

Feb '00

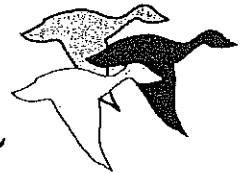
**Official Notice**  
You are invited and urged to attend the  
**Tealwood Homeowners Association**  
**Annual Meeting**

February 29, 2000 (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

# Tealwood Times



2000

February

## Annual Meeting

Tuesday, Feb. 29, 2000 • 7:00 P.M. • Memorial Forest Club

### Hear the latest story on the Interstate 10 Expansion



#### Y2K Directories Distributed

#### 1999 Maintenance Fee Collection Status

The new Tealwood - 2000 Directories were delivered to each home with this issue of the Tealwood Times. If, for some reason you do not receive your copy please check with your Block Captain.

At "press deadline" there were still four homeowners who had not made payment of the Tealwood Maintenance Fee for the year, 2000. Certified letters have been mailed to these homeowners notifying them of their "delinquency."

#### Power Outage Problem Solved

The June '99 issue of the Tealwood Times reported on the THA's effort to get Reliant Energy to improve the service to some 35 homes located between Vanderpool and Tamerlaine. Reliant has advised us that their investigation found the primary cause of the frequent power interruptions to be damage to conductors and poles from fallen trees and/or limbs. They have done extensive tree trimming and now feel that the problem has been solved.

The Annual meeting of the Tealwood Homeowners Association will be held on Tuesday, February 29, at 7:00 P.M. at the Memorial Forest Club (12122 Memorial Drive).

new Mayor of Bunker Hill Village, **Mr. Bill Marshall** will also attend our meeting and will speak briefly on issues of interest to our subdivision.

Our principal speaker will be **Mr. Jim Heacock** from the Texas Department of Transportation. He will cover some of the alternatives being considered in the I-10 expansion design and the prospect of "special use" lanes instead of HOV lanes.

A short business meeting will be held to cover the following:

- Financial Report
- Review of the Y2K Budget
- Questions/Comments from Members
- Nominations and Election of Officers and Board Members.

We are also pleased that the newly elected City Councilman from District G, **Mr. Bert Keller** and the

*A social mixer with refreshments will conclude the evening.*

The Tealwood Times is published by  
The Tealwood Homeowners Association  
P.O. Box 19030, Suite 15B  
Houston, TX 77224  
President: Audrey MacLean  
Editor: Bob Longmire

A Tealwood Website is "under construction" - take a look at:  
<http://www.home.earthlink.net/~bobmire/tha.f/teal.htm>

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## President's Message



We have had a very busy year in the Tealwood Homeowners Association. Your Board's main focus has been the improvement of the Gessner islands. Thanks to Tom Edwards, vice-president of Maintenance, and his committee, Scott Greene, Tom Hemphill and Martha Matiuk for overseeing all the work done there. As you may remember, last year Southwestern Bell dug up the Gessner esplanade, cutting many of our sprinkler and electrical lines. Tom and his committee have worked hard to fix the damage. The grass was resodded and the connections fixed. Now there is new planting all along Gessner and new trees are being put in shortly. We hope to recoup all our expenses by the suit we have pending in small claims court against SW Bell.

Unfortunately, another major project, the Gessner pathway has been put on hold. Ed Hansen and Herb Carson are now investigating the possibility of installing a traffic light at Vanderpool and Gessner.

Thanks go to Martha Matiuk and Bob Longmire for the compilation and production of the new Directory, and to all the Block Captains for distributing them.

I have thoroughly enjoyed my tenure as your president. I have met many of our neighbors and worked with a very capable Board. It is a pleasure to ask someone to do something once and know it will be done. I appreciate all the support I have received. Thank you Martha, Suzanne, Kelley, Tom E., Tom P., Scott, Tom H., Sam and Stephanie.

As I turn over the office of president to Martha Matiuk I feel extremely confident that she is fully qualified and will do an excellent job. I hope to see many of you at the Annual Meeting. I'm hoping that the presentation on the Interstate 10 Expansion should bring out a good crowd.

*Audrey MacLean*

## Curb Numbering

The Board has voted to hire a contractor to paint address numbers on the curbs in front of each home throughout Tealwood. The numbers will be reflective so that emergency personnel will be able to read them at night. They will also be uniform, making the neighborhood more attractive. We have been able to get a very good price (\$7.50 per home) which is about half the price which individuals have been paying recently. This project will be financed from the THA budget - so, you will not have to pay anything. If you have recently had numbers painted on your own, you could have an additional one painted. We expect that this project will be done in March.

