

W I N T E R 2 0 2 0

the TEALWOOD

Tealwood is a great place to call home.

Notice of 2020 Annual Meeting

Save the Date!

Flamingo Friday Alert!

Next Flamingo Friday Party: February 28, 2020
6pm - 8pm. At the home of Kavitha & Vikram Shenoy
343 Tamerlaine Drive

This is the beautiful new built home on the cul-de-sac. Owners ask that all **shoes be left at the door.**
Thank you in advance!

A big thank you to Carly & John Whitehurst at 314 Tamerlaine for hosting the Summertime party. A good time was had by all! To see pictures of the party check out our subdivision website Tealwood.org.

Flamingo Friday is a casual, adults-only cocktail party. Everyone brings an appetizer to share and their own choice of beverage. Please contact Christine Routt at 281-686-2836 to host a future party.

The Annual Meeting of the Tealwood Homeowners Association (HOA) will be held on Tuesday, February 25, 2020 at Memorial Forest Clubhouse. The meeting will begin at 5:30 with a Meet & Greet, invited speakers at 6:00 followed by the business meeting.

This meeting is held annually to elect new directors and officers for the Tealwood HOA Board and to discuss the HOA budget and other pertinent issues important to the neighborhood. Representatives have been invited from the City of Houston, Bunker Hill Village and the Precinct 5 Constable's office.

The candidates for the Board are listed below. Three new residents are standing for election to the 2020 Board. **Two positions are still open. Any other homeowner who is interested in serving on the Board may submit his/her name and biographical information as a candidate to the 2020 Board to Malek Bohsali by February 5th.** Per the Tealwood HOA Bylaws nominations for the Board cannot be made from the floor at the Annual Meeting.

Also included in this Newsletter is a Proxy Form. If you are unable to attend the Annual Meeting please complete the Proxy Form and give it to someone who is attending the Meeting or follow the directions on the form for drop off at 319 Vanderpool, the home of Kathy Ellwood.

Tealwood HOA New Leadership Nominees: Officers and Directors for 2020

President (1 Yr.) Scott Washburn
President-Elect (1 Yr.) Israel Kang
Secretary (1 Yr.) Christine Routt
Treasurer (1 Yr.) Nancy Loncarich
Director* (1 Yrs.) Kavitha Shenov, VP Arch.
Director* (1 Yrs.) Jere Noerager, VP Maintenance
Director (3 Yrs.) Jackson Routt
Director (3 Yrs.) Erin Mayer
Director* (2 Yrs.) Melanie Pever
Director* (2 Yrs.) Clayton Knight

*Elected previously to the Board for a three-year term. What is shown is the remainder of their term.

Social Chairman & Tealwood Times
Editor, Christine Routt
IT, Website & Communications Group, Erin Mayer



Message from Malek Bohsali Outgoing President

As my term as President ends, I would like to thank our Board members and Block Captains for their service. Our HOA is 100% run by volunteers. Our volunteer neighbors are stepping up, rather than having a faceless corporation interpret and enforce standards. I encourage you to join the Board – we have 2 open positions. These positions require little time and directly benefit your neighborhood.

New neighbors, Deed restrictions – We welcomed 20 new neighbors over the past three years. I expect this trend to accelerate. New and existing homeowners want stone and other material options on homes instead of being limited to brick. To encourage buyers, keep our neighborhood from appearing 'dated' and increase property values, we may consider updating our deed restrictions.

Non-Profit Conversion – After 51 years as a for profit corporation, we converted our HOA to a 501(c)(4) non-profit in 2019. This means we avoid paying \$5,500 per year in sales and income taxes. We're able to keep annual dues flat for ten (10) or more years from now or consider additional dues reductions.

