



Last Call for Bridge Players

Two groups of neighbors are organizing for Bridge beginning next month.

The ladies party bridge group will meet on Monday afternoon each month. We still need a few more members to get started.

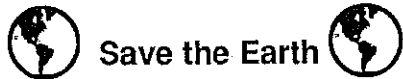
The couples group will function as a round-robin, playing 20 hands of rubber bridge with a different couple each month - the day and time to be arranged by the two couples scheduled to play. Schedules will be delivered in February, so hurry if you want to join in this informal and fun way to get to know your neighbors over a bridge table.

Call Gayle Longmire (461-1205) ASAP!!

Diet Tips

One of our readers spotted this on a recent trip to California and decided to share it with his Tealwood neighbors. He didn't want his name to be used, but you'll have no trouble identifying his 300 pound hulk as he walks through the neighborhood.

1. If you eat something and no one sees you, it has no calories.
2. If you drink a diet soda with a candy bar, the calories in the candy bar are canceled out by the diet soda.
3. When you eat with someone else, the calories don't count if you both eat the same amount.
4. Cookie pieces contain NO calories. When a cookie breaks, the calories leak out.
5. Things licked off of knives and spoons have no calories if you are in the process of preparing something. Examples: Peanut butter on a knife making a sandwich and ice cream on a spoon making a sundae.
6. Foods that have the same color have the same number of calories. Examples: spinach and pistachio ice cream, mushrooms and white chocolate. Note: Chocolate is a universal color and may be substituted for



Save the Earth

By: Bob Longmire

I'm feeling pretty good now that all of Tealwood is covered by a curbside recycling program. It's so much easier to put that container out once a week than it was hauling recycleable material around to various collection centers. And it's made me more conscious about how much refuse can be recycled. Well, it's only a little thing, but maybe the sum of little actions will add up to significant help in protecting our environment. In that spirit, I'll pass on some other ideas from time to time about how you can help. These are excerpted from the book "50 Simple Things You Can Do To Save The Earth."

Stop Junk Mail

If you saved up all the unwanted paper you'll receive in the mail this year, you'd have the equivalent of 1-1/2 trees. And so would each of your neighbors. And that adds up to about 100 million trees every year.

There's a simple thing you can do: Just write to the service listed below and ask them to stop the sale of your name to mailing list companies. This will reduce your junk mail up to 75%:

**Mail Preference Service,
Direct Marketing Association
11 West 42nd St.
P.O. Box 3861
New York, NY 10163-3861**

You can also recycle the junk mail you already get: If it's printed on newsprint, toss it in with the newspapers in your BFI container. If it's glossy paper of magazine quality, BFI will not take it, but if you look around you can find other recycle centers that will.

Tealwood Times

Published By: The Tealwood Homeowners Association
P.O. Box 19030 Suite 150 Houston, TX 77224
President: Jim Harrison Editor: Bob Longmire

February 1993

District Attorney Johnny Holmes to Speak at Homeowners Meeting • Feb. 23

Also
Election of 1993 Officers • Budget Review

Tealwood Home Owners Association will hold its annual membership meeting on February 23, 3 at 7:00 P.M. at the Memorial East Club (12122 Memorial Drive.)

are very fortunate this year to have prominent speaker, Houston's well known District Attorney, Johnny mes. *Mr. Holmes will be first on evening's program, which will start promptly at 7:00 P.M. Members are expected to be punctual.*

Officers and directors for 1993 will be elected at this meeting. The proposed slate of officers appears at right. The budget for 1993 will also be presented and the officers and directors will be present to answer any questions you may have. A social mixer including refreshments will end the evening.



Tealwood Home Owners Association Proposed 1993 Officers and Directors

President	•	James Harrison
Pres. Elect	•	Bob Longmire
Treasurer	•	Ada Till
Secretary	•	Cathy Ramsey
VP-Maintenance	•	Douglas Garrott
VP-Architecture	•	Joe Piper
Director - 1 Yr.	•	Tom Harrison Douglas Garrott
Director - 2 Yrs.	•	W. R. Purifoy Bob Longmire
Directors - 3 Yrs.	•	Joe Piper Don Martin

President's Message



February is an important month in the life of Tealwood Owners Association because it gives the members a chance to come together to discuss their goals for the association, to elect the officers and directors responsible for carrying out those goals, to hear an enlightening program and to visit and become better acquainted with their neighbors. Information in and accompanying this newsletter discusses the program and I urge you to mark the date on your calendar and attend this meeting. Your participation is important to setting and achieving the goals of the association.

Recycling for Houston residents got off to a reasonably good start on January 8, but not without some early problems. A few residents failed to place the containers at the curbside and a few did so but too late to make the pickup. The B.F.I. pickup schedule varies - sometimes early and sometimes later. To be sure you don't get missed, it is really important that your recycle container be at the curb by 7 A.M. If this is a problem, placing the material out the night before might be a solution although such a procedure is more prone to vandalism. I would like to have feedback on your reaction to this program. This can be topic for discussion at the annual meeting, or you can contact me directly.

See you at the annual meeting.

Jim Harrison

Maintenance Fee Payments

Have you paid your Maintenance Fee yet? It was due on Jan. 15, and it's your responsibility to see that it is taken care of even if payment is made by your mortgage company from an escrow account.

Oops!! Did I forget something??



