

The Tealwood Times

Winter, 2021

Tealwood is a great place to call home.

Notice of 2021 Annual Meeting

Annual Meeting Information

MARK YOUR CALENDAR!

2/23/21 at 6 pm

Annual HOA Meeting via ZOOM.

We will send the Zoom Link via email

1. If you do not regularly receive Tealwood email messages and want to get on the list, please send a note with your name, address, and email to Tealwood.direct2@gmail.com.

2. Whether attending or not, **PLEASE complete your proxy (attached) and email a photo of it to:**

Kathy.Elwood@comcast.net.

Or drop in the box by the front door at 319 Vanderpool.

The Annual Meeting of the Tealwood Homeowners Association (HOA) will be held on **Tuesday, February 23, 2021** via a VIRTUAL ZOOM CALL. The meeting will begin at 6:00 pm with invited speakers 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 issues important to the neighborhood. Representatives have been invited from the City of Houston, Bunker Hill Village and the Precinct 5 Constable's office.

There are seven positions open on the Board for 2021. The current candidates for the Board are listed below. **Any other homeowner who is interested in serving on the Board may submit his/her name and biographical information as a candidate to the 2021 Board to Scott Washburn at Tealwood.President@gmail.com by February 6th.** Per Tealwood HOA Bylaws, nominations for the Board will not be accepted from the floor at the Annual Meeting.

One resident new to our leadership team is currently standing for election to the 2021 Board. The Board finds itself in an unusual position this year in that we have had two late-season resignation from the Board, one our President-Elect, leaving the position of President open. Scott Washburn, our current President, has offered to continue in his position for another year to cover the gap left by the resignation. Brief biographies for each candidate who is not a returning Board member from 2020 are provided elsewhere in the newsletter.

Tealwood HOA New Leadership Nominees: (Positions up for election are highlighted in yellow.)

President (1 yr) **Status: to be elected** **Candidate: Scott Washburn**
(...would have been filled by last year's President-Elect, but the person in that position resigned.)

President-Elect (1 yr) **Status: to be elected** **Candidate: Malek Bohsali**

Secretary (1 yr) **Status: to be elected** **Candidate: Christine Routt**

Treasurer (1 yr) **Status: to be elected** **Candidate: Lara Junaid**

VP Arch./Dir. (1 yr) *Status: will be appointed by new board (possibly Kavitha Shenoy)*

VP Maint./Dir. (1 yr) *Status: will be appointed by new board (possibly Melanie Pever)*

Director (1 yr) Status: Melanie Pever has 1 yr remaining in position

Director (1 yr) Status: Clayton Knight has 1 yr remaining in position

Director (2 yrs) Status: Erin Mayer has 2 yrs remaining in position

Director (2 yrs) **Status: to be elected** **Candidate: Nancy Loncarich**
(This position was elected last year but needs to be filled due to a resignation.)

Director (3 yrs) **Status: to be elected** **Candidate: Jere Noerager**

Director (3 yrs) **Status: to be elected** **Candidate: Kavitha Shenoy**

Other responsibilities to be confirmed/assigned by the Board:

Social Chair & Tealwood Times Editor, Christine Routt

IT, Website & Communications Coordinator, Erin Mayer

Directory & Block Captain Coordinator, Kathy Ellwood

Message from Scott Washburn - 2020 President



I think we are all happy to have 2020 in our rearview mirrors. It was a difficult year because of COVID-19. Many neighbors reached out to help others. As a neighborhood, we persevered and can look forward to a productive 2021. Your Tealwood Homeowners Association is financially strong and our neighborhood looks beautiful! Our Spring Clean Up this year went well and we were able to make several improvements to our neighborhood while helping many residents in these difficult times. We will be publishing a new Resident Directory for 2021 so please be ready to provide current information. We will introduce an online form for directory updates during this process, which should help us to collect and maintain information more easily in the future.

I want to thank all of our Board Members for doing a great job this year. All Board meetings were held via Zoom calls during 2020. We will be having our Annual Meeting on Tuesday, February 23rd at 6pm. Due to the pandemic and in order to promote our residents' safety, we will be having our Annual Meeting via a Zoom call. We will be emailing all residents invitations to the Zoom call with the link prior to this event. Please make sure we have your email on file so you will be able to attend this meeting from the comfort of your home. If you are not currently receiving Tealwood email notifications, please send an email to Tealwood.direct2@gmail.com with your name, address and email address so we can add your name to the list. We will be sending out more information regarding speakers, presentations, and an opportunity for you to submit questions prior to our meeting.

