nancy Campbell, Elise Dalton, Ruth Harrison, Carol Sigler and Donna Sloan. Thanks, neighbors!!

1994 Officers/Directors

President	Bob Longmire
Treasurer	Ada Till
Secretary	Leslye Menerey
VP Maintenance	Gary Williams
VP Architecture	Joe Piper
Director - 1 Yr.	Gary Williams
	Bill Purifoy
Director - 2 Yrs.	Joe Piper
	Don Martin
Director - 3 Yrs	Jere Noerager
	Herb Carson

Board Meeting

The TOA Board met on March 15, 1994. Some of the topics covered are summarized below:

Delinquent Maintenance Fees

- The Board decided to publish in the Tealwood Times, the names of homeowners who were delinquent in payment of their maintenance fees. These homeowners would first be notified by letter that such action was imminent unless payment was received promptly.
- It was agreed not to stop garbage collection for delinquent owners.
- Full support was given for continuing the legal steps to collect delinquent fees, including foreclosure on the properties involved.

Up-date By-Laws and Deed Restrictions

There was general agreement that the current By-Laws and Deed Restrictions should be reviewed for possible revision up-dating and clarification. Deed Restrictions from neighboring sub-divisions will be examined as part of this study.

Christmas Decorations

Despite the theft of the large wreath from the Tealwood brick wall at Memorial/Gessner in 1992, the board decided that we should try again to develop some appropriate Christmas decorations.

President's Message



I open this message by again expressing thanks on behalf of the homeowners to Jim Harrison, our outgoing President. Jim had to take over the Presidency on very short notice when Dave Dickson, then President, moved from Tealwood in early 1992. But Jim lost no time in providing effective leadership to the Homeowners Association. Though his official role as President is ended, his contributions will continue to benefit the Association as chairman of the traffic study committee. Jim will attend all board meetings so that the current board members may take advantage of his background and judgement on various association matters. He has also volunteered to assist me in re-organizing and consolidating the association files.

As your new President, I pledge to do everything I can to further the purpose of the Homeowners Association, which is to promote the general, civic, aesthetic and social welfare of the owners and residents of Tealwood. I am always open to any suggestion or any criticism and I invite both, either through your Block Captain or to me at 461-1205.

From the beginning though, I must say that it is not the role of the Homeowners Association to resolve or referee differences or disputes between neighbors on matters that affect them alone. For example, I got a call recently from "Mr. A" asking me to do something about "Mr. B" who was parking his vehicle directly across the street from "Mr. A's" driveway. Even though I may sympathize with "Mr. A", this is not a matter that justifies action by the Homeowners Association or one of its officers. Situations like this are best resolved by friendly and considerate communication and accommodation between the neighbors involved. So let's talk to one another and be considerate of one another, and minor irritants will never grow into major problems.

Bob Longmire

Delinquent Maintenance Fees Can Snowball!!

As most Tealwood homeowners know, Maintenance Fees are due each year and are payable to the Homeowners Association by January 1. For a typical home in Tealwood on a lot of 10,000 square feet, the maintenance fee for each of the last two years has been \$320. Unfortunately, there seem to be a few homeowners who fail to pay maintenance fees on time. When that happens, the Homeowners Association must embark on a series of actions to collect the fee. Needless to say, that costs money. And in the final analysis, the delinquent homeowner will have to bear the extra costs which can mount rapidly.

Here's how it works. Let's say that a homeowner drags his feet and fails to pay on time. About two months later he receives a letter from the Homeowners Association advising him of his delinquency. If he does nothing for another month or two, he will receive another letter, this time a registered letter from the Association's attorney advising him that foreclosure proceedings will be instituted unless prompt payment is made. And it gets worse the longer one delays. Interest builds up, and attorney fees escalate with each legal step taken. For example, by the time of foreclosure, the attorney fees have probably mounted to over \$1,000 and total liability has grown to nearly \$1,400 and the homeowner faces forced sale of his property. Very unpleasant!!

The moral of this story: Prompt payment of Maintenance Fees is the economical as well as the responsible thing to do!!



