

the  
**Tealwood Times**

Tealwood is a great place to call home.

### A Message from the President

Dear Neighbors, Friends, and Tealwood Residents,

I hope you all are staying safe and looking out for others during this unprecedented time in our lives. I want to first say thank you to everyone who participated in our Tealwood Spring Clean Up to help improve the beautification and home values in our neighborhood. So far we have helped our community mend fences, cleared vines and power washed the Memorial brick wall, removed old signs, and tended and replanted all of the 7 islands on our Tealwood streets. Here's a picture of one of our recent improvements. Our next project is to tackle the ugly median on Tealwood Dr. We plan to have that completed in the near future.

Our last two Tealwood HOA board meetings were held via Zoom to address all outstanding and current issues. Our Tealwood HOA is doing well financially and will continue to address any issues that effect our community. We will continue to work with Memorial Villages Police Department, HPD, and the Constables to ensure the safety of our community. We are also gathering information and looking at the Return on Investment of the new ALPR (Automatic License Plate Recorder) cameras that are being used in several other neighborhoods in our area.

We also assisted others in our community that needed a little helping hand. Together as Texans and Tealwoodians we will get through this crazy time. Try to stay positive and rest assured that many people are working hard for a vaccine for this disease in the near future.

As many of us are working from home please look out for your neighbors and let any member of the Tealwood board know if any one in our neighborhood or our community can use our help. Be safe.

**Scott Washburn, Tealwood HOA President**



What's going on? No Flamingo Friday Parties Until Further Notice

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## Controlling Sod Webworms, By Jere Noerager

This year I have received a number of calls concerning tropical sod webworms, a common late summer to fall pest of turfgrass here in the Houston area. Callers say that numerous small, gray moths are flying out of the turfgrass when they walk across their lawns, or arising from their flower beds.

There are several species of sod webworms in Texas but it is the tropical sod webworm that is the most damaging to our lawns. The adults are tan to brownish moths about  $\frac{3}{4}$ " in size. They hold their wings out alongside their body when at rest, giving them a triangular shape like a fighter jet aircraft.

The adult moths do not feed on turfgrass but rather lay clusters of eggs on grass blades stems and thatch from which tiny caterpillars hatch in about a week. The larvae feed on the turfgrass blades, primarily feeding at night. They then hide in the lawn during the daytime. The larvae eventually pupate and emerge as adults to repeat the life cycle. Several generations of tropical sod webworms can occur during the year but it is generally the late summer to fall generations that are the most numerous and damaging to our lawns.

Areas of injury are usually spotty at first but can quickly grow in size as caterpillars migrate outward in search of food. In addition to identifying the adult moths, the larvae can be forced to come up out of the thatch by sprinkling soapy water on the turf, causing them to crawl up on grass blades. Larvae are usually light green from having consumed grass blades, with numerous dark, raised spots along the length of their body.

The turfgrass usually recovers in time but if already in a weakened state may die in some areas. Recovery of St. Augustine is especially slow when damage occurs in the fall. If three to four sod webworm larvae are found within a 6-inch-square section of dying sod, then chemical treatment is recommended.

There are several products including synthetic pyrethroids and the organic product Spinosad that are effective in controlling tropical sod webworms. However, finding an over-the-counter product label

for sod webworm control in turf can be challenging. ***It is important to spray early – and several times at one-week intervals - in an infestation before much damage has occurred.***

Insecticides can be applied in either spray or granular form. Spray solutions can be applied with a garden hose sprayer or compressed air sprayer. Watering the lawn before application will aid penetration into the turf. Granular insecticides are easier to use and generally provide more thorough coverage. This type of insecticide can be applied with a fertilizer spreader. Following application, the lawn should be watered for about an hour to wash the granules into the matted turf. Use insecticides containing *acephate* (Orthene®), *bendiocarb* (Dycarb® or Turcam®), *carbaryl* (Sevin®), or the microbial insecticides *Bacillus thuringiensis* ssp. *Kurstake* (B.t.k.) and ssp. *Aizawai* (B.t.a). The microbial insecticides are specific for caterpillars and thus do not harm non-target arthropods or animals.

