



Official Notice

You are invited and urged to attend the
Tealwood Homeowners Association

Annual Meeting

Tuesday, February 27, 2007 • 7:00 P.M.
Memorial Forest Club • 12122 Memorial Drive
Details on Front Page

Please clip this and "post" it where it will serve as a reminder
Please come and bring a neighbor!

A Neighbor's Concerns

By: Sam Polad (Former THA President)

As I walk the neighborhood, I've noticed some practices that are unpleasant, to say the least.

Parking: Some neighbors park their cars on the street in front of their homes, day and night, on almost a permanent basis. This practice can obstruct traffic, lower the general ambiance of the area and invite vandalism. Vandals that start by targeting cars often move next to homes. I think that homeowners should use their garages and driveways to park, keeping the streets as clear as possible.

Lawns: Unfortunately, a few yards are shabby in appearance - untended, untidy and unkempt. This

certainly brings down the entire tone of the neighborhood and hurts property values. It is also unfair to the majority of the residents who spend time and money to maintain a neat and tidy yard.

Dogs: It amazes me to see some people walking their dogs and allowing them to mess their neighbors yards. As a simple courtesy, dog owners should pick up after their dogs.

I'm guessing that many of our residents share my thoughts on the above subjects and I sincerely hope those of you who are "guilty" of these practices will make a "New Year's Resolution" to correct them. Thanks, Sam Polad

Advertising in the Tealwood Times

The Board is examining the possibility of selling add space in the Tealwood Times. The revenue from such adds would help to lower annual maintenance fees in the future. As many as 8 adds like the ones shown below would fit on the back page of the Tealwood Times.



**Mabel's
Hair Salon**

Satisfaction Guaranteed

12888 McDermott Dr.
555-123-4567



Joe's Lawn Care

Call: 555-456-1234
for Free Quotes

Lawn cut & trim, leaf blowing, garden bed mulching, seeding and fertilizing

Tealwood Times



February 2007

Annual Meeting
Tuesday, Feb. 27 • 7:00 pm • Memorial Forest Club

meeting of the Tealwood Homeowners Association will be held on Tuesday, February 27, 2007, at 7:00 P.M. at Memorial Forest Club (12122 Memorial Drive).

Speakers:

City of Houston Council member representing District G,

Mayor Pro-Tem, Bunker Hill.

Hannah, Deputy Constable, Pct. 5

Speakers will comment on Houston activities, especially those that indirectly affect Tealwood.

Mayor will also give a brief overview of the current Estate situation for Tealwood.

Meeting Agenda

- 7:00 • Welcome and Introductions.
- Principal Speakers -
- 2006 Financial Results
- 2007 Budget
- Nomination and Election of Officers/Directors
- Other Issues and Q&A
- Business Meeting adjournment

Social Mixer with Refreshments will follow.

The Tealwood Times is published by
The Tealwood Homeowners Association
P.O. Box 19030, Suite 158
Houston, TX 77224
President: Paco Noyola
Editor: Bob Longmire

Reminder: The Homeowner Association fee is due. Payments will be considered late if not received by January 31, 2007.

Late payments will accrue interest.

Feb 07

President's Message

Hard to believe, but 2006 is now officially on the books. I hope your holiday season was a joyful one and I wish you and your families a prosperous new year. As far as our Tealwood state of affairs, I'm happy to report that we are already making progress on our coming new year.

First, we have signed a new trash collection contract with Republic Waste. I would like to recognize Mike Curtis for his diligent leadership in tackling the negotiation with Republic. Thanks Mike. Regarding the contract, the good news is the contract is a multiyear contract that will run through 2009. As such, this is now a non-issue for the next few Boards. The bad news is, as reported in my previous message, our fees went up as a consequence of overall inflation. However, this increase is already reflected in the 2007 Homeowner Association Fees.