New Tealwood Directory ^{Apr 94}

Work is underway to compile and publish a new Tealwood Neighborhood Directory. The target for completion is early June and distribution to each home will be made then. The last directory was published two years ago in May 1992. Again as in 1992, Ms. Pat Minnis Barbee of John Daugherty Realtors, will arrange for the printing and binding of the new directory at no cost to the Tealwood Homeowners Association.

Every effort will be made to ensure that the directory has the most up-to-date information on each home. Directory "inquiry" slips are being delivered with this issue of the Tealwood Times. They will show the latest information we have on the residents at each address. If that information is correct the resident need not take any action. However, if the information is incorrect or incomplete, the resident is asked to make the corrections and/or additions and return the slip to his block captain no later than May 15, 1994.

We need cooperation from each resident in order to complete this project in an accurate and timely manner. Please don't procrastinate! Review your "slip" NOW and get any changes to your block captain PROMPTLY !! THANKS.

For Sale



At press time there were 10 homes listed for sale in Tealwood

231	Gessner
310	Gessner
12303	Longworth
12359	Longworth
307	Tealwood
319	Tealwood
371	Tealwood
302	Vanderpool
307	Vanderpool
327	Vanderpool

TEALWOOD SAFETY & SECURITY

By Don Martin

On May 24, 1994, I was visited by one of our contract deputies. He related an incident that had occurred in the neighborhood where residential glass had been broken by a group of under age individuals, apparently under the influence of alcohol.

The deputy requested that we advise all residents that drinking by minors ("minors in possession") will not be tolerated, and that violators will be arrested.

If you see this type of action, call the Constable Patrol. If you have kids who might fall for this type of peer pressure, warn them of the consequences. They will at least spend some time in jail, and if warranted, worse! We are still each others best defense against crime. Watch out for your neighbor, remain alert at all times to strange activity, and don't be bashful about calling the Pct. 5 dispatcher at 463-6666, or HPD at 911.

Neighborhood Directory

The project to up-date the Tealwood neighborhood directory has been completed. Many thanks to the Block Captains for the contacts they made. Thanks also to the residents for responding with the "change slips". Printing should be underway soon and the new directories should be delivered to the residents sometime in late June or early July. As you know Ms. Pat Minnis Barbee of John Daugherty Realtors arranges to have the directories printed and bound at no cost to the Tealwood Homeowners Association. Ms. Barbee also delivers the directories to each home.

Secure Your Home Before Leaving on Vacation

By Bob Longmire

I was with a group of friends the other day and they were talking about what they did to secure their homes before leaving on vacation. I must say I picked up some good ideas, although I probably won't do everything I heard about. There is one I surely will do - **turn off the valves to the clothes washer.** One of my friends didn't one summer and that's just when the rubber hose decided to split, flooding several rooms before a neighbor noticed the water seeping from the back door and took action.

Here are some other ideas:

- Place your very valuable items in a bank safe deposit box.
- Stop your mail delivery or get a neighbor to retrieve your mail.
- Stop your newspaper delivery. Get a neighbor to pick up that "freebie" that comes once per week.
- Ask a neighbor to occasionally park in your driveway and to occasionally put his garbage in your can. You can reciprocate when they leave for vacation.
- Arrange for your lawn to be mowed & trimmed regularly.
- Run your air conditioner to prevent mildew, but the set the thermostat up a bit.
- Unplug everything else that's not necessary
- Leave your curtains drawn
- Have some lights activated by a timer to turn on and off occasionally.
- Leave a radio on tuned to a talk station or put a TV on a timer to play in the evenings.
- Notify the Constable of your planned absence. You can get a form for doing so by calling 463-6666.
- Leave a house key with a neighbor in case of an emergency.

Tealwood Times

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P.O. Box 19030 Suite 158 Houston, TX 77224
President: Bob Longmire Editor: Bob Longmire

June 1994

TOA Board Meeting Security • Maintenance Fee Delinquents

wood Homeowners Association at on June 7. Eight of the ten directors attended. The principal issues discussed are summarized below:


Maintenance Fee Delinquents: neys have filed suit against two or failure to pay prior annual ice fees. Procedures were agreed kpedite collection of future ice fees or to take prompt legal inst delinquents. The Board has a "Zero Tolerance Policy" in) maintenance fee obligations, by January 31 is considered "on-ry later payment will incur interest ary 1. Legal action will commence

if payment is not received by February 28/29. This policy will be clearly communicated to each homeowner every December, both in the Tealwood Times and in a note accompanying the maintenance fee invoice.

