

Official Notice
You are invited and urged to attend the
Tealwood Homeowners Association
Annual Meeting

February 25, 1997 (Tuesday)
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.

Speed Hump Update

By: Jim Harrison

You've undoubtedly noticed that two new speed humps were installed last week by the City of Houston at the west end of Longworth.

Vanderpool Lane did not receive funding for speed humps during the current budget period, primarily because traffic speed recorded during the survey was not competitive with other locations. However, Vanderpool's "eligibility" for funding continues for another year.

In regard to the east end of Longworth, Bunker Hill Village had earlier approved the installation of up to two humps. However, four owners recently revoked their initial petition to Bunker Hill for humps. As a result, installation has been suspended pending the outcome of a meeting with Village officials to review the issues involved. Effective speed control on Longworth at the mid-point between Gessner and Tealwood Drive probably requires the installation of at least one additional hump located in the eastern portion.

Jobs Well Done

Many thanks to the volunteers who put up the Christmas decorations at our two entrances: Joe Piper, Herb Carson, Gayle & Bob Longmire

Also thanks to Ed Hansen for giving our "Tealwood" name a new coat of gold paint.

The Tealwood Times is Published by:
The Tealwood Home Owners Association •
P.O. Box 19030, Suite 159
Houston, TX 77224
President: Joe Piper Editor: Bob Longmire

Tealwood
Times

February
1997

Annual Meeting

Tuesday, Feb. 25, 1997 • Memorial Forest Club

The Annual meeting of the Tealwood Homeowners Association will be held at 7:00 P.M. on Tuesday, Feb. 25, 1997 at the Memorial Forest Club (12122 Memorial Drive).

We have invited

Councilman John Kelley - City of Houston and
Mayor Gene Roark - Bunker Hill Village

to attend our meeting, to speak, and to answer questions from the attendees. We will also have a "refreshment break" immediately after their remarks so that our members can "rub elbows" with our city and village officials.

The business meeting will then be convened to cover the following:

- Financial Report
- Review of 1997 Budget /
- Selected Committee Reports
- Questions/Comments from Members.
- Nominations for Officers/Directors
- Election of Officers/Directors

Major emphasis will be focused on the 1997 plans for improving the common areas. It is important that the views of the members be known on this subject.

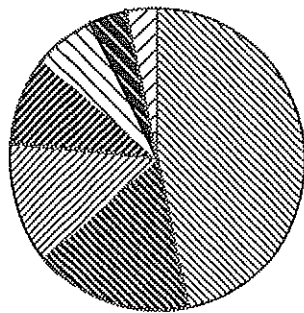
A social mixer with refreshments
will conclude the evening

Annual Meeting

Bunker Hill Village
to Speak

Plans for
Common Areas

Election of
Officers



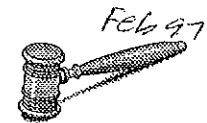
[] Trash 46.7%
 [] Security 16.9%
 [] Lawn Service 12.9%
 [] Rep/Improve 9.7%
 [] Water 6.5%
 [] Insurance 4.0%
 [] All other 3.3%

The Budget A Closer Look

After adjusting for the garbage rebate from Houston, the "out-of-pocket" expenditures for 1997 are expected to total nearly \$62,000. As you can see from the pie chart to the left, almost half goes to Trash Collection. Then, about 17% goes for Security (The Constable Patrol program). Lawn care for the common areas takes about 13% and for 1997 it is planned to spend nearly 10% for Repair and Improvements. Operation of the sprinkler system for the common areas accounts for about 6.5%, Insurance another 4% and all other just over 3%.

Looking closely at the comparison between the 1996 actual expenses and the proposed 1997 budget also highlights several areas where your board has managed to reduce costs. You'll notice that accounting costs will drop over \$2,000. That's because we've figured out how to handle the necessary financial functions of the Association by using qualified volunteers instead of paid services. Waste disposal costs will drop over \$2,100. That's the result of the cost savings by Bunker Hill when they contracted with Century Industries for waste pick-up instead of handling it themselves. A few items show increases, mainly Repair & Improvements. Some of these landscaping projects are long overdue. Fortunately, their costs have been offset by savings in other items. Electricity is back in our budget for the illumination of the entrance wall. But you might remember that this item used to run \$4,000 before we got Bunker Hill to assume the cost of street lighting. If you have any questions about the budget be sure to attend the Annual Meeting.

President's Corner



Perhaps the most notable event in the past year is that THOA has now begun spending a part of its funds on improvements, yet still has enough to cover services like trash removal, security patrol, lawn maintenance, and water along with some administrative items like insurance and accounting.

Less than 10% of our budget is now devoted to improvements, mainly landscaping, which has been deferred for quite a few years. The beds in our islands and cul-de-sacs deserve an upgrade. The cost of these improvements, so far, has been absorbed by finding ways to reduce the cost of other items.