The Nominating Committee which I assembled was very successful in finding neighbors willing to serve. We will need others in the future and, I encourage anyone willing to lend a helping hand to contact me or any of the board members. If you are new to the neighborhood, this is a terrific way of getting to know your neighbors.

The November Newcomers Welcome Coffee was a great success: The event provided a great venue for our newer residents to meet their neighbors as well as general socializing for all. Thanks again to Debbie McHollick for opening her house and hosting.

Once again, Tealwood decked itself for the Holidays. Special recognition goes to Mary and Wayne Feller and Mike Curtis for taking a lead in setting out our holiday decor. Undertaking this task reflects true care for our community. Thanks guys.

See you on February 27th at the annual meeting.

Paco Noyola

Raccoons By: Paco Noyola



Raccoons have become a problem. Some have taken residence in several homes, and in some cases, have caused significant damage. So, what to do: First, we ask that residents living next to the easement between Paul Revere and Tealwood Drive maintain their property. Please make sure that foliage within the easement is properly managed. Second, please do not feed the animals. Reports have been received that some residents are encouraging the raccoon population by feeding them. Please do not leave dog or cat food unattended outside, especially at night. Make sure garbage can lids fit tightly to discourage raccoons rummaging for a midnight snack. Third, be aware of noises emanating from your roof and or attic. Note that raccoons typically enter through attic vents, so make sure your vents are properly sealed. Finally, if you think you have a problem, call a professional. Be aware that raccoons are prone to several diseases harmful to humans and can become aggressive if threatened.

Back Door Garbage Collection



It has been reported by some residents that, even though the pickup is taking place at the back door, in many cases, the empty garbage cans are being left at the street. This is not in accordance with our contract provisions with Republic Waste. If you are having this problem with garbage pickup - or any other complaint, please e-mail your comments to the address shown below and Republic will be contacted for a resolution.

tealwood_president@yahoo.com

Tealwood Homeowners Association 2007 Budget

Income	
Maintenance Fee @ \$500 per lot	86,500
Garbage Rebate	6,480
Interest/Other	1,000
Total Income	\$93,980
Expenses	
Trash	54,448
Security	16,856
Lawn Service	10,200
Maintenance & Improvements	3,200
Utilities	4,500
Operating Expenses	1,700
Insurance	3,360
Total Expenses	\$94,264
Surplus/(Short)	\$(284)
Jan. 1, 2007 Cash Reserve	\$25,195

2007 Officer/Director Candidates

Under the THA Bylaws, Francisco ("Paco") Noyola, who was President-Elect, assumed the Presidency of the Homeowners Association on the resignation of Todd Feder in 2006.

Noyola chaired a nominating committee of: Sally and Mike Curtis, Bob Longmize, Tom Edwards, Connie Nelke, Mark Fuller, & Alina Jezerinac to develop a slate of Officers and Directors to serve for 2007, if elected.

At the Annual Meeting, the following slate of Officers and Directors will be placed into nomination. Nominations will also be invited from the floor.

Welcome Newcomer

Alex and Erin Cestero moved into their home at 326 Vanderpool Lane last summer. The Cesteros made the move to the "big city" from Pearland, where they lived for seven years. Alex is originally from Puerto Rico and grew up in Miami, and Erin is originally from Diboll, Texas (in the Pineywoods). Both Alex and Erin attended Rice University and Alex continued his education at Stanford Law School. Alex is currently Deputy General Counsel for Pride International, Inc., one of the world's largest drilling companies operating both offshore and on land in over 25 countries. Since moving to Tealwood, Alex has also started an MBA program at Rice, so you probably won't catch him dozing on the bench in the front yard on a lazy afternoon. Erin was a high school math teacher until their son, Dominic, was born in 2004. The Cesteros are expecting another baby boy in late January. Their home is complete with their two Vizslas, which many of you must observe barking from behind the windows while you are peacefully walking your own dogs.