Neighborhood Security: Glen Cheek, Pct. 5 Constable has called an important meeting on June 15 to discuss the Constable Patrol Program which has recently come under attack. Two TOA Board Members will attend that meeting. The Citizens on Patrol program was further discussed and the President was authorized to contact Whispering Oaks about the possibility of a joint program with them.

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possibility, even when allowing for a ten foot antenna, as permitted by our Deed Restrictions. As a result, we are advised that People's Choice is not offering their service in our area.

Peoples Choice TV 
news for those of you who may be d in subscribing to the new cable TV now being offered by Choice TV. It appears that l reception depends on "line of mission from one of the tallest in downtown Houston. The tall our neighborhood preclude this



Go
Rockets

**Tealwood Homeowners Association
1994 Officers & Board • Biographical Info**

- **Bob Longmire** (President)
• 238 Vanderpool • Originally from New Orleans • Tulane Univ. grad in Chem. Engineering • Retired from Exxon after 37 years - mostly in international supply, transportation and marketing • Lived 21 yrs. in New Jersey and 3 Yrs. in Tokyo
• Tealwood resident since 1986.
- **Ada Till** (Treasurer) • 247 Tamerlaine
• Second year as TOA Treasurer
• A Tealwood resident for 2-1/2 years
• Masters Degree from Texas A & M
• a C.P.A. specializing in tax.
- **Leslye Menerey** (Secretary)
• 367 Tealwood • Hails from England
• Tealwood resident for 9 years • Homemaker (her "Aussie" husband, Robert, is in the oil field chemical business) • A vigorous morning "power-walker" • Serves as docent for the Museum of Fine Arts.
- **Gary Williams** (V.P. Maintenance & Director) • 242 Vanderpool • 15 years in Houston, 2+ in Tealwood • President of his own company, Williams Industries, Inc. - General Contractors, specializing in commercial and retail construction
• A Texas A&M grad.
- **Joe Piper** (V.P. Architecture)
• 332 Vanderpool • Serving his second year as V.P. Architecture and Director • 20+ years in Tealwood • Retired Gulf Oil executive.
- **Don Martin** (Director) • 12370 Longworth
• Native of Houston • U. of Texas grad
• Currently Staff Lt. Fort Bend County Sheriff Dept. • Formerly an FBI agent
• Over 30 years in law enforcement
• Firearms specialist.

- **Bill Purifoy** (Director) • 239 Gessner
• From West Texas (Anson) • U. of Texas business graduate -member of the first class with a major in Insurance • Built up his own insurance business for over 20 years, then sold out • Continues as agent for Jardine Insurance specializing in construction insurance • Served as President of TOA in 1990-91 • Is the Election Judge for the Republican party for Precinct 575.
- **Herb Carson** (Director) • 306 Gessner
• 5+ years in Tealwood • Retired Exxon marketing executive • Formerly served as President of Owners Association for San Felipe Square Townhomes • An engineering grad from North Carolina State.
- **Jere Noerager** (Director)
• 12358 Longworth • 4+ years in Tealwood
• Holds engineering position with Exxon Production Research • PhD from Purdue
• Served as President of the Homeowners Association for Hunters Creek Village in the 70's.
- **Jim Harrison** (Past President)
• 338 Vanderpool • a native Texan • almost 19 years in Tealwood • Graduate of T. C. U. in Geology • Retired from Amoco after 34 years service, mainly in exploration • then a second career for 8 years as a private consultant • Served as TOA President during 1992-93.