As you know these fees are used to pay for maintenance of common areas and for other services, such as garbage pickup, constable patrol, special lighting, insurance, etc. Those few residents who pay late (or fail to pay) shift the burden of providing subdivision services unfairly to their neighbors. The Deed Restrictions also provide for serious consequences for nonpayment of the maintenance fees, including TOA's right of foreclosure.

If you are uncertain about whether you or your mortgage company has received a fee statement, please notify the Association Treasurer, **Ada Till at 827-1251.**



Recipes Wanted

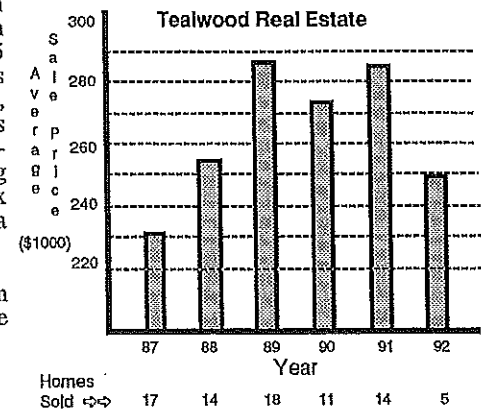


Past issues often featured recipes by Cheryl Moncrief, one of our neighbors, known for her culinary skills. Since Cheryl is too busy with other commitments to continue her cooking column, we would like to encourage other Tealwood residents to submit special recipes which they'd like to share with their neighbors. As space permits, we will run the recipes in future issues of the Tealwood Times.

Tealwood Real Estate Activity Slows Down

Only five Tealwood homes were sold in 1992, a much lower activity level than seen the last five years when sales averaged 15 homes per year. The 1992 home sales ranged in price from \$208,000 to \$327,500, averaging \$249,100. The 1992 sales results and those of the five previous years 1987 - 1991 are illustrated in the accompanying chart. As this issue went to press, only six homes were on the sales market, also a record low.

Thanks go to Ms. Pat Minnis Barbee of John Daugherty Realty, Inc. for providing the information for this article.



Recycling Off To A Good Start For Houston Homes

Curbside pickup of recycleable materials for those Tealwood homes located in Houston began on January 8, 1993. A quick survey showed that about half the homes participated on the first day - quite a good start. There were a few homeowners who failed to place the recycle container at curbside.

Reminder: Although regular garbage pickup is made at your back door, you must place the recycle container at curbside by 7:00 A.M. on recycle day (Friday for Houston homes and Wednesday for Bunker Hill).



Welcome to Tealwood

Recent newcomers to Tealwood are:

Ardeshir and Parvin Bagherpour
12310 Longworth

Mr. and Mrs. Ken Arrowwood
370 Tealwood

**Deed Restrictions
& By-Laws
New Booklet Prepared**









When you bought your home in Tealwood, the title company should have given you a copy of the subdivision Deed Restrictions. You may never have read them, because frankly they are not the easiest thing to wade through. The official documents include the original restrictions (separate, though almost identical, versions for the three development sections of Tealwood) and the amendments made to them (the latest in October 1988). It takes a lot of flipping back and forth between the original restrictions and the amendments to figure out what currently applies. To help make the Deed Restrictions easier to follow, a new "up-to-date" version has been prepared in booklet form, now being distributed to all residents with this issue of the *Tealwood Times*. This version consolidates the original restrictions and all amendments into a single document. Every effort has been made to assure accuracy. However, in the event of wording conflicts, the original documents on file in the County Clerk's Office will control. For your convenience, this booklet also contains the By-Laws of the Tealwood Home Owners Association.



**Some
Neighborhood
No-No's**



The Deed Restrictions spell out the rules governing home construction or major modifications in Tealwood. They also cover other practices which are limited or restricted. As a simple reminder, here are some of the more common "No-No's" covered in the Deed Restrictions.

-  Dual family homes
-  Business or professional services from the home
-  Mobile home, trailer, boat or inoperable motor vehicle stored where visible from any street or adjoining lot (3 day max.)
-  Trash containers (visible) except on pick-up days.
-  Outside clothesline visible from any street or adjacent lot
-  Radio or television aerial wires or antenna in front of house
-  Antennae more than 10 feet above roof
-  Satellite dish (visible)
-  Window or wall type air conditioner (visible)
-  Animals other than dogs, cats or other household pets.*
-  Animal breeding for commercial purposes

* Note: Although not specifically covered in the Tealwood Deed Restrictions, both Houston and Bunker Hill have "leash laws" which prohibit owners from letting their dogs run loose.



Tealwood Times

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

April 1993

Record Attendance at Annual TOA Meeting 85 hear D.A. Johnny Holmes Speak

Home Owners Association annual meeting was held on the evening of 23 at the Memorial Forest Club. 85 (85) residents were present, all-time attendance record. The meeting was both informative and social.

Guest speaker was Johnny Holmes, Harris County District Attorney. He captured the audience's attention for nearly an hour with comments about the new Code which is currently being drafted and is scheduled to take effect in 1993. A summary of his remarks was contained elsewhere in this issue.

Johnny Harrison, President of the Tealwood Home Owners Association, presided over the meeting. Officers and Directors were introduced and subsequently the 1993 Association budget was presented and approved. Block Captains were introduced and thanked for their service. Questions and comments were invited and active participation followed. A resident from Vanderpool Drive suggested that some action be taken to reduce the volume and speed of "rush" traffic which is a

neighborhood safety threat, especially on Vanderpool Lane and Tealwood Drive. He proposed that the Association consider some form of traffic barrier at the intersection of Tealwood Dr. with Memorial and thought that such a plan might now be feasible under Mayor Lanier's new project for Neighborhood Traffic Control. The President's Message in this issue further addresses this proposal.