Proposed Slate

President-Elect	Mark Fuller
Secretary	Annie Bullock
Treasurer	Suzanne Fuller
V.P.Maintenance	A. Jezerinac
V.P.Architecture	Jim Dunn
Director (3 Yrs.)	Jim Dunn
Director (3 Yrs.)	Debbie McHollick
Director (2 Yrs.)	Jan Spruth

The following, who were previously elected will continue to serve as:

Director (2 Yrs.)	Arnold Singer
Director (1 Yr.)	Alina Jezerinac
Director (1 Yr.)	Mike Connor



We Do It Right!

12442 Memorial Dr.



50% OFF* OF YOUR NEXT ORDER!

Maximum discount of \$20. Must be presented at drop off. Some other restrictions may apply. Not valid with any other offer. Expires 12/31/07



The Fuller Team

Keller Williams Realty - Memorial

713-470-2161

www.markfuller.net

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Mark A. Fuller
President Elect, Tealwood HOA
Certified Luxury Home
Marketing Specialist
Expert Buyer's Representative
#1 in Sales Memorial Office

Suzanne Fuller
Treasurer, Tealwood HOA
Business Mgr. The Fuller Team
V.P. Real Estate Solutions, Inc.
Organizational Expert
Organizational Trainer



Free Market Pricing Report on your Home! (Mention this ad)

See What You've Been Missing!

Vision Source Tanglewood offers a combination that's hard to find these days: Glasses and contacts from all the names you know and a doctor who knows your name. Dr. Rachel Rippey and her staff offer the highest level of personal care, computerized exams and a large inventory of name brand products: Frames from Prada, Shilouette, Calvin Klein, Gucci, DKNY and more. Contact lenses from Acuvue, Ciba, Freshlook, Ocular Sciences and more.

\$50 Off Complete Pair of Glasses With Mention of this Ad!

THE Vision Source!

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(Located on the corner of Memorial and Benignus)

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Saturdays - Wine Tasting, Live Jazz

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Joe Rippey, owner Vine Wine Room

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Tealwood Times



May 2007

Annual Meeting of Owners Association

Annual Meeting on Feb. 27 was well received and appreciated. Pam Holm, District-G council Member and s, Council Member - City of Bunker the group on those issues and projects cted to affect the Tealwood d. Questions from the floor were nd well handled.

presided at the brief business meeting. w of the 2007 budget was given and inations for officers and board positions nd voted on. The new officers and 2007 are listed on Page 2 of this

ector,
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s to Mary Feller and her committee for e refreshments for the meeting "mixer."

Our Schools Excel

Branch ISD schools serving Tealwood highly rated for 2006. Both the Elementary and Memorial Middle ived an "Exemplary" rating. igh received a "Recognized" rating. available on our website at: od.org

Tealwood Real Estate

Mark Fuller presented some real estate statistics for Tealwood at the Annual Meeting which illustrated that the value of Tealwood homes continues to appreciate at a healthy rate. These data showed that 17 Tealwood homes sold in 2006 at an average of \$143 per square foot. That was 12% better than the \$128/sq.ft. for the 18 homes sold in 2005 and 31% above the \$109/sq.ft for the 9 homes sold in 2001. We can all contribute to a continued appreciation of property values by maintaining our homes and property in first class shape.

Tealwood Times Ads

This issue of the Tealwood Times carries four ads on the back page for the first time. We announced in the last newsletter our intentions to sell ads. We were not contacted by any neighbors or companies requesting ad space, so we approached some potential parties and were able to sell the four ads shown. It was not our intention to exclude anyone from buying an add. If you or your company is interested in placing an ad in the future, please contact

Mark Fuller at 713-470-2161.

may 07



New Directory

By. A. Jezerinac

As mentioned in the Homeowners Association Meeting, the Board is also planning the issuance of an updated Tealwood Directory. While we have made some progress at collecting updated resident information, additional work will have to be done over the summer. For this I call for your support. Please take a few minutes to review the information posted in the 2005 directory. If a change has occurred, or if you do not appear in the directory, please notify the Board. Alternatively, please send an e-mail to Tealwood_President@yahoo.com with your name, spouse name, child(ren) name(s) and age(s), mailing address, home telephone number and e-mail address. As explained in the meeting, distribution of the Directory is limited to Tealwood residents for their private use only.