As this is my final appearance in this space, I want to say thanks to all who have served THOA during the past year, many of whom go on serving year after year. I refer to the Block Captains, who deliver the newsletters, and to the Key Keepers, who keep our common areas looking healthy and green.

Special thanks to Officers and Directors who have performed heroically, and to all homeowners who have done their part. To have a good community, it takes people who care about each other and pull together, which seems to characterize Tealwood. Best wishes to all of you.

Joe Piper

1997 Officer/Director Candidates

President-Elect (Jere Noerager) assumes the Presidency of the Association at the Annual Membership Meeting. The following slate of Officers and Directors will be also be placed into nomination.

President-Elect	Tom Youens
Secretary	Abbie Winaker
Treasurer	Caroline Baumann
V. P. - Maintenance	Martha Matiuk
V.P. - Architecture	Ed Hansen
Director (3 yrs)	Tom Edwards
Director (3 Yrs)	Stephanie Newell
Director (1 Yr.)	David Miller

Nominations from the floor will be invited during the business meeting.

Many thanks to the nominating committee who developed the slate of officers/directors.

Chairman: Jere Noerager

Members: Dona Badgett Mary Feller
Suzanne Noerager Roger Stanwood

Here's Jere !!! Your New President

Jere Noerager (12358 Longworth) has been a resident of Tealwood since 1989. He has served on the Tealwood board since 1994 and was elected President-Elect at the annual meeting last year. In accordance with the By-Laws, Jere assumes the Presidency at this year's annual meeting. Jere co-chaired the "Beautification Committee" last year with Martha Matiuk. That committee has been responsible for the re-planting of the Gessner entrance and for the 1997 plans for improving the common areas.

Jere is originally from Connecticut. He received his PhD in Mech.Engineering from Purdue and currently holds an engineering position with Exxon Production Research. Back in the 70's, Jere served as President of the Homeowners Assoc. for Hunters Creek Village.

Tealwood Homeowners Association 1996 Actual & 1997 Budget

	1996 Actual	1997 Budget
Income		
Maintenance Fee	61,995	61,995
Garbage Rebate	7,020	6,480
Interest/Other	1,044	1,000
Total Income	70,059	69,475
Expenses		
Accounting	2,400	350
Office Expense	694	1,000
Insurance	2,507	2,500
Lawn Service	7,975	8,000
Repair/Improvement	4,700	6,000
Security	10,320	10,500
Taxes	202	300
Electricity	0	400
Water	3,476	4,000
Trash Collection	37,647	35,400
Total Expenses	\$69,921	\$68,450
Surplus/(Deficit)	138	1,025

Note: Cash Reserves 1/1/97 were \$21,792

Architectural Control Reviews

By: Ed Hansen

Section 1 (j) of our Deed Restrictions state: "No building or other improvement shall be erected placed or altered... without the approval of the Architectural Control Committee."

During the past three months there have been nine requests for Architectural Committee review. These have included new roofs, fences, a walkway, a dish antennae installation, a gazebo, location of air conditioning units and even a complete house replacement.

Usually there is no trouble at all in obtaining approval. The deed restrictions, however, contain some very explicit requirements and prohibitions. Violations in the past have resulted in expensive remedies and in one case even a deed restriction placed on the property barring resale until it is rectified.

If you contemplate any exterior changes, please give any member of the Architectural Committee a phone call. (See p. 1) We are ready to help you promptly and courteously.

New Tealwood Directory • Spring 1997

We plan to issue a brand new Tealwood Directory this spring. The last Directory was issued in the summer of 1994 so it is badly out of date despite the "revision" inserts that have been distributed from time to time.

We need the cooperation of all our Tealwood residents to make this project successful and to minimize the time and effort to complete it. Here's how we'll do the job.

• With this newsletter you will receive a "card" listing the information we now have in our database for your home.

Welcome Newcomer

Somesh Singh and his wife Jyothi (pronounced "Jodie") are the new owners of 258 Tamerlaine. They moved here from Poughkeepsie, New York but both originally hail from Bombay, India. They have lived in the "States" since 1981 and are naturalized citizens.

Somesh received his Chemical Engineering degree in India but then went on to obtain his Masters from Columbia Univ. in New York and an M.B.A. from Wharton (U. of Pa. Business School). Jyothi received her Ph. D. from Columbia Univ. in Physical Chemistry and is employed as a Scientist by IBM where she holds a number of patents in micro chip technology. Somesh was also with IBM until recently when he joined BMC Software as Director of Market and Business Analysis. BMC is the 11th largest software company in the world, specializing in large data management applications for major companies.

The Singhs have two children, Arun, their 6 yr. old son and Neha their 2 yr. old daughter.