At the conclusion of the business meeting, refreshments were served and most of the attendees seemed to enjoy the chance to mingle socially with their neighbors. Special thanks go to those neighbors who provided the refreshments.

- | | |
|----------------|-------------------|
| Dona Badgett | Carolyn Purifoy |
| Elise Dalton | Donna Sloan |
| Gina Rebman | Margaret Stanwood |
| Bev Edelman | Diane Waller |
| Ruth Harrison | Simone Westra |
| Leslye Menerey | Kit White |

Welcome to Tealwood
Recent Newcomers to Tealwood are
Ana & Shelby Oostwouder
343 Tamerlaine

Apr 93



President's Message

At our annual meeting on Feb. 23 there was interest in Mayor Lanier's new Neighborhood Traffic Control plan. Some thought it would allow blocking the Tealwood Drive entrance at Memorial as a means of reducing "cut-through" traffic. The traffic modification ordinance was approved by the Houston City Council on February 17, 1993. Subsequently, a Neighborhood Traffic Projects Manual was prepared and just became available on March 29, 1993. It contains copies of the pertinent ordinances, application forms & procedures and technical information for various types of modifications. With this information in hand, we plan to schedule a directors meeting in the latter part of April which will include consideration of this matter.

A word of caution: City officials have advised that street closing is an action of last resort in solving neighborhood traffic problems. The procedures outlined in the manual are complex and will be time consuming.

While the traffic problem mainly affects Tealwood Drive, parts of Vanderpool and to some extent Longworth, proposed solutions must take into consideration the needs and convenience of other Tealwood residents. Another complication is the fact that the subdivision is split between two municipalities. All of which is to say that this a complex problem with no obvious, easy answers. Nevertheless, the officers and directors will give it our best shot in seeking a solution.

Jim Harrison

1993 Officers/Directors

- | | |
|-----------------|--------------|
| President | Jim Harrison |
| Pres. Elect | Bob Longmire |
| Secretary | Cathy Ramsey |
| Treasurer | Ada Till |
| VP Maintenance | Doug Garrott |
| VP Architecture | Joe Piper |
| Director 1 Yr. | Tom Harrison |
| | Doug Garrott |
| Director 2 Yr. | W.R. Purifoy |
| | Bob Longmire |
| Director 3 Yrs. | Joe Piper |
| | Don Martin |

Annual Budget

Detailed annual budget statements were distributed at the Annual Meeting and are available by request to the Association Secretary, Cathy Ramsey (467-9580). An abbreviated version of the budget is presented here.

Revenues	
Maintenance Fees	\$62,000
City of Houston Rebates	6,600
Other	1,400
Total Revenue	\$70,000

Expenditures	
Security Service Fees	\$10,400
Waste Disposal	38,000
Maintenance & Improvements	9,000
Utilities	6,500
Administrative & Other	4,500
Insurance	1,600
Total Expenditures	\$70,000

Johnny Holmes on the New Penal Code

By Lo Wallace

In his address to our annual meeting, Harris County District Attorney, Johnny Holmes talked about the revisions which he expects to be made in the Texas Penal Code. The 1991-92 Legislature mandated the end of the current Code and established a 25 member commission to make recommendations to the Legislature currently in session, which must adopt a new Code.

The Penal Code is the total body of laws which define crimes and set punishments for them. Mr. Holmes believes that many of the crimes which are now defined as felonies will be reduced to misdemeanors in order to shift the care and expense for incarcerating inmates from the State to the Counties. The Counties are responsible for incarcerating those found guilty of misdemeanors. The State incarcerates convicted felons.

Mr. Holmes thought it highly likely that most property crimes (2nd and 3rd degree burglaries and theft) could be downgraded to misdemeanor status. He said that there

was even some sentiment in the commission for eliminating jail sentences for any "property crime" and substituting "community service" or other "punishments."

The commission has not made public their recommendations but citizens are urged to be alert to any news on the subject so as to make their feelings known to their State Representatives and Senators. For residents of Tealwood the respective Representative and Senator are:

Representative

Robert Eckels
1900 West Loop So. Houston, TX 77027
or
P.O. Box 2910, Austin, Texas 78769

State Senator

Don Henderson
7915 FM 1960 West, Houston, TX 77070
or
P.O. Box 12068, Austin, TX 78711.

Choral Society to Perform

The Houston Choral Society will perform "A Century of Pops" concert on Saturday May 15 at 8 P.M. at Northwest College campus (901 Yorkchester). The program includes hits from the Twenties and a Gershwin medley. Members of the Choral Society are either students of the college or area residents. We rehearse on Monday (7:30 to 10:00 P.M.) at the college campus on Yorkchester Avenue. If you are

interested in singing we welcome new members. Feel free to call our founding director, Betty Devine for an audition at 468-0955. Tickets for the concert are \$7.00 and \$3.00 for children/students. contact me if you wish to purchase tickets or have any further questions.

Laura Pincus 984-2932

Notices of events that may be of interest to their neighbors are welcomed from any resident for publication in the *Tealwood Times*.