Thanks to *Jere and Suzanne Noerager* for hosting the "Flamingo Friday" on May 4. It was a delightful evening. Any Tealwood resident who would like to host the next one should

contact *Mary Feller* at 713-488-8147. A Flamingo Friday is a casual "BYOwn" cocktail party. Neighbors attending bring their drink of choice and an appetizer dish that would serve 8. The friendship and appetizers are shared by all - the drink is your own. The host only provides their home, some paper napkins, plastic glasses, etc. It's a great way to meet your neighbors.



Tealwood Homeowners Assoc. New Leadership

Officers and Directors for 2007

President	Paco Noyola
President-Elect	Mark Fuller
Secretary	Annie Bullock
Treasurer	Suzanne Fuller
V.P.Maintenance	A. Jezerinac
V.P.Architecture	Jim Dunn
Director (3 Yrs.) Z	Jim Dunn
Director (3 Yrs.) Z	Debbie McHollick
Director (2 Yrs.) \	Jan Spruth
Director (2 Yrs.) \	Arnold Singer
Director (1 Yr.) o	Alina Jezerinac
Director (1 Yr.) o	Mike Connor

Committee Appointments

At the first Board Meeting following the Annual Meeting, appointments were made by President Paco Noyola.

Architectural Control Committee

Jim Dunn, V.P. & Chairman
Debbie McHollick
Jan Spruth

Maintenance/Beautification

A. Jezerinac, V.P. & Chairman
Mike Connor
Arnold Singer



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President's Message

There are several things to report on. Our Homeowners Association Meeting was a success. Thanks again to Mary Feller and company for organizing the logistics of the event. Because of resident involvement that night, we were able to obtain the much needed overlay on the Tealwood and Memorial intersection. Many thanks go to Council Member Holm for making this happen. In addition, we now have a direct link to Republic Waste on our web site should problems arise with trash service. Please use it if you need to. However, from the feedback I have received during the past few months, January's / February's problems seem to have been resolved.

The new Board has convened since the meeting. During the meeting several issues and topics were discussed with the two most pressing being the desire to renovate / beautify our neighborhood monuments/signs and the planned issuance of a new directory.

Starting with the monuments, a decision was made to focus our attention on both the Gessner - Memorial and the Tealwood - Memorial monuments. Both areas are in need of maintenance and repair, including improved landscaping. To this end, the Board has invited professional landscapers to provide ideas and cost estimates to explore our options. Barring any unforeseen circumstance, we hope to kick off this project early in the summer.

Some of you may have wondered about the recent traffic counters on Tealwood Drive. As explained by Bunker Hill Village's (BHV) Mayor Pro-Tem, BHV contracted a traffic study to evaluate the occurrence of changes in traffic flow patterns over the past few years. As of May 10th, BHV had not reviewed the results of the study. Consequently, we do not have any information

about study results at this time. This is an issue that we will continue to monitor given its potential ramifications on the Memorial - Gessner intersection--which brings me to my last subject, construction on the Memorial - Gessner intersection.

As some of you may have heard, construction is about to commence on the intersection. The scope of the work is to repair a drainage pipe under the intersection. In addition, a concrete deck will be installed in lieu of pavement. Regarding the intersection's configuration, this will remain mostly the same. The only change will be to expand the length of the left turn lane on Memorial heading east (i.e., to turn north onto Gessner). The intent of this modification is to accommodate more left-turners without blocking the center lane. Regarding a potential left turn lane on Gessner going north, BHV is not considering such measure at this time.