**More on
"Citizens on Patrol"**

June 84

An article was featured in the last issue of the *Tealwood Times* covering the Citizens on Patrol program used by two of our neighboring subdivisions, Frostwood and Memorial Oaks. Tealwood residents were asked to express their opinion, pro or con, about such a program. Only a few did, so it is still not apparent whether such a program would find support in Tealwood. Frankly, the subdivision is probably a bit too small to mount an effective program by itself. It takes less than 10 minutes to drive slowly through the entire Tealwood subdivision of 172 homes. That means that a driver would be making 12 or more "loops" during his two-hour shift - a bit much. "Merging" with another nearby subdivision would increase the number of homes and patrol area to a more practical level. One such subdivision is Whispering Oaks, just east of Gessner from us. They have about 140 homes. Combining the two subdivisions in a program would thus have over 300 homes from which to draw

volunteers. Even with the larger area to cover, each homeowner could expect to see a "Citizens on Patrol" vehicle pass by every 20 minutes or so. A minimum program could be initiated, covering from 10 A.M. to 6 P.M. during the five week-days. That would require 20 drivers (2-hour shifts) and a substitute pool of another 10 - a total of 30 volunteers. That should be possible when drawing from over 300 homes. The two week-end days could probably be added with another 10 volunteers.

This possibility will be further explored and discussions with Whispering Oaks will be initiated. In the meantime, the TOA Board would like to have a better feel for whether such a program has appeal to Tealwood residents. Please call and let us have your opinion, pro or con.

Don Martin, Security Director
465-9827

Maintenance Fee Delinquents

As of June 1, 1994 two lots/owners continue to be delinquent in payment of the Tealwood annual maintenance fees. They are as follows:

Lot	Address	Owner	Years Delinquent	Amount Due
Lot 2 Block 1	371 Tealwood	C. A. Brinkman	3	\$1,888
Lot 23 Block 4	209 Gessner	G. Aubin	2	\$2,031

The Amount Due shown above includes the overdue Maintenance Fees, Interest & Penalties and Attorney Fees as of June 1, 1994. The Tealwood attorneys have filed suit against the owners listed above to force payment of amounts due.

Tealwood Newcomers

Tish and Mark Brady moved into 12359 Longworth in August. They hail from Philadelphia where they were born and raised - so the sunny south will be quite a change for them and their three children, Mark, Jr. (16), Lauren (13) and Sean (10). Mark, Sr. graduated from Lasalle University with a major in linguistics and speaks fluent Spanish - very handy in Houston. He has had extensive experience in the travel business and moved to Houston to become Senior Vice President for the Friedkin Adventure Companies who specialize in safari travel to East and South Africa (for both photographers and hunters). The Bradys are members of the St. Cecilia Catholic Community.



Roy and Kathy Meredith and their daughter Caroline moved into 371 Tealwood this summer. They are all native Houstonians having lived previously in Nottingham Forest. But they knew Tealwood from visiting friends here and "always liked the neighborhood." Roy is an Southern Methodist alumna and Kathy hails from Sam Houston Univ. She is now a Physical Education teacher at Greenwood Forest Elementary School where Caroline is a student. Roy is Sales Vice President for Sisco - a pipeline equipment company. The Merediths are members of Grace Presbyterian Church and Champions Golf Club. Roy is past-president of the Touchdown Club of Houston.



Volunteers are needed for a committee to develop and arrange some appropriate Christmas decorations for our neighborhood. Several years ago a large decorated wreath, on the entrance wall at Memorial and Gessner, was stolen. Since then we have had no Holiday Season decorations. In their March 15, 1994 meeting the TOA Board decided that we should try again and voted to provide some financial support for the project.

If you are interested in helping with this activity please call

Gayle Longmire • 461-1205



Tealwood Times

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P.O. Box 19030 Suite 158 Houston, TX 77224
President: Bob Longmire Editor: Bob Longmire

October 1994



You're Invited to a Neighborhood Coffee



Where: Home of Mary Feller
322 Tealwood

When: Wednesday, Nov. 16, 1994
10:30 A.M. to 12:30 P.M.

This is a great chance to share some time and some treats with your neighbors and to welcome newcomers to Tealwood.

