

The Tealwood Times

Tealwood is a great place to call home.

A Message from the President

Hope this newsletter finds you well and excited for the summer. Your HOA board held our first board meeting with our new board members on April 12th and I am confident we are positioned to serve our neighborhood well in 2023-2024.

In the April board meeting, we discussed the primary concerns raised at the March Annual Meeting and have agreed to an action plan to tackle the issues raised. The primary goals of this year's board focus on the following three areas:

1) Compliance with evolving state HOA laws: In this year's approved budget, we included added legal fees with the intention of updating our by-laws and governance to ensure compliance with evolving state HOA laws. An example of this is the newly formed independent Architectural Review Committee led by Nahid Haimonty and more fully described in her letter contained in this newsletter.

2) Enhancing neighborhood security: Though thankfully few in number, Tealwood has experienced burglaries and items stolen from cars. To help deter criminal activity, we are in active discussions with Flock Safety, working in concert with the Constables' office and Memorial Villages Police, to install these

automated license plate reading cameras at entrances to our neighborhood. We hope to get at least two cameras installed which would automatically notify police of stolen vehicles, misregistered vehicles, etc. entering our neighborhood and serve as a deterrent to would be criminals targeting Tealwood.

3) Neighborhood aesthetics: Generally, our neighborhood homes are well maintained, and meet/exceed requirements laid out in our Tealwood by-laws. Given the strength of concern raised at the Annual Meeting, our plan is to step up enforcement of these laws to promote the general aesthetics thereby ensuring the beauty of our neighborhood. These actions will ensure Tealwood continues to be a desirable neighborhood and all our continued enjoyment of our community. Soon, we will be sharing a letter addressed to all homeowners reminding everyone of the requirements under Tealwood by-laws.

I look forward to working with you and my fellow board members in continuing to maintain and improve Tealwood for each of our enjoyment.

Best regards,

David Knapp, President

What's going on?

October 28 4:30 – 7:00
Looking for Halloween Party
Committee Participants
Summer Ice Cream Social
July 8 @ 7:00
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Flamingo Friday Party
Is June 9 from 6pm-8pm
250 Vanderpool Lane
Maggie & Tyson Seeliger
Pg 4

HELLO NEIGHBOR!

I am excited to write my first newsletter article as the Chair of Architectural Review Committee. I was invited by the HOA to serve in this role starting March 2023. So far, I am thoroughly enjoying my new role. A little bit about myself, I am the mother of a beautiful four-year-old boy, Rishi, and a fulltime, licensed Architect. My husband Pratik, who is in the same profession and I have been running our own Architectural Design company PENH Studio LLC since 2017. We had a lot of fun designing and renovating 318 Vanderpool Ln, which we now call home. We are very excited to be part of this wonderful neighborhood.

Some friendly reminders:

With more people moving into the neighborhood and many construction works going around, Architectural Review Committee (A.R.C) would like to highlight a few key points:

1. All the exterior modification, alteration, repairs, decoration, redecoration, or improvements to the building need to get approval from the A.R.C., even if those are not visible from the street.
2. Apart from the building modifications, erecting any type of structure in a lot (for example: a shed, a playhouse, a swimming pool, a doghouse, a flagpole, a statue, yard signs etc.) need ARC approval.
3. Adding /modifying fence, pedestrian gate, exterior lights, landscape etc. needs ARC approval.
4. No building or other permanent structure should be constructed or placed on any easement or within the building setback lines as shown on the Plat.
5. Additionally, getting approval from ARC does not waive the requirements of getting approval from the respective city (either City of Houston or Bunker Hill Village).

Please submit application to the Architectural Board via email at:

tealwood.arch.review@gmail.com. The application can be found at the following link:

https://www.tealwood.org/_files/ugd/0016ed_2581e33fa9834005acb5db8c56b747a7.pdf

What happens if someone forgets to get approval from A.R.C and City:

1. **Doing something without the approval from the HOA is a violation of Tealwood Deed Restrictions. Meaning, HOA can issue fines and liens on the property if it deems necessary. And, homeowners may be required to remove unapproved or un-permitted improvements.**
2. **When selling the property,**
 - A) **The liens placed by HOA need to be cleared (if any).**

B) Also, making major improvements to the property without a permit from the city can be flagged and fined by a city inspector who is passing by and just curious to know what's going on.

C) City inspectors make sure that minimum code requirements are being met before passing the inspection. So, they are basically working as our eyes and ears if the contractor is trying to cut a corner.

D) Last but not the least, without a permit, there won't be any official records of the improvements to the property.

With lots of big families moving into the neighborhood and some families owning multiple vehicles, we request you to park your cars in the garage and on your driveways at the most. It is very important to keep the streets clear in case an emergency vehicle needs to enter. Also, parking cars in their designated places helps maintain the neighborhood aesthetic, helps to see our kids playing and riding bikes on the streets in clear view. A neighborhood becomes lively and protrudes the feeling of safety when we see people on the street whether walking, talking, or playing, let's work towards that goal.

Finally, Landscaping can make or break a project. Now that all the cold weather seems to have passed and we have these wonderful rains, it is a good time to pay attention to our yards. I have started taking landscaping quotes for our yard. This time we will be planting some of the hardiest plants. Based on my research, we have shortlisted Red Yuca (very hardy), foxtail ferns (even though they die in freeze, they come up easily if protected). For big trees, our backyard's new Egleston Holly and Yaupon Holly survived the freeze very well so we will be planting more of those.

Thank you!

**NAHID S HAIMONTY
CHAIR**

TEALWOOD ARCHITECTURE REVIEW COMMITTEE



Don't Miss our next party June 9, 6pm to 8pm **250 Vanderpool Lane** **Maggie & Tyson Seeliger**

Flamingo Friday is a casual, adults-only cocktail party hosted by a Tealwood homeowner. Everyone brings an appetizer to share and their choice of beverage. It's a fun way to meet and mingle with neighbors. For more information, or to be host for an upcoming Flamingo Friday please reach out to Mimi Mendenhall at social.tealwood@gmail.com.

Please see pictures of the previous fun Flamingo Friday party on the next page!

Summer Ice Cream Social

On Saturday, July 8 from 7-8:30 pm The Jenkins Family will be hosting an Ice Cream social from their driveway at 12323 Tunbridge Ln. Join us in the cul-de-sac for homemade ice cream (plus popsicles and Bluebell favorites!) and yard games.

Halloween Party

Our annual Tealwood Halloween party will take place October 28th on the Longworth Ln cul-de-sac from 4:30pm to 7:00pm. Please reach out to Mimi Mendenhall (social.tealwood@gmail.com) if you would like to serve on the Halloween Committee!



Social Year Round

Don't forget to join our Tealwood Community Info Facebook group for the most up to date news, and send your ideas for social events to Mimi Mendenhall at social.tealwood@gmail.com!

Thank You Rylie & Bryan Caldwell for the November, 2022 Flamingo Friday Party at 346 Tamerlaine. Your home is beautiful!



2023 Tealwood Yard of the Month Winners

May

12310 Longworth Lane
Kristi, Jason, Siena & Lane Radfar



February

226 Tamerlaine Dr.
Samuel and Cecile Giammalva



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