Reserves – totaled \$55,000 as of December 2019 and forecasted to grow to \$72,400 by 2024. Our reserves represent 53% of our budget, over ten times (10X) the 5% target recommended by the National Association of HOAs. By comparison, our neighbor Somerset Place maintains 10% reserves since they anticipate a large building project. Excess reserves may make us a target for frivolous lawsuits. We have greatly increased our insurance coverage limits, adding Director's and Officer's insurance,



Umbrella and automobile policies. We could consider reducing excess reserves by further decreasing annual dues.

Trash pickup – so far Texas Pride has performed well. Remember to check <http://www.texaspridedisposal.com/> and <https://www.tealwood.org/> for trash service and HOA updates.

Join us at your Annual Meeting on Tuesday, February 25, 2020, 5:30pm at the Memorial Forest Club. I'd like to see a record turnout! **Thank you for all of your support, guidance and assistance.**

New Board Member's Bios:

Nancy Loncarich, Treasurer - My husband Dave and I have lived in Houston since 2001, moving from Bellaire to Tealwood in the summer of 2018. Prior to living in Houston we lived in Camp Lejeune, North Carolina where Dave served in the Navy. I was in banking until I stayed home with our girls; then I was a very active volunteer in their schools. One of our daughters is an ICU Nurse and the other one studies Mechanical Engineering at the University of Georgia. I went back to work when they went to college. I currently work at Strake Jesuit in the business office. My husband is an orthopedic surgeon at Texas Orthopedic Hospital in the Medical Center; we enjoy traveling and taking care of our furry children; Olive and CJ. I am originally from California.

2020 Yard of the Month Winners

Thank you For Your Participation!