• Please review it carefully and make any appropriate changes. If the information is accurate just check the "O.K. as is" box. **In either case please return the card by hand or mail to your Block Captain no later than May 4th.**

We expect to have the completed Directories ready for delivery to each home by late May or early June.

Thanks in advance for your cooperation.

Bob Jayman

Tealwood Times

April
1997

69 Residents Attend Annual Meeting

A Good Turnout in Terrible Weather

at the annual Tealwood Homeowners Feb. 25 was exceptionally good, even considering the steady rain which fell into the evening. A total of 69 residents meeting, representing 45 homes or 26% of the subdivision. We were pleased that the City of Houston and Bunker Hill Mayor Gene Kelley and Bunker Hill Mayor Gene were represented by senior officials. They also answered questions from the attendees. Bunker Hill was represented by Ruthie Sager (City Engineer) and Jim Williams (Public Works).

Joe Piper presided at the meeting.

The financial status of the Association was reported. All 1997 maintenance fees have been received. The 1997 budget is "in balance" and there is a surplus to cover any unforeseen expenses. The budget provided for street lighting, garbage counting, etc. were adequate to cover the expenses for neighborhood beautification. The Architectural Control Committee excellent cooperation from the residents on which arose. • The nominating committee placed a list of candidates into nomination for positions open for 1997. The slate was unanimously acclaimed.

Officers and Directors for 1997

President	Jere Noerager
Pres. Elect	Tom Youens
Treasurer	Caroline Baumann
Secretary	Abbie Winaker
V.P. Maintenance	Martha Matiuk
V.P. Architecture	Ed Hansen
Director-1 Yr.	Martha Matiuk David Miller
Director-2 Yrs.	Ed Hansen Audrey MacLean
Director-3 Yrs.	Stephanie Newell Tom Edwards

Committee Appointments

At the TOA Board Meeting held immediately after the Annual Meeting, the following appointments were made by President Jere Noerager.

Architectural Control Committee

Ed Hansen, Chairman
Audrey MacLean
Stephanie ~~Miller~~ Newell

Maintenance Committee

Martha Matiuk, Chairman
Tom Edwards

David Miller

Security Contact

Tom Youens

Apr 27

President's Message



was encouraged by the fine turnout at the annual meeting and offer my thanks to all who braved the weather to come. Tealwood is lucky to have residents willing to serve their neighbors. Our Block Captains and Key Keepers are vital. And I'm particularly pleased at the fine slate of officers/directors who will serve with me this year.

I also offer my special thanks to Joe Piper for the fine job he did as your President last year.

Garbage Collection Negotiations: It is because of the fact that we are so far along in negotiations for a new contract covering garbage collection and recycling for the 90 Houston homes. We have solicited a proposal from Century Industries, Inc., the company that began collecting trash for Bunker Hill on January 1st. Their performance in Bunker Hill has been excellent to date. For example, fallen limbs from the ice storm earlier this year were collected immediately in Bunker Hill; similar trash languished for weeks in Houston yards. Service will be improved with Century Industries. They pick up recycling at the back door as well as regular garbage. And the cost we are negotiating should be lower, saving TOA several thousand dollars per year. The Board expects to successfully conclude these negotiations in the very near future, perhaps as early as mid-May. We'll try to keep you informed, but it's possible that the switch-over could take place before the next Tealwood Times is issued. We think you'll be pleased with the results.

I'm looking forward to another fine year of neighborhood progress.

Jere Noerager

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

Sharing the Good News (or the Bad)

By: Tom Edwards

Many of the homes in Tealwood are of roughly the same vintage. That means that we owners are often facing similar repair, remodeling and landscaping needs. The big question is always, "Who do I use to do the work?" Why not share with your neighbors the experience you've had with the "contractors" you've used. You can point us towards the good ones and give us some hints about those to avoid.

To make this "information exchange" easy for you we're going to include in some newsletters the following brief questionnaire. Please fill one out and pass it back to the Editor, Bob Longmire. He'll use the information in future articles highlighting the best and worst of the contractors who've worked in Tealwood.

✂

Clip out and send to Bob Longmire, 238 Vanderpool

Contractor InfoShare

Type of Work: _____

Contractor's Name: _____

Phone No.: _____

Rating: _____ Rate from 1 to 10
(with 10 being the best)

Comments:

Resident's Name: (Optional) _____

Meet Your 1997 Officers/Directors

Jere Noerager (President) 12358 Longworth Originally from Connecticut but has lived in Tealwood since 1989 and has been a TOA board member since 1994. Currently holds engineering position with Exxon Production Research. Has a PhD from Purdue. Served as President of the Homeowners Assoc. for Hunters Creek Village in the 70's

Tom Youens (Pres. Elect) 338 Tealwood A native Texan. University of Texas grad and then U. Texas Medical school for his M.D. degree. Internship at Hermann Hospital. Practicing ophthalmologist since 1967 (Board certified). Offices in the Memorial City professional building. Served on the City Council when he lived in Columbus, TX. Moved to Tealwood in 1994.