## Maintenance Committee Update

By Tom Edwards, VP Maintenance

The Maintenance Committee is extremely pleased with the Seasonal lighting that was installed on the Tealwood island entrance. This is the first time that we have had a Seasonal Decoration committee and the first time we have had the trees wrapped; members are Carol Greene, Sally Curtis, Mary Feller, and Suzanne Noerager. Comments heard from friends in other subdivisions were that they are envious of Tealwood with its islands and the ability to light them.

The focus of Maintenance for the next couple of years will be on beautification of the Gessner islands. We are expecting that 11 crepe myrtle trees will have been planted on the very sunny areas of the northern two islands by the time of the annual meeting. With luck, understory spring flowering trees will be planted along the other Gessner islands prior to the meeting.

Feel free to contact any of the committee members if you have suggestions, comments, or plant donations.

## Tealwood Homeowners Association 2000 Budget

<u>Income</u>	
Maintenance Fee	\$61,920
Garbage Rebate	7,560
Interest/Other	1,400
<b>Total Income</b>	<b>70,880</b>
<u>Expenses</u>	
Trash	\$31,750
Security	13,072
Lawn Service	8,400
Maintenance & Improvements	7,000
Utilities	5,150
Office Expenses	2,505
Insurance	2,475
<b>Total Expenses</b>	<b>\$70,352</b>
Surplus/(Short)	528
Current Cash Reserve	\$26,852

## 2000 Officer/Director Candidates

In accordance with the THA Bylaws, President-Elect Martha Matiuk assumes the Presidency of the Association at the Annual meeting. She also chaired a nominating committee whose members were: Tom Edwards, Ed Hansen, Tom Prince, Bonnie VanHook and Debra Albagli. At the Annual Meeting, they will place the following slate of Officers and Directors into nomination to serve for the year 2000.

President-Elect	Scott Greene
Secretary	Suzanne Noerager
Treasurer	Kelley Dempsey

## Meet Your New President

**Martha Matiuk** • 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.
- Has served on the THA Board since 1995

## Home Solicitation Problem

By: Tom Prince

There has been a significant increase in direct home solicitation activity in the Tealwood and nearby area recently. This activity is illegal in Bunker Hill without a permit; however, that has not discouraged many solicitors. The Constable Patrol arrested two solicitors in a neighboring subdivision and turned them over to the Houston Police for outstanding narcotic warrants. We should all be alert nuisance and try to discourage it to the extent possible.

V.P.Maintenance	Tom Hemphill
V.P.Architecture	Tom Prince
Director (3 Yrs.)	Carol Sigler
Director (3 Yrs.)	Ben Mehta
Director (2 Yrs.)	Dave Harris

The following, who were previously elected will continue to serve as:

Director (2 Yrs.)	Sam Polad
Director (1 Yr.)	Tom Hemphill
Director (1 Yr.)	Tom Prince

## Board Bios

**Martha Matuk** (President) • 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.

**M. Scott Greene** (President-Elect) • 12345 Longworth Lane.. • Director Polyols Manufacturing for Lyondell Chemical Company responsible for worldwide operations. • Originally from Tennessee has lived in Tealwood since 1993 and Hong Kong before that. • Chemical Engineering degree from University of Tennessee.

**Suzanne Noerager** (Secretary) • 12358 Longworth • Born in Massachusetts but spent most of her childhood in Ohio. Received a BS in Dietetics from Purdue University. First moved to Houston in 1970 but left for 5 years to live in Stavanger, Norway. Back to Houston in 1989 - this time to Tealwood. Now, after raising three grown children, she is employed by Driver Training Associates, a firm providing Defensive Driving classes and related training.

**Tom Hemphill** (V.P. Maintenance) • 214 Tamerlaine • University of Texas Engineering graduate • Retired after 33 years in marketing Department of Texaco, Inc. • Moved to Tealwood in 1983 when I married Ruth McGranahan, herself a 30 year resident of Tealwood.

**Tom Prince** (V.P.- Architecture) • 303 Gessner • Originally from Mississippi. Moved to Houston from New Orleans in 1963 and to Tealwood in 1989. Holds an MBA from University of Alabama. Retired from Shell Oil. Enjoys travel and golf.