Given the possibility for future changes to the Memorial-Gessner intersection, and given how these could impact the Gessner monument, I would like to form a standing task force to monitor and tackle the issue. The plan would be to populate the task force with residents with previous experience with the issue, who know the history of the dialogue with BHV, and who have the interest and energy to pursue the matter. The task force would liaise with the Board on an as-needed basis and would identify response strategies going forward. If you are interested in participating in this endeavor, please contact me via the above referenced e-mail.

I wish for all of you to have a great and safe summer.

Paco Noyola

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"We Do It Right!"

12442 Memorial Dr.

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CLEANERS

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KELLER WILLIAMS

The Fuller Team

Keller Williams Realty - Memorial
713-470-2161

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\$50 Off Complete Pair of Glasses With Mention of this Ad!

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1685 S. Voss at San Felipe (Kroger Signature Center)

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(Located on the corner of Memorial and Benignus)

Tuesdays - "Pairings on the Patio"

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Joe Rippey, owner Vine Wine Room

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Tealwood Times



October 2007



You are cordially invited to the annual
Tealwood

Coffee

to Welcome Newcomers
Come share some time and treats
with your neighbors

Where: Home of Marilyn & Joe Lynch

322 Vanderpool

When: Tuesday, Nov. 13

10:00 A.M. to Noon

RSVP by Nov. 9, to

Kathy Ellwood

or

Mary Feller

713-984-9485

713-468-8147

kellwood@comcast.net

mfeller@comcast.net

Oct 07

President's Message



I hope everyone is doing well and looking forward to the beginning of the Fall season. It is hard to believe summer is over and school is back in session. Soon, we must start thinking about the end of the year.

There are several things to report on at this time:

I want to start with the most obvious--the Tealwood monument and the overall Gessner and Memorial intersection. As most of you know, the Bunker Hill Village City Council is contemplating additional changes that would drastically affect the look and feel of the intersection. Specifically, the council is evaluating the addition of a left turn lane for northbound traffic on Gessner. As a result of this change, the esplanade closest to the intersection would be rebuilt. In addition, the Monument would have to be relocated to accommodate the change.

To say the least, this issue has been the primary focus throughout the summer of the Tealwood Board and of a Task Force of concerned residents led by Andrea Hite. Collectively, members of the Board and members of the Task Force met on several occasions with Bunker Hill Village council members, City of Houston officials and engineers, and Harris County representatives to address our concerns. In addition, a residents' petition was circulated and presented to Bunker Hill. The petition reflected both the Board's position and the Task Force's position that more study was required to justify changes to the intersection's configuration.

By the time this newsletter is issued, Bunker Hill Village will likely have held a public hearing on the matter. (The hearing is scheduled for October 2 at the City Hall Council Chambers.) At this point, the outcome of the meeting is hard to predict, but changes to the intersection are a real possibility. Unfortunately, other affected communities differ in opinion and Tealwood stands alone on requesting additional information prior to decisions being made. I would like to thank the efforts of both the Board and the Task Force on this matter. Without their efforts, the concerns of Tealwood residents could have been easily ignored.

As a side bar to Gessner and Memorial intersection issue, the concern was raised with Houston City council member Pam Holm regarding the potential addition of a third lane on Gessner, this being of particular concern given the proposed modification to the intersection. Council Member Holm again stressed that such a change would not occur within the foreseeable future. She did mention that changes to Memorial are planned. Specifically, esplanades are to be installed along Memorial, between Dairy Ashford and Gessner, to facilitate movement on and off Memorial. The first esplanades to be installed will reportedly be located near the Kirkwood/Memorial commercial area.

With regards to our other planned initiatives, including improved landscaping and the issuance of an updated Tealwood directory, these continue to be high on our

Continued on p. 3

Continued from p. 2
list of priorities. That said, progress on them has been severely limited by our focus on the intersection. However, we expect the pace on both issues to pick up as we move into the last quarter of the year.