Ed Hansen (V.P. & Director) 243 Gessner Retired President of Engineers and Fabricators Co., lived in Tealwood since 1973. A WWII Navy pilot.

Martha Matiuk (V.P. & Director) 235 Tamerlaine Originally from Chatham, New Jersey Psychology Grad from Elmira College. Varied career as college representative, and then sales and marketing responsibilities in publishing and banking businesses. Lived in San Francisco and Taipei (Taiwan) Moved to Tealwood in 1991.

Caroline Baumann (Treasurer) 214 Gessner Hails from New Orleans where she graduated from Tulane Univ. in Mathematics. Has lived in Tealwood since 1993. Interests include computer programming, "working out" and tennis. She volunteers as Treasurer of Friends of the Spring Branch Memorial Library.

Abbie Winaker (Secretary) 230 Tamerlaine Moved to Tealwood in June 1996. She's from Shreveport, LA. An Interior Designer with offices at the Decorative Center on Woodway. Husband, Ken (from New York) is a Psychiatrist in private practice. They

share five children ranging in age from 14 to 23. Abbie enjoys playing the piano for relaxation. She's involved at Memorial Middle School and a member of the Junior League.

David Miller (Director) - 250 Gessner A native Texan who grew up in the panhandle. A West Texas State grad. Later received his M.D. degree from the Univ. of Texas (Dallas) Med School. Has been living in Houston for 23 years and Tealwood for 8. Currently Associate Corporate Medical Director for Shell Oil.

Tom Edwards (Director) (12355 Longworth) Grew up in the Memorial Area of Houston but was educated at Georgetown University (Foreign Service Degree) and the Univ. of Chicago (MBA). Has lived in New York and Los Angeles. Moved to Tealwood about a year ago. Career mostly in international corporate merchant banking, but now a broker with Paine Webber. Past President and current board member of Amigos de Las Americas - an organization which sends high school students to Latin America on health projects. Enjoys gardening.

Stephanie Newell (Director) 303 Vanderpool for 1+ years Originally from Shreveport, Louisiana but educated at the University of Texas, obtaining her masters degree there in School Administration. Taught for several years but is now a Public Affairs Consultant (Lobbyist) whose clients are primarily Natural Gas companies.

Audrey MacLean (Director) 259 Tamerlaine Originally from the northeast (Connecticut, Pennsylvania, New York). Moved to Houston in 1966 and to Tealwood in 1971. Undergrad education at Mount Holyoke College and Houston Baptist U. Masters from Dartmouth College. A busy volunteer who enjoys tennis, birding and travelling.

**Dial 281
For Constable**



To reach the Constable Patrol will require use of 10-digit dialing since it is located in the 281 Area Code. The Constable's Patrol number is:

281-463-6666

Two telephone stickers showing this new number are being distributed with this issue of the Tealwood Times. Please place them on your phones and "re-program" any automatic dialing "buttons" you might use.

Leaving on Vacation??

Our Constable Patrol will check on your home while you're away if you notify them about your vacation plans. Just call the number above and ask that a Constable Deputy stop by with the "Vacation" information form. Fill it out and return it to them before you leave. They'll take care of the rest.



Beautification Project

By: Martha Maliuk

The island at the Tealwood Drive entrance has been re-planted and the sprinkler system was improved.

For those "plant lovers" in the neighborhood, the new plants at the Tealwood Drive entrance include Plumbago, Ligularia, Gardenia, Katie's Ruellia, Hymenoxis and red and white Salvia. Vitex shrubs were used at the south end of the island.

The liriope and nandina removed were reused to "fill-in" at the Longworth island where the sprinkler system is also being re-worked.

For Sale



At "press" time the following Tealwood homes were displaying "for sale" signs

- 310 Gessner
- 234 Tamerlaine
- 303 Tealwood
- 335 Tealwood
- 302 Vanderpool

One of the above homes is in a "sale pending" status leaving only four homes on the active market. It is rare that so few Tealwood homes are on the market.

New Roof???

New Fence???

Home Modifications???

Are you considering any of the above? If so, please contact a member of the Architectural Control Committee. They are standing ready to work with you to get the necessary approvals as required by the Tealwood Homeowners Association Deed Restrictions.

Section 1(j) of the Deed Restrictions states in part: "No building (home) ... shall be... altered .. in Tealwood until the construction plans and specifications and a plan showing the location of the improvements have been approved in writing by the Architectural Control Committee...