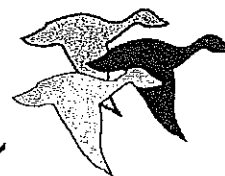
**Sam Polad** (Director) - 254 Tamerlaine - Originally from Karachi, Pakistan - Graduate civil engineer from University of Karachi - Owner & CEO of Polad Construction Co. for over 40 yrs with international business - Now retired - Moved permanently to Tealwood in 1995 after 17 yrs of social & business connections with Houston.

**David Harris** (Director) • 242 Gessner • Originally from Kentucky; moved to Houston in 1969 and to Tealwood in 1995. B.S. in Accounting from University of Southern Mississippi • Senior Finance Professional specializing in manufacturing and construction environments Enjoys sports and travelling

**Carol Sigler** (Director) • 323 Vanderpool • Born and raised in Indiana/Ohio, moved to California and lived in San Diego until moving to Houston in 1969. Married Tom and built house in Tealwood in 1971. Tom is semiretired from the oil business. The Siglers have five grandsons, ages 7 to 22, all living in the Houston area. Carol's hobby is singing. She has sung in several quartettes and currently sings in the "Taste of Harmony" - part of the Deci-Belles, for which she is also choreographer. At home, Carol takes care of (and spoils) two cats, a male Himalayan and a female white Persian.

**B. J. Mehta** (Director) • 367 Tealwood • Originally from Karachi, Pakistan. • Moved to Houston in 1992, and to Tealwood in 1997. • Have been practising Dentistry in Houston since 1994 - currently Clinical Director with Castle Dental Centers. • Enjoy having a good time with family and friends.

# Tealwood Times



April 2000

## Good Turnout for Annual Meeting on Feb. 29 Over 40 Tealwood homes represented

The Annual meeting of the Tealwood Homeowners Association was held on Feb. 29, 2000. Approximately 60 people were in attendance, representing over 40 homes. Senior officials from the City of Houston and Junker Hill Village spoke briefly. Then Jim Leacock from the Texas Dept. of Transportation described the status of the project to expand Interstate 10. The widening of I-10 is expected to begin in Katy sometime in the year 2002 and proceed eastward to downtown Houston. It will probably be 2005 before the expansion work reaches Gessner.

A brief business meeting was held to review the budget and elect officers and directors. The new Association leaders are listed in the next column and brief "bios" can be found on the back page. The budget review highlighted the comfortable balance between revenue and expenses with no increase in the annual maintenance fee which was set last December at \$360 per lot.

Everyone enjoyed the social mixer and the many delicious treats that were provided by the refreshment committee headed up by Mary Feller. All members of the committee are recognized elsewhere in this newsletter.

### Officers & Directors for 2000

President	Martha Matuk
President-Elect	Scott Greene
Secretary	Suzanne Noerager
Treasurer	Kelley Dempsey
V.P. Maintenance	Tom Hemphill
V.P. Architecture	Tom Prince
Director (3 Yrs.)	Carol Sigler
Director (3 Yrs.)	B. J. Mehta
Director (2 Yrs.)	Sam Polad
Director (2 Yrs.)	Dave Harris
Director (1 Yr.)	Tom Hemphill
Director (1 Yr.)	Tom Prince

### Committee Appointments

At the Board Meeting held immediately after the Annual Meeting, the following appointments were made by President Martha Matuk

#### Architectural Control Committee

Tom Prince - Chairman  
Sam Polad  
Dave Harris

#### Maintenance Committee

Tom Hemphill - Chairman  
Carol Sigler  
B.J. Mehta

Apr '00

## President's Message



The February 29 annual homeowners meeting was well attended with over 40 homes represented. Thank you Mary Feller, Bonnie VanHook, and your committee members for the delicious snacks.

As mentioned by Dave Ellis, Mayor Pro Tem of Bunker Hill, at the meeting, the Chronicle confirmed in an article on April 19 that the Texas Department of Insurance has raised the Public Protection Classification Insurance Service Office ("ISO") rating for all six villages to 3, effective July 1, 2000. (The former classification was 5) and the reduction could save homeowners and commercial properties from five to ten percent on the fire insurance portion of their homeowners insurance.) Tealwood residents whose homes are in Bunker Hill should review their policies and contact their insurance companies to determine if savings are available.

This month some additional plants have been added to the new flower beds on Gessner: two blooming bougainvillea behind the wall, Aztec grass and Mexican heather in the bed with the three crepe myrtles, and some lantana on the second island among the crepe myrtles.