For more information on tropical sod webworms see the following web sites:

<http://landscapeipm.tamu.edu/ipm-for-turfgrass/pests-turfgrass/sod-webworms/>

<http://harris.agrilife.org/files/2011/05/sod-webworm.pdf>



**HELLO NEIGHBOR!**

*With more people working from home, we have noticed that home improvements are being done around the neighborhood. If you are planning to perform any architectural improvements to your home, please submit plans to the Architectural Board via email at [tealwood.arch@gmail.com](mailto:tealwood.arch@gmail.com). Making any alterations without Board approval is in violation of the Tealwood Deed Restrictions.*

*We take pride in our community and ask that all residents adhere to our Deed Restrictions and those of City of Houston or Bunker Hill restrictions.*

*If your property is found to be in violation you will be contacted via email or written notice to rectify the issue with ample time to complete the work. If a homeowner fails to rectify the problem, fines and a lien can be assessed.*

*Neighbors are also reminded that Tealwood's Deed Restrictions require that, "No garbage or trash shall be maintained on a Lot so as to be visible from any street in the Subdivision or any neighboring Lot except to make the same available for collection and then only the shortest time reasonably necessary to effect such collection." Please remind your Landscaper as well.*

Thank you,  
Kavitha Shenoy, VP of Architecture

**Best Decorated Home Contest in lieu of the Halloween Block Party**

Out of an abundance of caution, your Tealwood Homeowners Association Board members have decided that it would be a wiser choice to have the contest. There will be a prize for the first, second and third place winners. With the advance notice of the contest, we look forward to some terrific decorations and very creative ideas. Picking the winner will be a difficult decision so we invite anyone who would like to participate on the awards committee to please contact me at [Christine.routt@compass.com](mailto:Christine.routt@compass.com).

The winners will be notified on October 30. Good luck Tealwood neighbors!

Thank you, Christine Routt, Tealwood Secretary and Social Chair





## Tealwood Real Estate Market 2020 And 2019



**As you might imagine, 2020 has been a year of trials and tribulations and one that most of us want to “just be over”**

Regarding activity in Tealwood, according to the Houston Association of Realtors, based on the past 12 month's of activity, there is a 5 months supply of inventory in Tealwood.

Currently there are 2 active listing currently on the market in Tealwood with an average sales price of \$914,000 priced at \$250 a sq/ft, an average of 3,645 building sq/ft and 107 days on the market.

There have been 2 homes sold this year and one on Gessner. The average, not including Gessner, sales price is \$1,125,750 at \$244 a sq/ft, an average 4,584 building sq/ft and 48 days on the market with an average sold price to list price of 95.45%.

The Gessner home sold at \$789,000 priced at \$235 a sq/ft, 3,356 building sq/ft and 147 days on the market at 99% sales price to list price.

**2019 was a more robust year with 8 homes selling in Tealwood and one on Gessner.**

Average sold price not including Gessner, was \$764,250 at \$231.51 a sq/ft, 157 days on the market, 3,341 building sq/ft and at 94.53% sales price to list price.

1 home sold on Gessner with a sales price of \$641,000 at \$204,66 a square foot, 3,132 building sq/ft, 48 days on the market and at 1.01% sales price to list price.



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# Tealwood Yard of the Month Winners August 2019 through July 2020

**April 2020**

322 Vanderpool, The Hennekes  
Andrew, Dave, Heather, Wesley and Evan



**February 2020**

242 Tamerlaine  
Mary and Feli Cantu



**December 2019**

250 Vanderpool, The Seeliger Family  
Tyson, Maggie, Anabelle, and Brody



**October 2019**

327 Tealwood Drive, Kolb Family  
Jill, Larry, Presley, Avery and Wyatt



**October 2019**

327 Tealwood Drive, Kolb Family  
Jill, Larry, Presley, Avery and Wyatt



**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!**



# Sauvignon John

John and Carly Whitehurst, residents of Tealwood, have just launched their own brand of California wine.

John and Carly started Sauvignon John with the dream of creating a high quality wine at an affordable price point that would be perfect for drinks with friends, dinner with family or sending to someone as a gift.

They began their journey in search of a complete red with rich berry flavors and a complex white with fruity undertones. After trying countless wines from a variety of vineyards worldwide, they decided that in addition to creating premium wine for an affordable price, they wanted their product to be 100% made in America. This remains true from every drop of delicious wine to every material it is packaged and shipped in. This premise is what led them to create their patriotic label as well.

Support our Tealwood neighbors by shopping on [sauvignonjohn.com](http://sauvignonjohn.com), you will not be disappointed. Cheers!