Welcome Newcomers

Shelby and Ana Oostwouder recently moved into their home at 343 Tamerlaine after living in the San Francisco bay area for the last five years. This move is a "return home" for Ana, who was born and raised in Houston. She received her Chemical Engineering degree from the University of Texas and then went to St. Mary's College for her M.B.A. before joining Chevron Chemical, where she is now in the chemical sales function. Shelby is originally from south Florida but attended Washington University in St. Louis, MO where he also earned his Chemical Engineering degree and M.B.A. Shelby is in the Marketing function with Dow Chemical. Ana and Shelby met in a chemical laboratory, decided there was "good chemistry" between them, and married about five years ago. They honeymooned on their trip to the west coast where they pursued their dual careers. When Dow offered Shelby an attractive move to Houston, Ana sought and obtained a similar move with Chevron.

The Oostwouders located in Tealwood because of its convenient location and quiet atmosphere - "a very nice place to start a family." They enjoy travelling and can't wait to become "re-acquainted" with Texas and

Caroline and John Baumann are hard at work with some painting and refinishing work before they complete their move into their home at 214 Gessner. They moved to Houston from Lafayette, Louisiana, where they have lived the last 12 years, and from where John practiced as an engineering consultant. The move to Houston was prompted by John's new position as Engineering V.P. with Graff Corporation, an engineering design and construction firm specializing in the petroleum and petrochem business. John is originally from Buckeye Lake, Ohio but headed south to attend Tulane University in New Orleans where he received his Chemical Engineering degree in 1959. While working there for Shell, he met Caroline, a native New Orleanian, who also graduated from Tulane's Newcomb College in 1962, with a major in Math. The Baumanns are not new to Houston. They lived here, in Nottingham Forest, from 1963 to 1981. They have two grown daughters, one living in Baton Rouge, LA and the other, married and living in the Houston area. Their leisure hours will be well used settling in, but they'll manage to squeeze in enough time for knitting (Caroline) and home computing (both). Caroline is also interested in joining or forming an investment club. Stay tuned, you'll hear more about this in a later issue.

TEALWOOD SAFETY & SECURITY

By Don Martin



As a recently elected member of your Board of Directors, I have also assumed the duties of Security Director for Tealwood, replacing the most able and hard working Bill Purifoy. Bob Longmire has asked that I write short articles on subjects of interest to our neighbors regarding safety and security. I will be most happy to do so, but I will need your help. As a working Texas Peace Officer I often find myself so "deep in the forest that I can not see the trees". I need for you to tell me what subjects or areas of concern on which you desire information.



I checked with Chief Price at the Village PD recently, and while he stated that things were pretty "quiet" regarding burglaries and the like, he did disclose a new "paper game" that is being conducted in our area. A group of individuals who have participated in this type of activity in the past are stealing OUTGOING mail from residential mailboxes. This mail often contains checks, which are in payment of various bills. These criminals will take these checks and chemically change them to larger amounts, payable to some fictitious person, and cash them. The victim usually doesn't find out about this until notification of a past due account, or receipt of their bank statement. There is a very simple way to avoid this problem. Do all your mailing at the post office, or use a mail drop box (there is one right behind the Shell station on Benignus).

More next month - contact me with topics, and I will be glad to do whatever research needed to intelligently address the inquiry.

Tealwood Times

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

June 1993

Highlights of Directors Meeting

g of the TOA Directors was held 10, 1993 at the home of the ion President Jim Harrison. highlights follow:

dance with the Association Bye Directors and officers were l into two groups:
roup A • Trustees of the Tealwood nce Fund will be chaired by V.P. rrott and include Tom Harrison Purifoy.
roup B • Architectural Control ee will be chaired by V.P. Joe l include Bob Longmire and Don

Tealwood and develop new security measures as needed.

The traffic problems in Tealwood continue to be of intense interest to the residents, especially those who live on Vanderpool and Tealwood Drive. Jim Harrison proposed that a special committee be formed to study all aspects of this problem and its potential solutions. The directors supported this proposal, and Jim is now in the process of organizing this committee which he will personally chair. Progress will be reported in subsequent issues of the Tealwood Times.

Note: Any resident may request a copy of the minutes of the Directors Meeting by contacting the Association Secretary, Cathy Ramsey.

o read the articles in this issue by:

rr, Chairman of the Architectural Committee
Garrott, Chairman of the nce Fund Committee and rtin, our new Director of Security

Welcome to Tealwood

Ana and Shelby Oostwouder
334 Tamerlaine
Caroline and John Baumann
214 Gessner
(More on Back Page)

June 93

"HCAD" • What Does This Mean?"

By Roger Stanwood

All Tealwood homeowners recently received a valuation statement from the Harris County Appraisal District. In accordance with state legislation, each appraisal district (there is only one in each of Texas' 254 counties) has the responsibility to set the "market value" of all property in its county as of January 1st.

HCAD appraisers were visible in Tealwood early this year checking the condition of our properties. Most of their work is done by computer, analyzing sales data and market conditions in each "neighborhood". The make up of "neighborhood" is arbitrary. For example, Neighborhood #78892 consists of some of Longworth, all of North Tealwood (who knows why?), most of Tamerlaine and only numbers 202 through 226 Vanderpool. Neighborhood #78894 includes the rest of Longworth, Tamerlaine, and Vanderpool, all of Tealwood and Tumbridge and only even numbers 120-136 on Gessner. (The odd numbers are in another neighborhood.)

Keep in mind that HCAD does not set tax rates. It is done by a multitude of agencies once they have received "market value" for

properties in their jurisdiction.