Committee Members are:

- Ed Hansen (Chairman) 461-3913
- Audrey MacLean 465-9700
- Stephanie Newell 468-5454

**Tealwood
Times**



**Century Industries
Collecting Garbage and Recycleables
for all Tealwood Homes**

Century Industries, Inc. took over the job of garbage from the 90 Tealwood homes located in the City of Houston. They've been servicing the 82 homes in Bunker Hill since the fall of 1997. Houston homes had been serviced for many years. But the success of Century in Bunker Hill and the lower fees and "back-door" service motivated the decision

to collect items as scrap materials from construction, lumber, large tree trimmings, concrete, bricks, dirt or other items that cannot be crushed in the garbage truck; however, homeowners can contract for pickup of such items on an individual basis.

Recycleables

Wednesday

Back-door Pickup

Acceptable recycleables: Plastic #1 and Plastic #2, steel food containers, aluminum cans, newsprint (inserts OK), magazines, junk mail and all cardboard products are accepted. NO GLASS is accepted at this time.

If you have problems with garbage collection call the numbers below:

**Houston: Call Century Industries
(713) 631-3300**

**Bunker Hill: Call B.H. City Hall
(713) 467-0762**

and "rules" for all Tealwood homes will remain the same.

**Garbage & trash
Monday and Thursday
Back-door Pickup**

Grass, grass trimmings, tree and shrub trimmings and similar vegetation refuse will be picked up backdoor provided they are in bags or bundles not requiring bundling, not exceeding 50 lbs weight and 5 feet in length. Heavy trash will be the second pickup of the week, which includes washers, dryers, TV's, water heaters, etc. Flammable items will be picked up at the curb. Appliances will not be required to pick up such



June 97

1997 Directories



The new Tealwood Directories are being distributed with this issue of the Tealwood Times. It should be the most "up-to-date" directory we've had in quite a while since the information for the listings was just returned in early May. We wish to thank all the residents for their cooperation in returning the "update cards". Also many thanks to the Block Captains for their dedication in tracking down some of the information. Thanks also to Pat Minnis Barbee whose "add" on the back cover of our new Directory helped finance its printing.

In addition to the listings for the 172 homes in Tealwood there are other pages which might prove quite useful to all our neighbors.

Page 2 lists our 16 Block Captains and the homes they cover.

Page 3 lists the current officers and directors of the Tealwood Homeowners Association with their phone numbers.

Page 4 lists all the street lights in Tealwood with the nearest home address and the pole number. If you wish to report a street light that is mal-functioning you can find the appropriate pole number from this listing and call HL&P at 713-207-7777.

Page 20 lists some useful phone numbers. Most of the Utilities numbers are found there. Also most of the City, County and State government representatives are listed. All the numbers were checked before publication. But if you find any of them incorrect please notify Bob Longmire.

Sharing the Good News for the Bad!

In the April '97 issue we introduced a new feature encouraging Tealwood residents to share with your neighbors your appraisal of contractors you've used to do various jobs. We received a very good response. See the article on the next page. Again, we are including our "questionnaire" in this issue. Please fill one out and pass it back to the Editor, Bob Longmire who will summarize the results in a later issue.



Clip out and send to Bob Longmire, 238 Vanderpool

Contractor InfoShare

Type of Work _____

Contractor's Name _____
Phone No. _____

Rating: _____ Rate from 1 to 10
(with 10 being the best)

Comments: _____

Resident's Name: (Optional) _____

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Contractor Info-Share

Here are the first responses we have received from our "questionnaire" in the last issue of the Tealwood Times. We're off to a good start and hope that more neighbors send in their comments. Another "questionnaire" is included in this issue.

Type: Foundation Repair Contractor: Jericho Phone: 713-772-7522
Rating: 10 Comments: Installed 13 exterior & 4 interior piers in 2 days. Excellent clean up
Recommended by: Roger Stanwood

Type: Structural Engineer Contractor: David Harris Phone: 713-342-9944
Rating: 10 Comments: Very good
Recommended by: Roger Stanwood

Type: Handy Man Contractor: George Sunday Phone: 281-418-9963
Rating: 10 Comments: Changed ceiling lights and fans, precision carpentry (mouldings) Replaced door and frame, will paint. Consistent methodical worker. Will work on Sat. and cleans up (\$20 or \$25 per hour). Owns every tool known to man
Recommended by: Tom Edwards

Type: Pool Design & Installation Contractor: Randy Owen Phone: 713-639-3060
Rating: 10 Comments: Not your typical pool guy. He designs, builds (complete or spa, rocks & waterfalls) Knows equipment well and does great repairs and maintenance.
Recommended by: Tom Edwards

Type: Lawn/gardener Contractor: Joel Holley Phone: 984-9333
Rating: 8+ Comments: Owns an electronic business; keeps the gardening business because guys have been with him long time. They never miss a week. Less than 10 because crew will blow leaf mulch from beds unless told. They blow everything.
Recommended by: Tom Edwards

Type: General Handy Man Contractor: Charles Bellnoski Phone: 688-1317
Rating: 9 Comments: Charges \$40 per 4 hours.
Recommended by: Susan Cook