Attention Tealwood Men

*Don't believe that old saying, 'Men don't go to coffees.'
How old fashioned!! Please do come and meet some other Real Men!!*

RSVP by Nov. 13 to
Mary Feller • 468-8147 or Nancy Campbell • 827-1747

Please Vote

By Bill Purifoy



Tuesday, November 8, an election will be held to elect United States Senator, Governor of Texas, Lieutenant Governor and many other high ranking offices as well as numerous judges for Harris County. I would like to take this opportunity to encourage each one of you to take the opportunity to vote. There are three ways to accomplish this. You can cast an early vote in person or you can obtain a ballot to mark and mail in. The third method is to come to

Buckner Haven Retirement Home at 501 Memorial Drive to vote in person on Nov. 8. The poles will be open from 7:00 A.M. to 7:00 P.M. that day. There are approximately 1,200 registered voters in Precinct 575 and in the November election of 1992 over 1,000 of the registered voters exercised their right to vote. In 1990 this number dropped to slightly under 800 and in 1992 the number of voters dropped to slightly under 600. Please take the time to vote in this election and bring a friend.

For Sale



At press time there were 6 homes listed for sale in Tealwood.

- 239 Gessner
- 310 Gessner
- 254 Tamerlaine
- 335 Tealwood
- 303 Vanderpool
- 327 Vanderpool

Fee Collections

We are happy to report major progress in the collection of delinquent maintenance fees that were reported in the June 1994 issue of the Tealwood Times. The overdue amounts totalling \$3,919 for the properties at 371 Tealwood and 209 Gessner were paid in full.

Traffic Control

One of the remedies to our "cut-through" traffic problem that is still being considered is the use of "traffic humps." These are not the familiar "speed bumps" found in parking lots which slow traffic to 5-10 MPH, but low amplitude, broad "humps" designed to allow comfortable passage at 20 MPH. The city of Houston is still studying "speed humps" but Bunker Hill has actually installed some. If you'd like to experience a "speed hump", just drive on Plantation (south of Memorial) or Stoney Creek, both in the Whispering Oaks subdivision, where some have been installed.

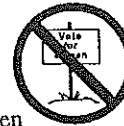


Reminder New Mailing Address

Constable - Precinct 5
17423 Katy Freeway
Houston, TX 77094-1311

The Patrol Assistance phone number is still the same • 463-6666.

Political Signs A Neighborhood No-No



This is the time of year when political juices really start to flow. There's a big election day coming (See Bill Purifoy's article on voting) and it's nice to see some of our neighbors taking an active interest in politics and enthusiastically supporting their favorite candidates. But we must remind everyone that the display of political signs is not permitted under the Tealwood Deed Restrictions. Section 9 says in part: "No signs of any kind shall be displayed to the public view on any lot except one sign ... advertising the property for sale or rent..."

Welcome to Tealwood

Tish and Mark Brady
12359 Longworth

Suki and Steve Hwang
319 Tealwood

Kathy and Roy Meredith
371 Tealwood

Evelyn and Ramon Miro
307 Tealwood

See article on Page 4 for more details

SAFETY & SECURITY

By Don Martin

I'm sorry to report that we had an armed robbery in the heart of Tealwood in August! During the middle of the week, and in the middle of the afternoon, a neighbor came home early from work. He pulled into his garage, and was just about to open his back door when a "young black man" put a gun to his head. After taking his wallet, his watch and his keys, the robber also took his car - which was later recovered undamaged parked in a lot on the corner of Westheimer and Gessner. My contact with the Houston P.D. the following week reflected no leads in the case. They were the only agency notified, and advised that they had received no reports of similar type robberies in our area, and surmised that this was an isolated incident. It would appear that our victim was selected because he left work early; was easy to follow; and presented an easy target in a neighborhood with access to a major street for getaway. Let me suggest that those of you who have automatic garage doors keep the door of your car locked until the garage is closed, and then exit the vehicle. This might make someone think twice about this type of activity.

I am aware of two "drive by shooting" incidents of recent vintage. Neither one has been verified, and one was a hole through the roof of a home in Frostwood. Considering the number of guns out there, and the apparent freedom that their owners feel in using them, we should probably expect more of this type of activity.