For those of you new to the neighborhood, be sure to attend the November Coffee. Many thanks to Joe and Marilyn Lynch for hosting the event.

Finally, it is with sadness that I report the passing of Bunker Hill Village Mayor Bill Marshall. Through this newsletter, I wish to express sympathy personally and on behalf of the entire Tealwood community to Mayor Marshall's family, his friends, and his colleagues at Bunker Hill Village City Council.

In closing, I am sure there will be a lot to report on by the time the next newsletter is issued. In the meantime, have a great fall.

Best Regards,

Paco Noyola

Sub-Prime Problem Not Hurting Tealwood Real Estate

by: Mark Fuller

HOUSTON — (September 20, 2007) — The foreclosure and sub prime mortgage problem has largely remained contained within the \$80,000 to \$150,000 price band. August 2007 home sales reflect within that price range, single-family home sales dropped 12.6 percent, versus a rise of 8.3 percent for the rest of the market. The luxury home segment of properties, which sold for more than \$500,000, actually saw a 26.0 percent increase in sales, showing that the hardest hit by the lending industry's woes is definitely the lower-income

population.

Properties sold during the month reached a total of more than \$1.7 billion, a 6.2 percent increase compared to last year's more than \$1.6 billion in August sales. Additionally, the median home price for a single-family home reached \$159,000 for August, and the average single-family home price came in at \$215,957, a rise of 4.6 percent and 8.1 percent, respectively.

"We are pleased that the statistics show the Houston real estate market remains healthy, aside from the relatively narrow price range that has unfortunately suffered most as a result of the mortgage fallout," said Rob Cook, HAR Chairman and broker/owner of Robert D. Cook Properties.

All listing categories combined, Houston's overall housing market in August saw mixed results, with increases in total dollar volume, median sales price and average sales price on a year-over-year basis. A slight decline was seen in total property sales. The overall median price of single-family homes of \$159,000 is the second highest median sales price in Houston history, behind only June of this year. This also reversed last month's decline versus the previous year. The average sales price for single-family homes was \$215,957 during August, which was up a strong 8.1 percent versus the same period last year and was also the second highest average sales price for this market.

Mark Fuller is a local residential real estate expert practicing primarily in the Memorial and West Houston areas.

Editor's note: Mark is also President-Elect for the Tealwood Homeowner's Association

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Tealwood Times



December 2007



*ace
th you
ng this
iday Season*

Season's Greetings

to all of our Tealwood neighbors

from the Homeowners Association Board

- | | |
|------------------------|-------------------------|
| <i>Paco Noyola</i> | <i>Jim Dunn</i> |
| <i>Mark Fuller</i> | <i>Debbie McHollick</i> |
| <i>Annie Bullock</i> | <i>Jan Spruth</i> |
| <i>Suzanne Fuller</i> | <i>Arnold Singer</i> |
| <i>Alina Jezerinac</i> | <i>Mike Connor</i> |
| | <i>Bob Longmire</i> |

BOARD MEMBERS NEEDED!

mediate openings on the Tealwood HOA. If you'd like to have a positive role in improving our neighborhood and would like an opportunity to meet and get to know the board members better - then, here's your chance.

the committee consider all interested neighbors as prospects for board positions. The committee will be reviewing candidates during the month of January. So, be sure to call Mark if you'd like to be considered for a board position.

For more information, please contact
Mark Fuller at 713-935-9254 or
markfuller.net

Mark is our current President Elect and will assume the position of President at the next meeting in February. He is also Chairman of the Nominating Committee and wishes to have

We urge Tealwood residents (Bunker Hill or City of Houston) to attend the Bunker Hill Council meeting on Jan. 15 - 5:00 p.m. when the Council will vote on the plan for a left turn lane at Memorial/Gessner

Dec 07

President's Message



I hope everyone is doing well and looking forward to the holiday season. This has been quite a year for Tealwood.