Type: All types Contractor: Ron Goodarzi Phone: 281-550-4111
Rating: 10 Comments: Excellent quality - 100% reliable. Serious
Recommended by: Ricardo Castro

Type: General & Carpentry Contractor: Ken Wuensche Phone: 373-5406
Rating: 9 Comments: Also an excellent painter
Recommended by: Travis Harrison

Type: Interior Design Contractor: Ann Tiffany Phone: 565-0550
Rating: 9 Comments: None
Recommended by: Travis Harrison

Type: Plumbing Contractor: Danny Smolensky Phone: 575-7586
Rating: 9 Comments: Danny has solved problems that other plumbers didn't want to tackle.
Recommended by: Travis Harrison

Type: A/C & Heating Contractor: Eddie Debowski Phone: 521-9970
Rating: 8 Comments: None
Recommended by: Travis Harrison

Contractor InfoShare

Here are some more favorable recommendations from your Tealwood neighbors on Contractors they've used.

Type:Roofer Contractor:Willie Phillips Phone: 713-464-3318
Rating: 10 Comments: Excellent for roofing leak repairs and cleanup. Very reasonable prices. Will give a warranty with repairs.
Recommended by: Ken Edelman

Type:Painter Contractor:Steve Skarritt Phone: 713-461-3877
Rating: 10 Comments: Excellent interior and exterior painting and blending colors as well as any repairs. Very reasonable prices.
Recommended by: Ken Edelman

Type:Roofing Contractor:Paul Gollub Phone: 281-499-8790
Rating: 9+ Comments: Great job replacing roof. Leaves site clean and works fast. Volunteered to do "extra." Prior to roof replacement responded promptly to emergency calls for leak repair. He's in high demand, so it may take a while to get him for your job.
Recommended by: Steve Rose

Type:Sprinkler System Contractor:Larry Walls Phone: 281-497-1426
Rating: 10 Comments: Designed and installed our new sprinkler system at a reasonable price. Very thorough and knowledgeable. Works fast and cleans up completely. System has been effective and conserves water. Responded promptly to adjust one mis-directed sprinkler.
Recommended by: Steve Rose

Type:Painter Contractor:Bob Pesko Phone: 890-2000
Rating: 10 Comments: Excellent. Does all work himself. Conscientious & reliable. He painted the whole interior of our home. Nice man
Recommended by: John & Caroline Baumann

Type:A/C Repair Contractor:Andy Donlon Phone: 668-6361
Rating: 10 Comments: When called, responds quickly, especially important when your A/C is out. He's replaced one of our units and repaired the other in a timely manner and at a reasonable price.
Recommended by: John & Caroline Baumann

Type:Kitchen/Bath Renovation Contractor:Woodmark Kit.&Bath.(Vern Wuensche, Owner)
Phone: 713-468-3300
Rating: 10 Comments: Excellent. Constant supervision of craftsmen. Punctual, dependable. A Perfectionist. They just finished a complete renovation of our kitchen and we are absolutely delighted.
Recommended by: Margarete Masson

Tealwood Times



October 1997



You are cordially invited to the annual Tealwood

Coffee

*This is a great chance to share some time and treats
with your neighbors and to
Welcome Newcomers to Tealwood.*

*Where: Home of Bonnie Van Hook
326 Tealwood*

*When: Wednesday, November 19, 1997
10:00 to 12:00 noon*

*All are invited
Especially Newcomers to Tealwood*

*RSVP by Nov. 15 to
Marry Feller • 468-8147
or Bonnie Van Hook • 467-4564*

Green-Thumb Brigade Needs Volunteers

By Martha Matiuk

Now that cooler weather has arrived, the time is ripe for doing a little sprucing up around the Tealwood subdivision. In addition to some light pruning of shrubs and some weeding, we hope to do some planting, both seasonal and perennial. Anyone who might be interested in helping in what promises to be a fun and rewarding day, please give me a call at

465-8177

and I will let you know more as plans are firmed up. I promise that I won't schedule anything between Thanksgiving and New Year.

Thanks, Martha.

Placement of Recycle Containers

There seems to be some confusion about the proper placement of garbage and especially recycle containers.

Please do not place the green recycle containers at the curb-side.

Our contract with Century Industries only requires that "we place garbage and recycle containers in a convenient location near the back-door, but visible from the street."



To All Tealwood Men

Don't believe the old saying "Real Men don't go to Coffees!" You can expect to see some Real Tealwood Men on November 19. So do come!!!

