

The Tealwood Times

Winter, 2022

Tealwood is a great place to call home.

Notice of 2022 Annual Meeting

2/22/22 at 6 pm

MARK YOUR CALENDAR!

Annual HOA Meeting at:
Memorial Forest Clubhouse
12122 Memorial Drive 77024

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

Whether attending or not **Please complete your proxy (attached)**

and email a photo of it to:

Kathy.ellwood@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 22, 2022 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 four positions open on the Board for 2022. 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 2022 Board to Malek Bohsali 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.

Brief biographies for each candidate who is not returning Board member from 2022 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 Greene
President-Elect (1 yr)	Status: to be elected	Candidate: David Knapp
Secretary (1 yr)	Status: to be elected	Candidate: Christine Routt
Treasurer (1 yr)	Status: to be elected	Candidate: Bruce Newell
VP Arch./Dir.	This position will not be elected this year. The Board will appoint	
An Architectural Review committee external to the board based on changes in TX HOA laws.		
VP Maint./Dir. (1 yr)	Status: <i>will be appointed by new board (possibly Melanie Paver)</i>	
Director (3 yrs)	Status: to be elected	Candidate: Melanie Pever.
Director (3 yrs)	Status: to be elected	Candidate: Clayton Knight
Director (3 yrs)	Status: Erin Mayer has 1 yr remaining in term.	
Director (3 yrs)	Status: Nancy Loncarich has 1 yr remaining in term.	
Director (3 yrs)	Status: Jere Noerager has 2 yrs remaining in term.	
Director (3 yrs)	Status: Kavitha Shenoy has 2 years remaining in term.	

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 Malek Bohsali 2022 President



Hello neighbors!

The HOA board Presidency transitioned from Scott Washburn back to me midyear as Scott Washburn sold his home. Scott Greene agreed to step up as President-Elect and as President in February 2022. My thanks to both Scotts!

We published a new directory to include new neighbors and updated contact information for all residents. Don't forget our upcoming Pink Flamingo party on February 25, 6-8 pm at my home at 338 Tealwood Drive.

We really appreciate all the efforts of our board members. I encourage residents to step up and become involved in your neighborhood by volunteering on the Tealwood HOA Board. It's not a huge commitment and we're always seeking participation from new and seasoned residents. We love fresh ideas, energy and want to ensure the board represents the entire community. Without enough volunteers, dues will increase dramatically to cover professional management company fees. To learn more about serving, go to our Tealwood.org website or contact me at (713) 204-4076.

Warm Regards,

Malek Bohsali, Tealwood HOA President

New Board Candidates' Bios:

Scott Greene, President

Scott Greene has lived in the subdivision for the past 28 years and was first attracted by the location and diversity of the homes in Tealwood. Prior to living in Tealwood, Scott and wife Carol spent 8 years living in Korea and Hong Kong, and earlier living in the UK and Spain. Scott grew up on a farm in Western Tennessee attended UT (The University of Tennessee) where he graduated in Chemical Engineering.

Most of his career was working in the chemical industry developing and commercializing new chemical technologies worldwide. Scott served on the board of the HOA and was president in early 2000.

Scott and Carol have 5 children and 13 grandchildren all living in Texas. He looks forward to serving and hopes to help make Tealwood an even better place to live.

David Knapp, Vic Pres Elect Candidate

David Knapp is a lifetime Houstonian having grown up in Nottingham Forest and graduated from Stratford High School. He and his family moved to Tealwood in August 2020 after spending five years in Anchorage. David is a Texas A&M graduate and has worked in Finance in the energy industry for the past thirty years. Most of his career was spent with BP before moving to Houston in his current role as Commodity Finance Controller at Golden Pass LNG.

The Knapp Family is familiar with the Memorial area having previously lived in Frostwood as well as Bunker Hill. David is married to fellow Stratford alumni Leslie Knapp and is the proud father of Emily (25), Elizabeth (23) and Olivia (19).