A review of sales data for Neighborhood #78892 for 1989 through 1992 shows an average of \$296,300 (+/-) and a cost per square foot of \$71, using the value of improvements only. This is where all the increases are levied, as land values have remained constant for many years, averaging about \$78,000 per lot.

All of the data is available for inspection at HCAD, 2800 North Loop West. Each of us has the right to protest the valuation. If you do so, you will be sent a notice of a hearing and first meet with an appraiser. If agreement is reached, it is signed by both parties. If not, the appraiser will refer the case to an HCAD panel, usually following your meeting. You probably shouldn't be too optimistic about getting a reduction in your appraisal since sale prices in Tealwood have risen in recent years. They confirm that we live in a premium neighborhood. Let's help keep it that way.

two teenagers, a son and daughter. When he is not on patrol, Deputy Totten enjoys the outdoors, especially fishing and hunting.

As a reminder the two other Deputy Constables patrolling Tealwood are:

Deputy Walt Miller (Day shift - Tuesday through Saturday)

Deputy Steve Howell (Evenings - Tue-Thur & Sat & Sunday days)

They were originally introduced in the May 1992 issue of the *Tealwood Times*.



Architectural Control

By Joe Piper

(VP - Architectural Control)

Several months ago, all Tealwood Owners received a booklet on Deed Restrictions and By-Laws, prepared by Bob Longmire for our convenience. It consolidates the original version of the restrictions which were prepared individually for each of the three sections of Tealwood and also includes several amendments which were made to the original restrictions.

What does it mean and what should each of us do with it? I am probably typical of most in not having read these rules since buying my home in 1970. Somehow, in booklet form, the information seems less forbidding and more interesting. For openers, I discovered that the basketball goal I erected for my son on Christmas Eve in 1979 was clearly "out of bounds!"

Now only was it closer than 5 feet to an interior boundary, but I certainly had not consulted an "architectural control committee" for permission. It will be down by the time you read this. (And won't my neighbor be pleased!)

Perhaps the message for each of us is to read and consider these rules, and take appropriate action where indicated.

Normally, when a serious addition is being made to a home, a reliable sub-contractor will routinely apply for a building permit and inquire about possible deed restrictions. That's how I became involved in a situation recently, shortly after the booklet was issued, when an owner telephoned to advise us of his desire to add a structure. Several of us visited him promptly and subsequently sent a supportive letter, pending approval from the City of Bunker Hill.

Is it always necessary to get a building permit or contact the Architectural Control Committee? Perhaps not, especially in cases where only repairs are involved, or in replacing an old fence with an equivalent new fence. Still, if you have doubts, please feel free to call us at 464-6279.

Keepers of the Keys

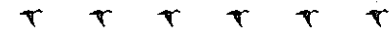
By Doug Garrott

(V.P. Maintenance Fund)

The growing season has arrived once again and we are reminded how fortunate we are in having the esplanades scattered throughout Tealwood. The twelve esplanades in our subdivision total a little over two acres, or the equivalent of nine residential lots. These "green belts" are a significant contributor to Tealwood reputation as being a very desirable neighborhood in which to live.

The attractiveness of our esplanades is the direct result of the time and attention devoted to them by a group of your neighbors, who have volunteered to be the "Keepers of the Keys." The "Keys" in this instance are to the irrigation systems that are installed in each esplanade and the "Keepers" regulate the watering of these green areas that we enjoy. Several of the esplanades have been re-landscaped through the efforts of the nearby homeowners.

So the next time you go by the esplanades, take the time to enjoy them. How many other neighborhoods can you name that have six percent of their land devoted to common green areas? And while enjoying our esplanades, let's extend our sincere thank you to our Keepers of the Keys, the Bronsons, Buckners, Garrotts, Kelleys, Lynchs, Masters, McDades, Moncriels, Odums, Purifoys, Schutts, Stanwoods, Shomettes, Teagues and Wallaces.



For Sale

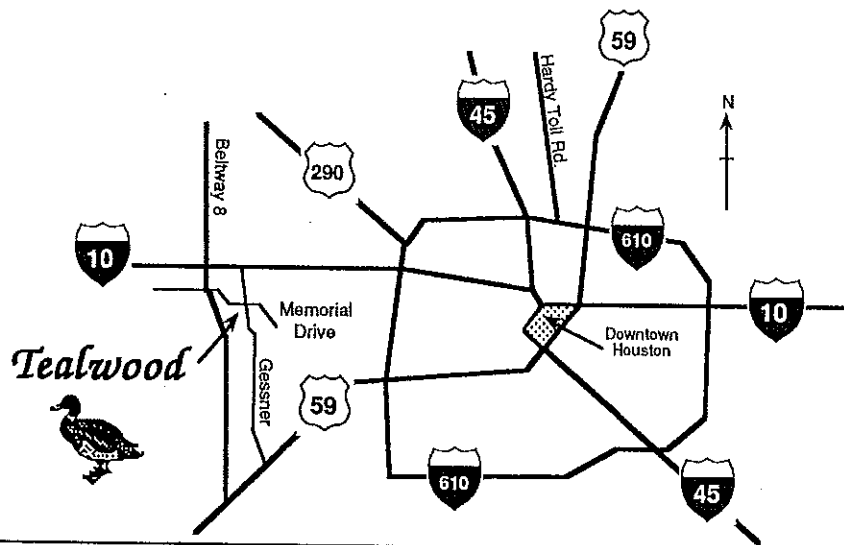


As this issue went to press there were seven homes for sale in Tealwood

302 Vanderpool	12359 Longworth
338 Tealwood	371 Tealwood
238 Gessner	310 Gessner
234 Tamerlaine	

New Deputy on Patrol

Meet Deputy Dale Totten who recently joined the Constable Patrol and works the 3-11 P.M. shift in Tealwood and neighboring communities. Deputy Totten is originally from the Temple/Belton area in central Texas. He served 30 years in the Army before retiring in 1991 as a Sargent Major in Military Intelligence. In 1991 he joined the Sheriff's Department, then shifted to the Precinct 5 Constable Patrol in April 1993. Deputy Totten has three children, a grown daughter who lives in Arizona and



Tealwood is located in Southwest Houston about 6 miles west of the 610 Loop and 1-1/2 miles south of Interstate 10 (Katy Freeway). Tealwood is bounded by Memorial Drive on the north and Gessner Road on the east.