We are still each others best defense against crime. Watch out for your neighbor, remain alert at all times to strange activity, and don't be bashful about calling the Pct. 5 dispatcher at 463-6666, or HPD at 911.

A Safe Christmas

Maybe you have young children of your own, or maybe you're expecting grandchildren to visit for the holidays. There are lots of things you can do to make your home safer for them.

- ⤵ Check for items that cause choking; nuts and hard candies, as well as loose beads, marbles and ornamental objects.
- ⤵ Lower the temperature on your hot water tank to 120 deg. F.
- ⤵ When cooking, turn pot handles toward the back of the range.
- ⤵ Use tablecloths sparingly. Toddlers reaching for balance can pull hot food and/or pointed utensils down on themselves.
- ⤵ Anchor your Christmas tree well and hang your breakable ornaments on the upper branches.
- ⤵ Old cribs probably don't meet today's safety standards (for example, the spacing between the side slats). Experts recommend, "If your crib is more than 25 years old, it's best to throw it away."
- ⤵ Check out your home from a child's perspective. Crawl around from room to room on your hands and knees checking for obstacles, sharp corners on furniture and open cabinets. You'll probably learn a lot.



Xmas Decorations

Thanks to a few Tealwood residents the two brick entrance walls (Memorial at Gessner and Tealwood) now sport some modest Christmas decorations. You might remember that the last time anything festive adorned our entrance wall was three years ago, back in 1991. Or maybe you missed it then, because unfortunately, the large wreath affixed to the Memorial/Gessner wall was stolen just a few days after it was hung. That experience discouraged a repeat until this year, when the board decided to try again.

There were lots of ideas and several options were explored. Christmas lights would have been nice but a survey found that the original power supply to the "wall" was no longer in service and that restoring it might be rather costly. So it was decided to take a modest approach this year and "test out the water" to see if we can avoid another theft.



Volunteers ????

Jim Harrison is serving as Chairman of the Nominating Committee, responsible for developing a slate of Officers and Directors to be presented to the membership at the Annual Meeting. If you are interested in serving the Tealwood Homeowners Association in some capacity, please call Jim at 464-5884. GET INVOLVED!

Delinquencies • Status Report

The following homeowner remains delinquent in payment of maintenance fee and/or associated legal fees.

Owner	Address	Block/Lot#	Outstanding Balance
Jeff Seidman	202 Vanderpool	4/26	Approx. \$500

The Board Attorney has proceeded to file suit to fully recover all outstanding fees/costs.



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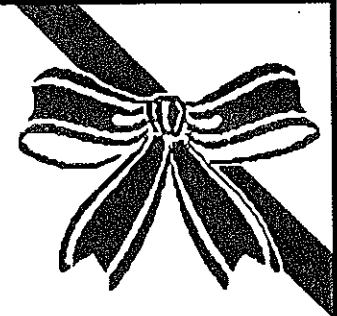
December
1994

To Our Tealwood Neighbors

Here's Wishing You a

Merry Christmas and

A Happy New Year



Your TOA Officers and Directors

Bob Longmire
Ada Till
Don Martin

Joe Piper
Leslye Menerey
Herb Carson
Jim Harrison

Gary Williams
Bill Purifoy
Jere Noerager

TOA Board Sets 1995 Maintenance Fee
Same as 1994 • Zero Tolerance Policy Adopted for Delinquents

You will probably have received your annual maintenance fee" letter by the time you read this. The fee has been set at \$0.032 per square foot, which is the same as last year, despite the fact that some expenses are expected to be slightly higher in 1995 than they were in 1994. However, fund reserves are adequate to cover these slight increases without the need to increase the maintenance fee. A detailed review of the fund financial performance for 1994 as well as the 1995 budget will be held at the annual homeowners meeting, scheduled for February 28, 1995.

In accordance with Deed Restrictions Sections 15-a & b), the due date for payment of maintenance charges is January 1, 1995. Any charges not paid by then are deemed delinquent." Any charges not paid by January 31 shall bear interest from the due date (Jan. 1) at 10% per annum.