December

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



October

327 Tealwood, The Kolb Family
Jill, Larry, Presley, Avery & Wyatt



August

235 Tamerlaine Drive
Martha and Al Matiuk



May

315 Vanerpool, Julie, Jun,
Stephane & Michelle Kim

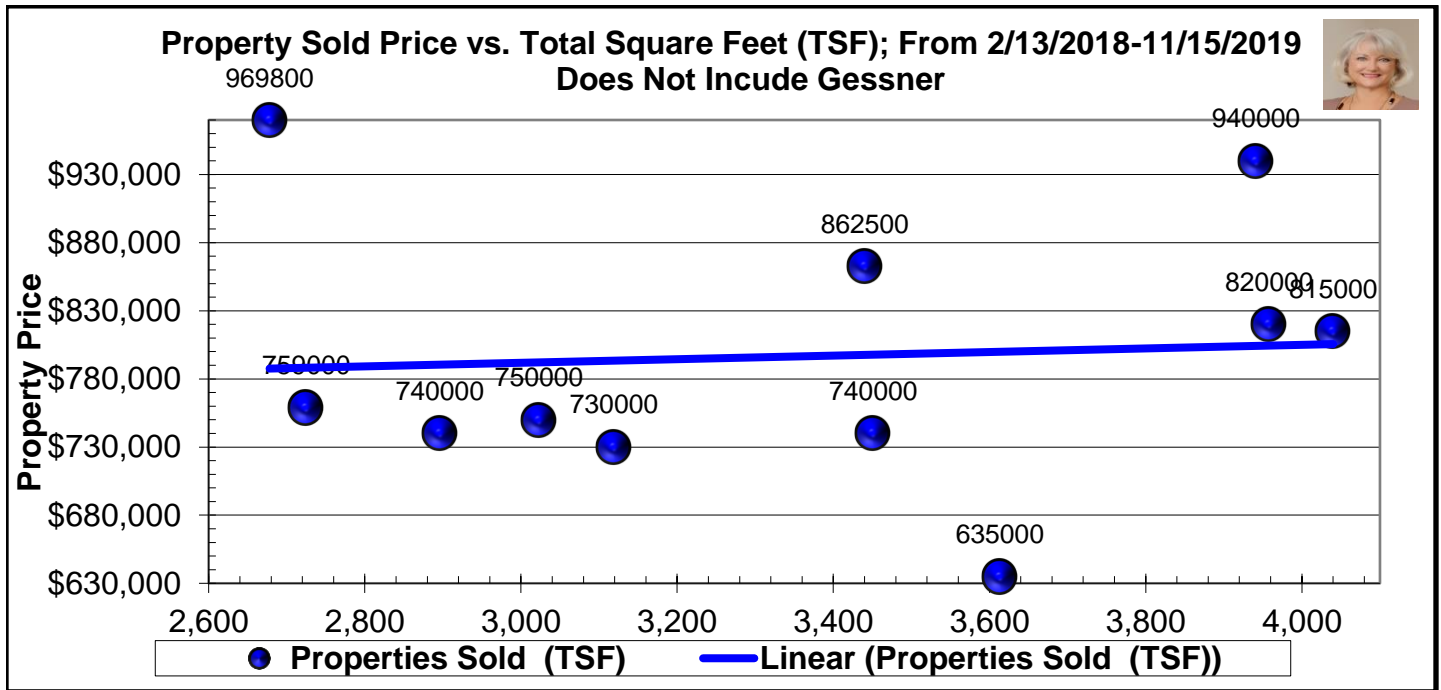


March

238 Gessner Road
Megan and Bryan Frey



Tealwood Sales Post Harvey



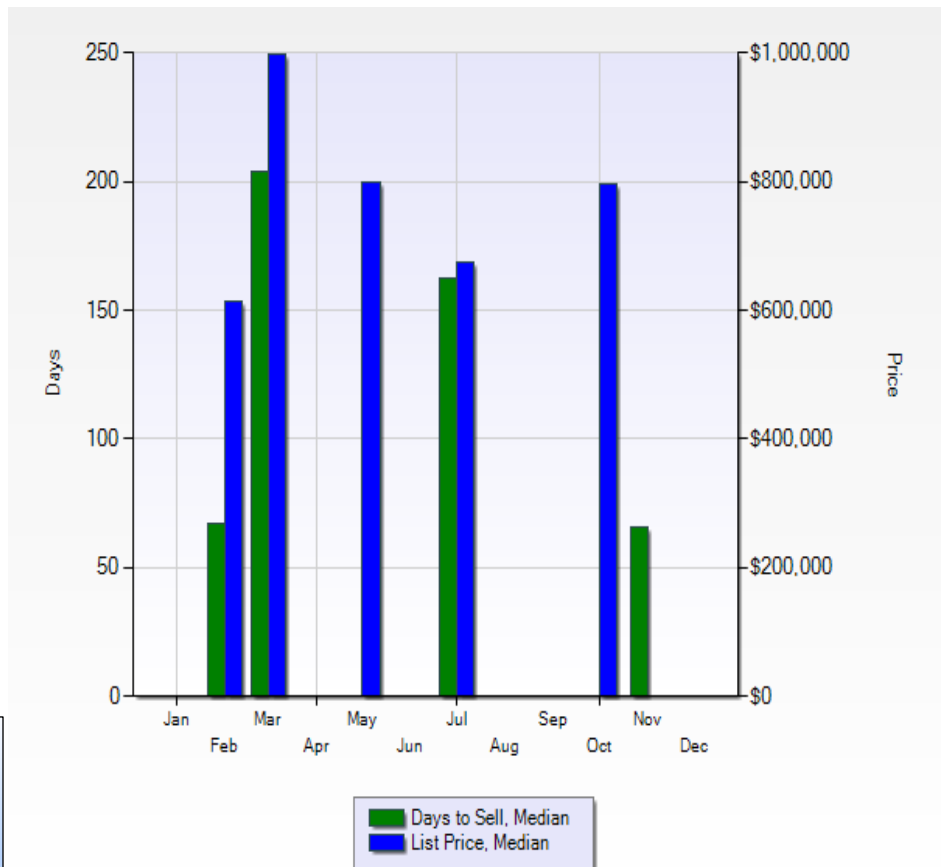
2019 Days on the Market, Peak Selling Months and List Prices (Gessner Included)



Please call Christine for clarification Of the graphs and to see what your Home value might be in 2020!