Why the heck do I need a map showing where Tealwood is? I know that! After all I live here!

Right!! But maybe some of your out-of-town friends don't know where you live. And one of these days, when they plan to visit - maybe this Christmas - you might find this map a handy way to give them directions to your home. You can even highlight the route you suggest they take, since most of the major highways and access arteries are shown. If you really want to get specific, you can even cut out the Tealwood street map from the front page Masthead and place an "x" to mark the spot where your home is located.

Hey, that might work!! Or it might not! So don't forget to give them your phone number so they can call if they get lost.



Tealwood Times

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 President: Jim Harrison Editor: Bob Longmire

September 1993

TOA Officers Busy on Tealwood Issues Traffic Flow • Enforcing Deed Restrictions

Board members of the Tealwood Association have been unusually busy dealing with subdivision issues. This issue will read in this issue.

For traffic flow and speed through which was expressed at the last meeting has justified setting up a study the problem and its potential. President's Message from Jim Harrison next page reports on the action progress thus far.

the
 ittee

Chairman of the Architectural Control Committee had his hands full too. There are many in the subdivision involving modifications to a home. In one case, the homeowner followed the proper procedure and obtained approval from the Architectural Control Committee and the Bunker Bunker before proceeding with his project. See Piper's article on the inside page for more details. Unfortunately in the past, the home owners either did not read the Deed Restrictions which

require approval before proceeding with modifications. Both projects involved carports and it appeared that they were being converted to living quarters. The Deed Restrictions are very explicit in dealing with such cases. They permit conversion of a garage to living quarters only if the owner of the lot has constructed a carport or second garage that has been approved by the Architectural Control Committee. Investigation of these two cases continues. One of the cases appears to be close to resolution and the homeowner has been very cooperative in dealing with the problem. He was unaware that prior approval was required by the Deed Restrictions, and assumed that his builder was familiar with any such requirements and would obtain all necessary approvals. That may be a logical assumption, but it is the homeowner that has the ultimate responsibility to see that necessary approvals are obtained before proceeding with modifications. The other case is in an earlier stage and it is premature to speculate on the outcome. Naturally, it is the hope of the committee that this case will be amicably resolved as well.

President's Message



The TOA directors authorized the formation of a committee to study the neighborhood traffic problem. Members of the committee are:

- Jim Harrison - Chairman
- Sub-committee on restricted access:
 - Chris Kaepfel, Chairman
 - Herb Carson
- Sub-committee on speed control
 - Michael Pincus, Chairman
 - Ed Hansen

The committee met in June to discuss the problems and organize the investigation. It was decided to look at two approaches, one that should restrict traffic entering the subdivision and the other that would control the speed of the traffic through the subdivision. In addition, a limited traffic survey was conducted in July to count the traffic flow and determine its direction.

The committee met again in August to report results and determine a course of action. The traffic survey indicated that a substantial amount of traffic is of local origin, particularly in the morning when 65 to 70% of the traffic using the Vanderpool to Gessner exit was local. Because of this and city restrictions governing street closure, it was determined that closure of any of the main entrances/exits is not practical and the committee decided to pursue other options, particularly those that control traffic speed. Several options are available to do this including additional stop signs, additional speed limit and information signs, restricted width of certain sections of streets and perhaps speed bumps if

Continued on next page (Traffic Problems)

TEALWOOD SAFETY & SECURITY

By Don Martin

At the June meeting of neighborhood security directors serviced by the contract deputies of Pct. 5 it was announced that the cost of their service would increase 5% upon the anniversary date of their contract with the subdivision.

Recent contact with the police agencies that service Tealwood reflect that during July, we experienced two residential burglaries, during daylight hours, of residences just a short distance apart, by an individual, or individuals, either on foot, jogging, or perhaps riding a bicycle. The only items taken were small (no VCRS, TV's, etc.), and in at least one instance, entry was gained through an unlocked door. These type of burglaries are going to happen from time to time, and they will usually gravitate to the residence of least resistance. Make sure you lock your residence - hopefully with quality reinforced deadbolts - turn on your alarm system, and otherwise secure your premises every time you leave home. Use your security hardware as intended, and don't get lazy and begin cutting corners. Some of these guys will be watching and waiting for an oversight and will take advantage.

We are still each others best defense against crime. Watch out for your neighbor, remain alert at all times to strange activity, and don't be bashful about calling the Pct. 5 dispatcher at 463-6666. Even if a false alarm, the call serves a valuable purpose. One last word - do not intercede in any suspected criminal activities, unless you have been properly trained to do so. There are some real nuts out there, and if cornered, their threat to your well being increases.