Welcome Newcomers

Rafael & Maria Massa • 310 Gessner
Katherine & Roy Nordt • 335 Tealwood
Ownere & Behramji Mehta • 367 Tealwood

Tealwood Drive Entrance To Be Beautified

By Tom Edwards

Responding to suggestions from residents who use Tealwood Drive, on Oct. 21, the THOA Board approved a proposal from the Maintenance Committee to make the entrance more visible and more attractive as well as distinctive. There is to be a larger entrance marker that is "V" shaped for visibility from both sides of Memorial Drive. The marker will highlight the "three ducks" graphic which has been used as the Tealwood "logo" in the newsletter masthead, directory and other correspondence for the last few years. The marker and the island will be illuminated with low voltage lighting that includes "up and down" lights in the trees on the island. The marker and the lighting have been designed to distinguish Tealwood from other Memorial area subdivisions. Planting relocation to accommodate the marker will be donated by the Maintenance Committee members. With electricity on the island, the subdivision will have the ability to install seasonal decorations in the future. We would welcome any volunteers interested in helping with the island decorations.

Editor's Note: Why three ducks in our "logo?" They represent the three sections by which the development of Tealwood proceeded. We have to admit, however that those duck silhouettes are not teal ducks. Sorry to say, but teal ducks are not the prettiest of nature's fowls.

Welcome Newcomers

Kathie and Glen Nordt are the new owners at 335 Tealwood. They are native Houstonians (well almost - Glen is from Missouri City) and moved here from their last home in the Woodlands. Glen received his under grad degree from Stephen F. Austin in Nacogdoches and then his law degree from South Texas College of Law. He is a commercial litigator for the firm of Coats, Rose, Yale, Holm, Ryman and Lee. Kathie received her degree in Land Management from the University of Houston. She is an independent recruiting consultant working from home. Their daughter, Angela attends Southwest Texas State Univ. and their two "toddlers" attend the Memorial Drive United Methodist preschool program. When the Nordts have leisure time (how do they manage any with dual careers and a couple of preschoolers?) they like to ski, travel, golf and fish. Oh, yes, the last "member of the family" is a fox terrier named "Pepper."

Rafael and Maria Massa (310 Gessner) are both originally from Lima, Peru but have lived in "the States" for 17 years. They moved to Tealwood from Village West in Houston. They were both educated at the University of Lima and also both received M.B.A. degrees from Southwest Texas State University. Rafael is the International Sales Manager for EIM Controls, a company which manufactures actuators for the valve industry. Maria is a language consultant for international companies in Houston. She is fluent in four languages (English, French, Spanish and Portugese). The Massa children are enrolled in three different schools - their 18 year old son is a freshman at the University of Houston. A daughter is in high school at Duschene Academy and their youngest son is a 2nd grader at St. Cecilia Elementary School. Rafael does some auto racing, bicycling and plays tennis. Maria likes to sing, dance and play the guitar.

Sharing the Good News (or the Bad)

This feature is generating very good neighborhood response. Why not join in the "sharing" and let your neighbors know what you think of contractors you've used. Be sure to review the new ratings and comments on the back page of this issue.

Oct 97

Clip & send to: Bob Longmire
238 Vanderpool

Contractor InfoShare

Type of Work _____

Contractor's Name _____

Phone No. _____ Please
include Area Code

Rating: _____ Rate from 1 to 10
(with 10 being the best)

Comments:

Resident's Name: _____ (Optional)

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

Tealwood Noted For Its Unusual Architecture

The following article appeared in the Aug. 31, 1997 issue of the Houston Chronicle. It is reprinted here for those Tealwood neighbors who might have missed it.

By KATHERINE FESER
Copyright 1997 Houston Chronicle

From the street, the unobtrusive, low-slung contemporaries in Tealwood seem to be designed for privacy -- with lots of brick and few windows in front.

But inside, the houses take on an airy feel, with open spaces and floor-to-ceiling windows that appear to bring the outdoors in. Layouts are often centered around an atrium, where flagstone paths wind through the landscapes. Earthy Saltillo tile, another common element, provides a natural transition to outside.

The philosophy was to design a house that suits the way people live, says Doyle Beard, who developed much of Tealwood starting in the mid-1960s. Beard describes the homes as "wide open but private."

Tealwood appeals to buyers who want something different from the typical Houston floor plan, says Pat Minnis Barbee, a broker associate with John Daugherty, Realtors.

"People either like it or they don't like it," Barbee says. "There are very few fence-sitters in Tealwood." Tealwood lies in both Houston and the Memorial village of Bunker Hill.

Attracted by the unusual architecture, Ted and Bonnie Ashford moved to a one-story containing nearly 3,000

square feet designed by Beard. But because they are now building a house in the Hill Country, the couple is selling the home for \$365,000.

The house features a long, narrow layout with walls of windows overlooking an interior courtyard. A private pool accessible only from the master bedroom suite lies at the side of the house. Antiques add contrast to modern fixtures, such as kitchen cabinets constructed from horizontal planks of teak wood.