Fortunately, most of our homeowners are very punctual in paying the maintenance fee. But the sad fact is that a few homeowners, for whatever reason, fail to pay by the due date and in some cases have remained delinquent for months and even years. Failure to pay the fees unfairly shifts the cost burden to the other homeowners.

So, in the spirit of "fairness" to all Tealwood homeowners, the TOA Board has adopted a "zero tolerance" policy towards any homeowner who remains delinquent in payment of the maintenance fee beyond the last day of February. A companion procedural timetable has also been approved. Here's what will happen.

Early December: The annual maintenance fee letter will be mailed to each homeowner. Due date for payment is Jan. 1. Interest starts to accrue (from Jan. 1) if not paid by Jan. 31.

Early February: Anyone delinquent will be notified by certified mail that the fee and accrued interest (from Jan.1) is overdue and prompt payment will be requested.

Early March: The Association's attorney will proceed to file suit against anyone still delinquent. That process can lead to foreclosure in order to recover the unpaid maintenance fee, accrued interest, attorney fees, court costs, and other collection costs.

These legal fees can mount rapidly. It would not be unlikely that failure to pay a \$320 maintenance fee would escalate to well over \$1,000 in total cost to the delinquent homeowner by the time of foreclosure.

The status of maintenance fee collections will be reported on a regular basis in the Tealwood Times. Fortunately, we are starting with an almost "clean slate" in that all past delinquencies have been cleared up with one exception which is reported elsewhere in this issue.

Let's start the New Year right! The Board thanks all homeowners in advance for payment of fees in a timely manner so that the steps described above for February and March will not have to be implemented.



Traffic Control

By Jim Harrison

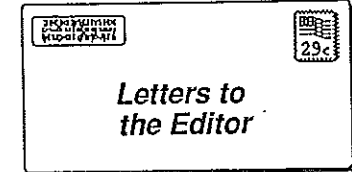
The City of Houston is planning a program to test the use of speed "humps" in a variety of traffic situations to evaluate their effectiveness in controlling speed as well as other aspects such as safety, cost, convenience of installation, etc. Recognizing this as an opportunity to obtain quicker action from the city in initiating a remedy for Tealwood's traffic speeding problems, the directors, in the meeting held December 6, 1994, authorized making a request to the city to select Tealwood as one of the test sites. There is no assurance that this will happen. If not, action by the city will be delayed for at least a year or more.

For those who may not be familiar with speed "humps", they are designed to allow comfortable passage at speeds of 20-25 MPH but become increasingly uncomfortable as speed increases. They have been in use several years in other localities, particularly in Dallas where they have proven to be successful and offer a more practical solution to speeding than stop signs.

The City of Bunker Hill has recently installed these devices in the Whispering Oak subdivision, which is immediately east of Tealwood, on Plantation and Stony Creek streets. For those who have not experienced a speed "hump", this is a very handy location to try them out.

Mark Your Calendar

Feb. 28, 1995
Homeowners
Annual Meeting



Dec 94

Letters to the Editor



"Both Houston and Bunker Hill have strict ordinances about dogs running loose in residential neighborhoods. Many families in Tealwood have pets and for the most part, their pets are well disciplined and remain confined in their own yard. Furthermore, most of us do not want to risk having our pets stolen or injured in an accident. There are a few exceptions where pets are allowed to run loose and perform nature's acts on someone else's property. This is not only against the law, but most discourteous and inconsiderate. The ordinances require that dogs should be accompanied by the owner. The ordinances have been in existence for many years. It would truly be a shame for someone to lose their pet through willful negligence or from being picked up by city authorities."

Tom Harrison, 12334 Longworth

The letter above was written in February 1991 and was first published in the Tealwood Newsletter then. It bears repeating now because there have again been several complaints from neighbors about dogs running loose. There is a specific case of a black & tan, smooth coated, terrier type (with no collar) that is often seen on Tamerlaine and has torn open trash bags causing a mess. Another Tealwood resident has complained about the constant yapping of a neighbor's dog. The solution to these problems seems obvious - be a good neighbor - and a considerate pet owner!!

We encourage you to write to the Editor with your comments and opinions. Submissions will be printed as space permits.