**Architectural Control
A Success Story**

By Joe Piper

Several months ago, Herb Carson, a Tealwood Owner, telephoned regarding his desire to make an addition to his home at 306 Gessner. Herb indicated he had held preliminary discussions with a builder and knew exactly what he wanted to build, subject to securing the necessary approvals. Since it was a weekend, Bob Longmire and I offered to come over immediately to see exactly what was proposed.

We met with Herb for perhaps 20 minutes and discussed the proposed addition, which would involve getting a waiver from the Village of Bunker Hill. It was our view that the request was reasonable and we promptly sent him a letter to that effect and indicated our approval, depending, of course, on seeing final plans for the addition plus his getting the necessary approval from Bunker Hill Village.

Several weeks ago, I attended a special meeting called by the Bunker Hill Village Council to consider Her's formal request for a variance in their property restrictions. Fortunately, Herb had prepared a very effective video presentation which explained clearly what was desired, how it would look and why it was a reasonable request. He also presented supporting letters from both of

his neighbors as well as the church which borders the rear of his property. In my opinion, the quality of Herb's presentation made a big difference and enabled him to win approval.

Herb's background as a training manager for Exxon was a real help to him in knowing how to make an effective audio-visual presentation. Moreover, he had covered every base, beginning with our committee and then each of his neighbors. I suppose it was a "textbook" example of how to do it right.

Regardless of whether you are planning an addition to your home, I invite your attention to the rules contained in the booklet which each homeowner should have received earlier this year, entitled Deed Restrictions and By-Laws. In addition to Bob Longmire and myself, Don Martin also serves on the Architectural Control Committee in order to help the Tealwood Owners Association administer these rules.

Please read and consider these rules. Their purpose is to protect the considerable investment that each of us has made in Tealwood. Accordingly, if you have inadvertently violated the rules, you should take steps to correct the situation. If you plan an addition or modification and we can help, please let us hear from you at 464-6279.

Traffic Problems

(Continued from previous page)

approved by city council. It was decided to invite the head of the Houston Neighborhood Traffic Project to inspect the subdivision and make recommendations regarding these options before proceeding to make recommendations to the directors. Hopefully, this meeting can be arranged during the month of September.



Dogs Running Loose Neighbors Complain

By Jim Harrison



TOA officers have received several complaints recently about dogs which are allowed to run loose, posing a nuisance, at least, and a dangerous threat, at worst. The Deed Restrictions and By-Laws of the TOA do not address this problem since it is adequately covered by municipal ordinances which prohibit such practice. The following course of action is suggested for residents who have problems with their neighbor's dogs. First, join with other neighbors who have the same problem and write a nice diplomatic letter to the offending party expressing your concern. This need not be signed by any individual but simply "your neighbors" to minimize the possibility of creating individual ill will. If the offending party ignores this and continues to violate the law, your recourse is to file a complaint with the appropriate authorities in your municipality. Hopefully, Tealwood is a friendly, law abiding neighborhood where everyone practices the golden rule and such confrontations will not be necessary.

◆ ◆ ◆ ◆ ◆

Block Captains

Thanks to Katerina Germinedes for having served as Block Captain. She will be replaced by B. J. Fry who will cover the following 10 homes:

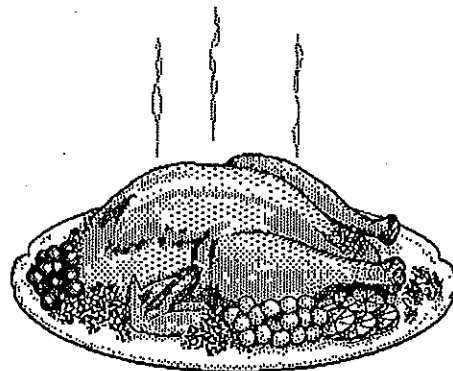
202-234 Vanderpool
214-215 Tamerlaine

We also need a replacement for David Tramell who has moved. David covered 9 homes as follows:
301-322 Tamerlaine

If you can volunteer, call
Bob Longmire at 461-1205

Welcome Newcomers Meet Carol and Scott Greene

The Greenes moved into 12345 Longworth in August. Scott is a Chemical Engineering graduate of the University of Tennessee in Knoxville. He has spent virtually all of his career in the Petrochemical industry which has been good to him in many ways, including serving as the avenue by which he met and married Carol some 11 years ago. She, too, was working in petrochemicals after her graduation from Weber State in Utah. The Greenes have had some interesting experiences with foreign life, having spent some time both in Seoul, Korea and Barcelona, Spain. Scott's current responsibilities encompass the chemical business in the Orient, and he spends a fair amount of time operating out of Hong Kong. The Green's five children are all grown and on their own with three living in Houston, one in Austin, and one in Santa Monica, California. Carol is a ski and yoga enthusiast and Scott continues to hone his skills in foreign languages and guitar.



Happy Thanksgiving

Tealwood Times

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November 1993

TOA Board Meeting 1994 Budget Approved • Law Suits Authorized Nominating Committee Appointed

a, TOA President, presided at the Nov. 10 the board. Officers and Directors present Garrott, Cathy Ramsey, Bill Purifoy, Joe Till and Bob Longmire. Highlights are ow:

Budget • Treasurer Ada Till reviewed the projected expenditures for 1993 and a dget for 1994. Based on this review it was the 1994 Maintenance Fee could remain at \$.032 per square foot lot. Notification e homeowners should be mailed around , 1993. Payment of the Maintenance Fee er than January 15, 1994.