I wish you all a safe and prosperous 2021!

New Board Candidates' Bios:

Lara Junaid, Treasurer Candidate

Lara earned her Bachelors of Business Administration from Southern Methodist University and a Masters of Business Administration from Columbia University.

Post MBA, she worked as a consultant at McKinsey and Co, served as COO of a private equity-owned insurance company, started and currently runs DriveMeBananas.com which delivers fresh fruit to Houston offices.

Lara, her husband Nosa and their two children John and Naomi, moved back to Houston in 2019 after spending four years in Norway and Nigeria where her husband worked for Schlumberger. Their time spent abroad was a wonderful opportunity to travel around Europe.

And being transferred to Nigeria offered the kids an opportunity to learn about their heritage.

Returning Board Candidates' Bios:

Nancy Loncarich, Director 3

Nancy served on the Tealwood HOA Board for the year 2020 as our Treasurer. She and her husband Dave moved to Houston in 2001, and to Tealwood in 2018 from Bellaire. Before moving to Houston, Dave served in the Navy in Camp Lejeune, North Carolina where Nancy was in Banking until she was a stay-at-home mom with their girls. She currently works at Strake Jesuit in the business office. Her husband is an Orthopedic surgeon at Texas Orthopedic Hospital.

Malek Bohsali, President-Elect

Malek, a previous 3-year Board member and past 2019 President, is familiar with the HOA duties. His wife Seema and their two children have been residents of Tealwood since 2014. Son Laith is a junior at Memorial High while their daughter Leah is a seventh grader at Memorial Middle. Malek has worked in Corporate America and has his own real estate development and brokerage firm.

2020 Budget/Proposed 2021 Budget

The Tealwood Homeowners Association budget is in great shape, and we were fortunate that we did not need to raise the annual fee for 2021. Please take a look at the 2020 Budget and Expenditures and the 2021 Proposed Budget. We ended 2020 with \$60,325.00 in reserves.

2020 Budget & Expenditures

Proposed 2021 Budget

| | Jan - Dec 20 | Budget | \$ Over Budget | Proposed 2021 Budget |
|--------------------------------|----------------------|----------------------|----------------------|----------------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| Administration Fee | \$ 120.00 | \$ - | \$ 120.00 | \$ - |
| Houston Trash Rebate | \$ 9,180.00 | \$ 6,480.00 | \$ 2,700.00 | \$ 6,480.00 |
| Interest | \$ 71.70 | \$ 300.00 | \$ (228.30) | \$ 60.00 |
| Late Penalties | \$ 72.00 | \$ - | \$ 72.00 | \$ 72.00 |
| Maintenance Dues | \$ 103,800.00 | \$ 103,800.00 | \$ - | \$ 103,800.00 |
| Other Income | \$ - | \$ - | \$ - | \$ - |
| Party Income | \$ - | \$ 500.00 | \$ (500.00) | \$ 500.00 |
| Resale Certificate | \$ 200.00 | \$ 400.00 | \$ (200.00) | \$ 200.00 |
| Transfer Fees | \$ 300.00 | \$ 1,500.00 | \$ (1,200.00) | \$ 500.00 |
| Total Income | \$ 113,743.70 | \$ 112,980.00 | \$ 763.70 | \$ 111,612.00 |
| Gross Profit | \$ 113,743.70 | \$ 112,980.00 | \$ 763.70 | |
| Expense | | | | |
| Bank Service Charges | \$ 20.00 | \$ - | \$ 20.00 | \$ - |
| ByLaws & Deed Restrictions | \$ - | \$ - | \$ - | \$ - |
| CASHIERS CHECK | \$ - | \$ - | \$ - | \$ - |
| Electricity | \$ 97.36 | \$ 120.00 | \$ (22.64) | \$ 120.00 |
| Income Taxes | \$ - | \$ - | \$ - | \$ - |
| Insurance | \$ 4,899.00 | \$ 4,900.00 | \$ (1.00) | \$ 5,000.00 |
| Lawn Service | \$ 15,057.72 | \$ 13,598.64 | \$ 1,459.08 | \$ 15,560.00 |
| Legal and Professional Fees | \$ - | \$ 1,000.00 | \$ (1,000.00) | \$ 1,000.00 |
| Maintenance | \$ 23,530.00 | \$ 3,204.00 | \$ 20,326.00 | \$ 10,000.00 |
| Newsletter, Directory Etc. | \$ - | \$ - | \$ - | \$ 500.00 |
| Operating Expenses | \$ 526.46 | \$ 3,900.00 | \$ (3,373.54) | \$ 1,000.00 |
| Other Expense | \$ 561.78 | \$ - | \$ 561.78 | \$ 560.00 |
| Postage and Delivery | \$ 295.80 | \$ 420.00 | \$ (124.20) | \$ 350.00 |
| Printing and Reproduction | \$ - | \$ 504.00 | \$ (504.00) | \$ 480.00 |
| Security | \$ 15,230.48 | \$ 21,000.00 | \$ (5,769.52) | \$ 20,905.00 |
| Trash | \$ 42,392.32 | \$ 43,368.72 | \$ (976.40) | \$ 44,600.98 |
| Water - Bunker Hill | \$ 1,791.00 | \$ 1,680.00 | \$ 111.00 | \$ 1,700.00 |
| Water - City of Houston | \$ 4,710.82 | \$ 4,800.00 | \$ (89.18) | \$ 4,700.00 |
| Web Site | \$ 85.95 | \$ - | \$ 85.95 | \$ 100.00 |
| Total Expense | \$ 109,198.69 | \$ 98,495.36 | \$ 10,703.33 | \$ 106,575.98 |
| Net Ordinary Income | \$ 4,545.01 | \$ 14,484.64 | \$ (9,939.63) | \$ 5,036.02 |
| Other Income/Expense | | | | |
| Other Income | | | | |
| Other Miscellaneous Income | \$ 50.00 | \$ - | \$ - | \$ - |
| Total Other Income | \$ 50.00 | \$ - | \$ - | \$ - |
| Net Other Income | \$ 50.00 | \$ - | \$ 50.00 | \$ - |
| Net Income | \$ 4,595.01 | \$ 14,484.64 | \$ (9,889.63) | \$ 5,036.02 |