Another Beard home listed for \$389,000 by Nancy Hinton Properties is loaded with upgrades, including several marble and granite surfaces, built-in shelving and cabinets, and a home theater. A storage room lined with Pacific cloth keeps silver tarnish-free.

Last year, 14 houses sold in Tealwood from \$184,000 to \$408,000, Barbee says. The homes ranged in size from 2,800 to 4,000 square feet.

Tealwood's other contemporary builders include Al Fairfield and Benson Ford, who also is responsible for the Tealstone high-rise that stands on the former site of the community pool in the middle of the subdivision.

Home Facts:

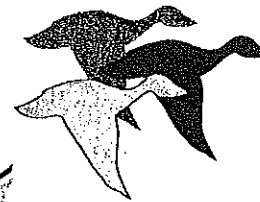
Number of Homes:	172
Median Price:	\$260,000
Median Price per Sq. Ft.:	\$77.74
Median lot size:	10,004 sq. ft.
Median Year built:	1969
Avg. No. of Bedrooms:	3.8
Avg. Number of Baths:	3.1
Median Est. Tax	\$3,796

Contractor InfoShare

Type: Pressure Washing **Contractor:** Craig D. Sarubbi **Phone:** 281-365-8111
Rating: 10 **Comments:** Excellent. Cleaned exterior brick, trim, walks, driveway and curb. Grew up and lives in the area.
Recommended by: Alma O'Donnelly

Type: A/C, Heating **Contractor:** Alaskan Air (A.J. Tompkins) **Phone:** 713-688-7068
Rating: 10 **Comments:** He's honest, very reliable, does good quality work. We've used his service for 15 yrs. and never once been disappointed in his work or time response.
Recommended by: Tom Sigler

Tealwood Times



December 1997



Seasons Greetings
to All Our Tealwood Neighbors
And Many Thanks to Our Volunteer
Block Captains and Key Keepers

Your TOA Officers and Directors
Jere Hoerager Tom Youens Martha Matiuk,
Caroline Baumann Abbie Winaker Ed Hansen
David Miller Audrey MacLean Stephanie Newell

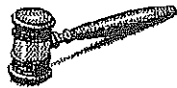
and Bob Longmire



Mark Your Calendar

Homeowners Annual Meeting
Feb. 24, 1998

President's Message



"You get out of a task what you put into it." How many times have you heard that? Yet it still remains as true today as when you first heard it.

Activity here in Tealwood is described by the above adage. All work is performed on a volunteer basis, from the activities of the Board members and officers, to the Block Captains who delivered this newsletter, and the Keepers of the Keys who water the common areas. A lot of folks are required to keep Tealwood organized and running smoothly. At last count we had some 60 or so neighbors volunteering in some capacity. Those of us who are involved can use even more help.

Do you have a pet interest (or a pet peeve) that should be of broad interest to Tealwood? Why not contact one of the officers or Board members regarding that interest - and be prepared to follow up and work on that issue with the Board.

It seems a little odd to be talking about watering, as much rain as we've been getting lately, but we can always use more volunteers to ensure that the common areas in the neighborhood are watered during dry weather. The trees, grass, and other plantings on the common areas represent a considerable investment for Tealwood, and one that we can ill afford to neglect.

If any of you are interested in gardening or landscaping, we welcome your input to our ongoing Tealwood Beautification efforts.

Your involvement is limited only by your imagination. So take that step and get involved. I promise you'll get more out of it than you put into it.

Jere Noerager

**Sharing the Good News
(or the Bad)**

Let your neighbors know what you think of contractors you've used.

Clip & send to: Bob Longmire
238 Vanderpool

Contractor InfoShare

Type of Work _____

Contractor's Name _____

Phone No. _____ Please
Include Area Code

Rating: _____ Rate from 1 to 10
(with 10 being the best)

Comments:

Resident's Name: _____ (Optional)

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1998 Maintenance Fee • Due Jan. 1, 1998
Set at 32 mills • Same as last several years

Dec. 97

You should 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 the last several years. Preliminary budget reviews indicate that while some expenses are increasing fund reserves are adequate to cover any shortfall without the need to increase the maintenance fee. A detailed review of the fund financial performance for 1997 as well as the 1998 budget will be held at the annual Homeowners meeting, scheduled for February 25, 1998.

In accordance with Deed Restrictions (Sections 15-a & b), the due date for payment of maintenance charges is January 1, 1998. 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 again 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 a "clean slate" - no past delinquencies.

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.

Neighborhood Coffee

About 30 neighbors dropped in at the Annual Tealwood Coffee on Nov. 19.



Many thanks to Mary Feller for organizing the coffee and for Bonnie VanHook for holding it in her lovely home. Also thanks to the other volunteers who supplied delicious cakes, cookies and other "goodies." They were: Gayle Longmire, Nancy Campbell, Mary Feller, Debbie Wade, Carol Sigler, Pat Susman, and Betty Latham.