Returning Board Candidates' Bios:

Bruce Newell, Treasurer Candidate

Bruce and Stephanie Newell have lived in Tealwood for 27 years at 303 Vanderpool since 1995. Bruce is a retired attorney/transactions consultant, originally from Denver, Colorado, but grew up mostly in El Paso and attended the University of Texas – El Paso. He majored in mechanical engineering BSME & BBA 1971, then law school and later business school at UT-Austin JD 1974 and MBA *summa* 1990.

His varied vocational background, all in Houston, included initial practice in a technology protection (patent – intellectual property) law firm, then mostly dealing with various issues in industrial and commercial construction industry transactions, which evolved into helping downstream energy companies develop and finance, via contract-collateralized off-balance sheet project financing, mostly natural gas fueled and some wind-energy electric power generation projects.

In Tealwood, he has been actively involved in Tealwood HOA administration and community relations before, as a director and in several officer positions (2011-14).

SUMMER BLOCK PARTY WAS A SWIMMING SUCCESS



HELLO NEIGHBOR!

We take pride in our community and ask that all residents adhere to our deed restrictions and those of City of Houston or Bunker Hill restrictions. If you are planning to perform any architectural improvements to your home, please submit plans to the Architectural Board via email. Making any alterations without Board approval is in violation.

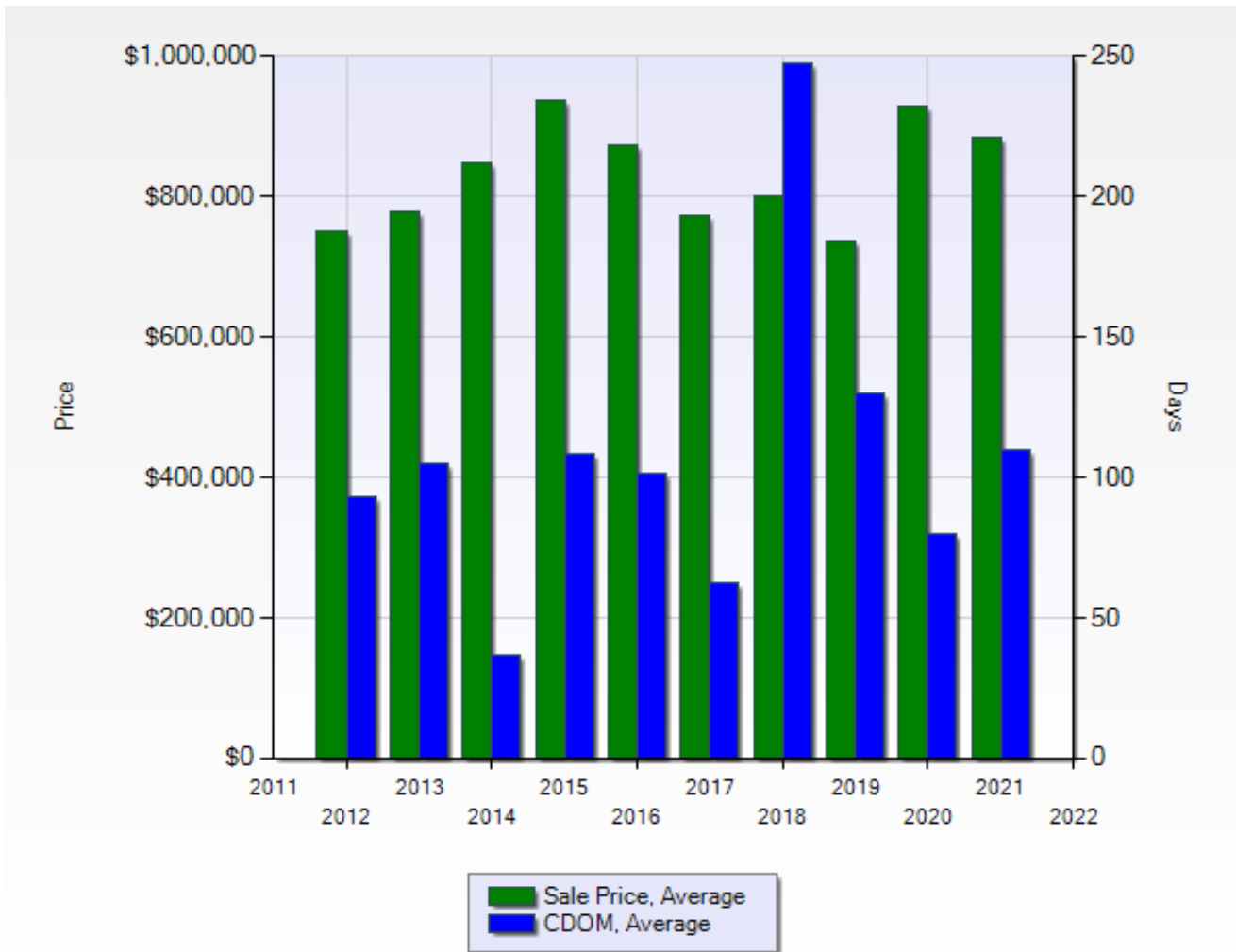
*Maintaining Your Lot: Please make sure all weeds and grass, landscaping beds, and trees and shrubs, are maintained and trimmed in a neat, attractive and healthful manner. **Keep any refuse or debris hidden from view except on collection day.** Please remind your Landscaper as well.*