- we renegotiated our trash contract (it is now good for another two years),
 - we obtained the much needed pavement overlay on Tealwood at Memorial,
 - we commenced the neighborhood's esplanade maintenance and improvement initiative,
 - we increased our revenues from closing fees and through ads in the newsletter
 - we expect to increase our reserve fund,
 - we continue our directory update, and
 - we have defended our position on the Memorial and Gessner intersection issue.
- Yes, 2007 has been quite a year, and now on to 2008.

With regards to the Tealwood monument and the overall Gessner/Memorial intersection: As most of you know, the Bunker Hill Village City Council (BHV) had two meetings this fall to address the issue. The first hearing was held in October. During this hearing, BHV decided to form a (sub) committee to evaluate options should changes to the intersection be adopted. The committee consisted of their council members Ellis and Brown. The committee met with our president-elect, Mark Fuller, and myself, and the outcome of our conversation did not close the gap in our positions. (Attached is a letter sent by the Tealwood Board to BHV Council summarizing our position, and BHV's subsequent response to this letter). A second hearing was held in November to vote on the issue. During this second meeting, Tealwood residents pointed out

shortcomings with the existing traffic signaling. BHV and its consultants had no response to these points. As a result of our residents' comments, rather than voting on the issue, the BHV Council decided to table the vote until its January 15 meeting. It is still unclear to us how BHV will act.

To say the least, addressing this issue with BHV has been both tiring and disappointing. A major lesson learned from all this is that Tealwood needs to be represented on the BHV City Council. Without such representation we remain hostage to the decisions of third parties. As such, I ask those residents who live in Bunker Hill to consider serving on the BHV Council. At this point I want to again thank the Tealwood Resident's Task Force. Their efforts have been instrumental in defending our position.

As mentioned above, improvements to the neighborhood's medians and esplanades have started and will continue in 2008. A first step has been re-landscaping the Tealwood Drive neighborhood entrance. I hope that all of you enjoy the added color provided by the selection of plants. Thanks go to Alina Jazerinac for coordinating the effort. 2008's maintenance program will include pruning esplanade trees, and re-landscaping of selected (high visibility) areas.

Now on to other issues: It is time again to pay your Tealwood Homeowners Association dues. Dues have increased by 5% as a result of cost increases in trash collection, security, and maintenance. This increase will allow the next Board to

President's Message continued:

continue with the much needed neighborhood maintenance campaign while maintaining the Association's current (financial) reserve level. As a reminder, payments are due on January 1, 2008.

Be sure to read the articles elsewhere in this issue on:

- Directory Update
- Candidates for Board Positions
- Landscaping Plans

Thanks go to Marilyn and Joe Lynch for opening their home for the November Newcomer's Coffee. A good time was had by all.

In closing and on behalf of the Tealwood Board of Directors, I wish you all a happy and joyous holiday season.

Best Regards,

Paco Noyola

Landscaping Plans for Tealwood

The Tealwood board voted on and approved a plan to clean up and beautify the common areas of our neighborhood. Thanks to Alina Jezerinac (Maintenance V.P.) those plans are being implemented.

You may have noticed the entry on Tealwood drive has been improved. We are also in the process of trimming and maintaining our trees. We have plans re-landscaping selected (high visibility) areas and for the renovation of our monument on Gessner but will not proceed with the latter until we know for certain the outcome of the left hand turn-lane issue.

Directory Update

By: *Annie Bullock*

The Tealwood Homeowner's Association is publishing an updated Directory for 2008. This valuable resource helps promote the general welfare and safety of the owners and residents of Tealwood.

We would like the Directory to be as accurate as possible, but we need each resident's help to make it happen! Since the last Directory was printed back in 2005, we are certain that there are now many inaccuracies in the directory database. However, there are many addresses that have never responded to a request for updated information.

A Directory Update notice was sent to each address with the Annual Dues Statements so you could review and edit your directory information.

Please help us make the directory as accurate as possible by taking the time to submit any desired changes by December 31 to

Annie Bullock at 322 Tamerlaine.