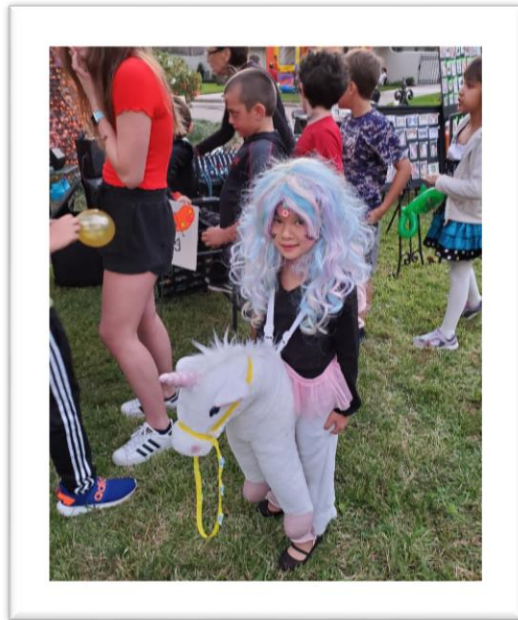
Christine Roult, Tealwood HOA Social Chairman, Newsletter Editor & Secretary REALTOR Associate, SRS, ABR, ALHS, CHMS Circle of Excellence



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Halloween Fun 2019



Notice of the Joint Meeting Of The Board Of Directors Of The TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority And Tax Reinvestment Zone Number 17 Houston, TX
 Courtesy of Malek Bohsali, Outgoing President

These are the entities which are funding the widening of Memorial Drive:

TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority And Tax Reinvestment Zone #17.

They held an open, public meeting on Tuesday, January 28, 2020 at 8:00am. Located at Four Points By Sheraton, Wycliffe Rm, 10655 Katy Freeway, Houston 77024. Our understanding is that construction plans have been approved and funded for Memorial Drive from Beltway 8 to Union Kitchen. These plans include under-street storm water retention, wider streets and sidewalks. Tealwood will be directly impacted once construction (eventually) comes all the way up to Gessner. **Our neighborhood should voice our desires for replacing the existing ‘suicide lane’ on Memorial Dr. With one-direction only dedicated turn lanes. Those interested in impacting the process should join the TIRZ email list and attend their meetings. More information is available here: <http://houstontirz17.org/>.**

Would be good if everyone joined their email list and a board member (rotating with others) attend their monthly meetings, as time permits. Please see Agenda Below:

Meeting AGENDA

1. Establish quorum and call meeting to order.
2. Receive public comments. (A statement of no more than 3 minutes may be made on items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from deliberating a topic without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law: therefore, questions or comments will not be addressed. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for the termination of time privileges).
3. Approve Minutes of the December 3, 2019, special meeting.
4. Receive financial and bookkeeper’s report, including payment of invoices, review of investments, and project cash flow reports.
5. CIP Committee:
 - a. Project update and recommendations from Gauge Engineering, LLC.
 - i. Consider Pay Application No. 13, Briar Branch Channel and Straws Improvements, from Reytec Construction.
 - ii. Consider Pay Application No. 14, Briar Branch Channel and Straws Improvements, from Reytec Construction.
 - b. Project update from LAN.
 - c. Project update from The Goodman Corporation.
 - d. Project update from SWA.
 - i. Consider Work Order #19 for design services, Gessner Road
6. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney, with regard to pending or contemplated litigation; and Convene in Executive Session pursuant to Section 551.072, Texas Government code, to deliberate the purchase, exchange, lease or value of real property.
7. Reconvene in Open Session and authorize appropriate actions retarding private consultation with attorney; and reconvene in Open Session and authorize appropriate actions with regard to the purchase, exchange, lease or value of real property.
8. Adjournment.