HELLO NEIGHBOR!

If you are planning to perform any architectural improvements that effect the exterior of your lot or home, please submit plans to the Architectural Review Committee via email at tealwood.arch@gmail.com. Making any alterations without Board approval is in violation of the Tealwood Deed Restrictions. Please note the Bylaws and Deed Restrictions can be found on our website Tealwood.org.

We take pride in our community and ask that all residents adhere to our Deed Restrictions as well as City of Houston or Bunker Hill regulations.

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 amount of time, preferable is the night before or day of trash pick-up.” Please remind your Lawn Care company to keep the trash where it is not visible to the street. We pay for back door trash service, so please take advantage of that.

*Thank you,
Kavitha Shenoy, VP of Architecture*



Tealwood Market Activity - Year To Date, *By Christine Routt*

Bottom Line: The real estate market is entering the year like a lion. There’s no indication it will lose that roar, assuming inventory continues to come to the market. Historic low interest rates and low inventory make for high demand. Good time to sell your home if you’ve been thinking about it.

Active - 3 Homes with Averages:

Bldg Sq/ft 4,368 Lot Sq/ft 11,769 List Price \$1,130,750 Price Sq/ft \$259.64 CDOM 165

Pending – 1 Home with Averages:

Bldg Sq/ft 3,036 Lot Sq/ft 9,600 List Price \$1,137,500 Price Sq/ft \$374.67 CDOM 45

Solds – 4 Homes with Averages:

**Bldg Sq/ft 4,096 Lot Sq/ft 11,401 List Price \$970,625 Sold Pr \$933,375 Price Sq/ft \$225.31
CDOM 64 Sales Price/List Price% 96.61%**

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2020 Yard of the Month Winners

**December 2020
12351 Longworth Lane**

Jim, Chrissy, Scott and Erin Dunn



October 2020 Yard of the Month & Decorating Contest Winners

1st Place

**315 Tealwood: The Papatonakis
Caryn, Johnny, Xander & Zoe**



2nd Place

**302 Tamerlaine: The Petersons
Eleanor, Richard, Henry & Josephine**



3rd Place
370 Tealwood: The Yanez
Carlos, Giuliana, Santiago & Sofia



April 2020
322 Vanderpool, The Hennekes
Andrew, Dave, Heather, Wesley and Evan



February 2020
242 Tamerlaine, The Cantus
Mary and Felix