Please be mindful of noise levels. Our deed restrictions specifically state that Construction Work shall be performed only between the hours of 7am-6pm Monday through Saturday. The Board would also like to extend this to loud yard work.

*Thank you,
Kavitha Shenoy, VP of Architecture*



Tealwood Market Activity – 10 Yr Graph, By Christine Routt



(Graph includes Gessner Prices into Averages)

Home sales, not on Gessner, had a stellar 2021 with a 9.8% increase over last year’s median sales price per square foot. The average price per square foot went up a whopping 18.9%.

Tealwood has had two new construction homes built recently, one in 2019 and the other in 2008.

Remodeling has been the trend especially since many of the original 172 homes in Tealwood were built with high ceilings on the first floors. This remodeling trend is probably going to continue which will keep homes prices very competitive compared to the surrounding neighborhoods.

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2021 Yard of the Month Winners

December 2021

326 Tamerlaine Drive:

Lara Junaid, Nosa Egharevba and Family



Halloween 2021 Yard of the Month & Decorating Contest Winners

1st Place Winners: 310 Vanderpool Ln.

Sydney, Anthony, Marlowe, & Sloane Scardino



2nd Place Winners: 315 Tealwood Dr. The Papatonakis Family



3rd Place Winners: 346 Tamerlaine Dr. The Caldwell Family



September 2021
12323 Longworth
Nancy and Dave Loncarich



April 2021
12358 Longworth
Suzanne and Jere Noerager



February 2021 Freeze Fun
Houston



Tealwood HOA 2022 Budget

PROFIT & LOSS	<u>2021 Actual</u>	<u>2022 Budget</u>	<u>2022 %</u>
Income			
Homeowner Dues	\$103,800	\$103,800	92.1%
Garbage Rebate	\$6,480	\$6,862	6.1%
Transfer Fees	\$1,750	\$900	0.8%
Resale Certificate	\$400	\$600	0.5%
Party Income	\$450	\$540	0.5%
Total Income	\$112,905	\$112,702	100.0%
Expense			
Trash = TX Pride	\$44,670	\$47,305	42.2%
Security	\$20,722	\$21,825	19.5%
Lawn Service	\$15,866	\$15,600	13.9%
Water - City of Houston	\$5,305	\$6,409	5.7%
Maintenance	\$3,077	\$5,000	4.5%
Insurance	\$3,605	\$3,818	3.4%
Halloween Party	\$3,090	\$2,396	2.1%
Water - Bunker Hill	\$1,530	\$1,767	1.6%
Other incl. summer party	\$515	\$1,050	0.9%
By-Law & Deed Restriction	\$2,500	\$500	0.4%
Legal & Professional Fees	\$773	\$500	0.4%
Newsletter, Directory Etc.	\$500	\$500	0.4%
Postage and Delivery	\$437	\$500	0.4%
Annual Meeting	\$0	\$400	0.4%
Web Site	\$186	\$350	0.3%
Electricity	\$255	\$255	0.2%
Total Expense	\$107,801	\$112,205	100.0%
Net Ordinary Income	\$5,104	\$497	
		2021 Year End Cash reserves	
	\$64,256		