Let's work together to keep our neighborhood strong.

**Feb. 26, 2008 (Tuesday)
Tealwood Annual Meeting
Please mark your calendars**

The Tealwood Times is published by
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Dec 07

The letter printed below is being circulated with the December 2007 issue of the Tealwood Times so that all Tealwood residents are fully informed on the position taken by the Tealwood Homeowners Association Board on the issue of a left turn lane on North-bound Gessner at Memorial.

November 15, 2007

Dear (Bunker Hill Village) Councilman Ellis:

We are sorry for not getting back to you sooner. I have been on the road for a good part of the past few weeks. We have reviewed your memo and we want to make the following points:

- 1 - We need to clarify that neither Mark Fuller nor myself are members of any commission and/or task force created by Bunker Hill Village (BHV). Our participation in the meeting was done solely as a courtesy to you and does not convey endorsement of any decision and/or recommendation adopted by the BHV City Council.
- 2 - The Tealwood Homeowners Association continues to oppose any change to the intersection. We simply do not think that the facts, as presented to date, warrant change. In addition, a safety study has not been performed to determine the effects of potential changes to the intersection. Furthermore, signal timing must first be investigated before any other option is adopted. Inclusive in this is the incorporation of smarter traffic signals with up-to-date control software/logic.
- 3 - The Tealwood Homeowners Association opposes any solution that eliminates or reduces access to Tealwood. We specifically oppose any measure that limits or eliminates turns to and from Longworth/Gessner as this may compromise access to and from the neighborhood in case of emergency.
- 4 - Should the existing Tealwood Monument be affected by BHV's decision, a replacement Monument should be rebuilt by BHV at BHV's expense. Such replacement would need to be comparable to the existing monument in size, distinctiveness, quality, look, materials, etc. In addition, we expect the BHV Council to grandfather the replacement Monument under city codes that applied during the approval of the existing Monument by BHV. We recognize that the replacement Monument is to adhere to current design norms specified by recognized (national) industry societies, such as the American Concrete Institute.
- 5 - Any change needs to have minimal impact on existing medians and trees.

6 - The Tealwood Homeowners Association opposes additional sidewalks along Gessner. In lieu of these, the Tealwood Homeowners Association endorses the inclusion of a walking trail along the medians. The Tealwood Homeowners Association also endorses BHV's idea to develop the medians into a "park-like" area, inclusive of signage and lighting.

7 - Consideration must also be given to residents living along Gessner, especially for those facing the intersection. Such consideration should be commensurate to any decrease in property value caused by changes to the intersection.

8 - The Tealwood Homeowners Association supports installation of pole mounted radar (speed) displays, enhanced traffic enforcement on Gessner, and evaluation of "Red Light Cameras". The Tealwood Homeowners Association also supports the removal of "Truck Route" signs.

Throughout this process, the Tealwood Homeowners Association and its residents have acted with utmost good faith. As such, we were disappointed by BHV's mention of cost sharing (as outlined in your memo), current BHV codes regarding walls (of which the Monument is not), and its posture regarding other sign/monument requests. During our meeting on September 27, 2007 (attended by Ruthie Sager, Derry Essary, yourself, our Annie Bullock, and myself), BHV inferred that none of these issues were to be a factor. Let us remind you that your group went as far as to mention that monies were set aside in your 2008 budget for signage/monuments. In addition, BHV recognized that our circumstances are different from other requests involving signs/monuments. We mention these points because the information was shared by your group with the explicit intent of providing assurance that Tealwood's concerns would be taken care of by BHV. We expect the BHV council to reciprocate our good faith and desist from renegeing on these assurances.

In closing, we find your latest position troubling. I want to remind you that during the first hearing a commitment was made by all parties to do the right thing. Please, just do the right thing.

Best regards,

Francisco Noyola
(On behalf of the Tealwood Homeowners Association)