Delinquent Dues for 1993 • Ada Till the status of three homeowners who have l their maintenance fee for 1993. They o respond to mail notices, both regular and d the matter has now been turned over to who will file the appropriate law suits to maintenance fee plus interest due, as well y fees and other collection costs. Other ions were discussed and will be further ncluding a) publishing the names of omeowners in the *Tealwood Times* and b) use collection.

Tax Exemption • The Tealwood Homeowners Association should easily qualify for tax exempt status, and it was decided to file for such an exemption. When approval is received, the TOA will be exempt from all federal and state taxes and will be able to file amended tax returns for the last three years in order to obtain appropriate refunds.

Traffic Study • Jim Harrison reported on the progress of this study and the potential for "speed humps". Details are included in his "President's Message" elsewhere in this issue.

Recycle Program • Jim Harrison reported that the City of Houston is in the process of expanding their curbside recycling program. Tealwood's application has been approved, and we are awaiting the announcement of the pick-up schedule, which will probably start in the first quarter of 1994. Implementation of this program will allow us to terminate our contract with BFI (for the Houston homes) at an annual saving of approximately \$2,000.

Nominating Committee • Jim Harrison appointed Bob Longmire to chair the nominating committee, which will be responsible for developing a slate of

TEALWOOD SAFETY & SECURITY

By Don Martin

Recent contact with the police agencies that service Tealwood reflects no new patterns of crime, or significant criminal events. This does not mean that we can all relax! Remember that we now live in the most violent society on earth, and every day, the criminal activity that was unheard of in our part of town just a few years ago, happens close by. Also remember that crooks, for the most part, are lazy, and will victimize the easiest prey - be it robbery, burglary, car theft, or whatever. Do the things necessary to secure your property, but above all else, protect yourself. Police officers are taught to practice officer safety continuously, and citizens should, too. Think of what to do in a dangerous situation, and then practice that action, over and over again. If you don't, when an emergency arises, you will probably do nothing, thereby exposing yourself to the whims and demands of the perpetrator.

Recently, the media has been reporting incidents where people posing as police officers have gained entry into residences. You need to be aware of the fact that a person, police officer or not, even if wearing a uniform and a badge with what may appear to be legitimate identification, can not enter your residence without either a warrant or your permission - **AND DO NOT GIVE THEM PERMISSION!** Cops know this, and a legitimate police officer would never make such a demand of a homeowner without proper cause and documentation.

We are still each others best defense against crime. Watch out for your neighbor, remain alert at all times to strange activity, and don't be bashful about calling the Pct. 5 dispatcher at

463-6666.

HOA Board Actions • Continued from Page 1

Officers and directors for election at the annual homeowners meeting, scheduled for February 22, 1994. Other members appointed were: Doug Garrott and Joe Piper. Four additional members will be added to the committee in the near future.

Architectural Committee Report • Joe Piper reported on the status of several renovation projects underway in Tealwood requiring Architectural Approval. All have been resolved with one exception. In that case a homeowner, who is converting his garage to living space, has not submitted plans for approval as required by the Deed Restrictions. The matter has been turned over to an attorney who will start appropriate legal action to enforce the Deed Restrictions.

For
Sale



Real Estate Listing Activity has picked up in Tealwood. Eleven homes were on the market as this issue went to press.

231 Gessner
310 Gessner
12359 Longworth
230 Tamerlaine ✓
314 Tamerlaine
319 Tealwood
338 Tealwood ✓
346 Tealwood
371 Tealwood
302 Vanderpool
327 Vanderpool

President's Message



I am pleased to report on the findings of the TOA traffic study committee recently reviewed with the TOA Board. I know that neighborhood traffic continues to be an item of particular interest to many Tealwood residents.

Our committee has concluded that limited access or closure of any of the three entrances to the subdivision is not feasible or practical. Automated gates allowing only limited access by residents and other necessary vehicular traffic are not legal on public streets. The alternatives, permanent blockage or some system of one way traffic, are not practical for the subdivision. A traffic survey conducted in July indicated that 65 to 70% of all traffic during morning rush hour was of local origin. Closure of any entrance would severely restrict the flow of this traffic causing congestion at remaining exits/entrances resulting in inconvenience to all residents including the Tealstone townhouse residents. It would also restrict the entrance/exit of emergency vehicles, school busses, utility, garbage, service and postal vehicles. The recommendation to the directors was that no additional action be taken in regard to street closure, and they so approved.

Speed control of all traffic, local as well as cut through, is a viable and desirable option. A meeting was held with the Administrator for the Neighborhood Traffic Project to discuss all options including closure, traffic circles, stop signs and speed "humps". It was concluded that speed "humps" offered the most practical and cost effective method of traffic control. These are not the familiar speed "bumps" found in parking lots which slow traffic to 5-10 MPH, but low amplitude, broad "humps" designed to allow comfortable passage at 20 MPH. These devices are not yet authorized for use in Houston but have been used in other cities such as Dallas with satisfactory results. It is likely that their use will be recommended for city council approval early next year. The directors, while not giving final approval, did authorize making application to the City of Houston for the use of speed "humps" in Tealwood. This topic will be an item on the agenda at our annual meeting in February.

Jim Harrison

Lost and Found



What: Prescription Sun Glasses
Brown case with logo "Eye Site"

Where: In the street at 2338 Longworth

When: Mid-summer, 1993

Call Bob Longmire (461-1205)
or Victor Bond (467-6302)