The crepes on the second island suffered a setback sometime early April 10 when a vehicle went over the curb, through the crepes. Fortunately, the ground was wet enough that the crepes had only minor damage and were replanted immediately. If anyone has information about this accident, please let me know.

I want to thank Audrey MacLean for her leadership of the Board last year. Thank you also to retiring directors, Tom Edwards, and Stephanie Newell. And welcome to the new Board members, David Harris, B.J. Mehta and Carol Sigler.

Enjoy our lovely spring!

*Martha Matiuk*

## Curb Numbering Project Delayed but still "Go"

As reported in the February issue of the Tealwood Times, the Board voted to hire a contractor to paint address numbers on the curbs in front of each home throughout Tealwood. Originally the project was to be completed in late March or early April. But unforeseen problems have caused a delay. Negotiations should be completed in the near future and the "painting" should start soon thereafter.

Several neighbors have recently received phone calls soliciting "curb numbering" business. Our advice to all Tealwood residents is to delay making any individual commitments. The Tealwood-wide project should take care of all needs in a uniform manner and no direct cost to the homeowner.

The numbers will be reflective so that emergency personnel will be able to read them at night. They will also be uniform, making the neighborhood more attractive. This project will be financed from the THA budget - so, you will not have to pay anything. If you have recently had numbers painted on your own, you could have an additional one painted.

## Hostesses for Annual Meeting

Many thanks to the following for providing all the delicious food and drink at the Annual Meeting:

Mary Feller and her volunteers: Carol Sigler, Kathy Eliwood, Bonnie VanHook, Faith Baechtcl, Ruth Lindley, Sandy Jung, Susan Jackson and Elise Dalton

If you can "surf the Web" be sure to check out the Tealwood Website at:  
<http://www.home.earthlink.net/~bobmire/ta.f/teal.htm>

## Vacation Travel Worried about Your Home???

Here are some tips which if you follow should greatly cut down the "worry factor."

**Prepare for Bad Weather:** Leave your air conditioner on but set at a higher than normal level. That should reduce mildew and dampness in closed up spaces. Make sure that any dripping faucets, leaky roof or cracked windows are fixed before you leave.

**Know your neighbors:** Make friends with a neighbor with whom you can exchange house-watching duties. Cancel your regular newspaper delivery and ask your neighbor to pick up the "freebie" that's not too easy to "cancel." You can "go a bit further" by asking your neighbor to occasionally park his car in your driveway and even to put some trash in your garbage can. A garbage can that stays empty for weeks is a "dead give away" that no one is at home. You might want to report your absence to your local police or constable.

**Make your house look lived in:** If you usually keep your lawn well-trimmed, make arrangements to have it kept up while you're away. Consider putting some lights and even a T.V. set on timers. Tune the T.V. to a talk show. Arrange for your mail to be picked up by a neighbor or held by the Post Office.

**Lock up:** Did you know that most burglaries occur during daylight hours and that more than 40 percent involve an unlocked door or window.

**Bank your Valuables:** Burglars know enough to search in the freezer or the sock drawer. Put jewelry, coins, silverware and other precious objects in a bank safe deposit box along with important papers.

## Success = Volunteers

By: Bob Longmire

Tealwood homeowners are really "lucky doggers!" That's the term our guide used when Gayle and I toured China back in 1985. We were blessed with good weather, the airline flights were right on schedule (not that common in China then) and the "label" seemed to fit. Well, it fits for Tealwood residents, too. Why??? Because we are fortunate to have the Homeowners Association managed totally by VOLUNTEERS!! Check around - you'll find that many of the nearby homeowners associations have to pay a variety of "professionals" to run things. Some have full time staffs. Most hire accountants to keep the books. We haven't had to do that for many years, thanks to the good work of Kelley Dempsey and Caroline Baumann before her. The 16 Block Captains deliver the newsletters, directories, etc. saving the Association postage costs. Those of you who attended the Annual Meeting got a first hand "taste" of the delicious treats provided by the "hostesses."

This doesn't just happen!! It requires that neighbors "step up" and agree to take on certain responsibilities. So, this is your invitation to do so, if you haven't already. Call or drop a note to:

Martha Matiuk  
235 Tamerlaine  
713-465-8177

Let us know what you'd like to do. How about writing an article for the Tealwood Times. How about joining the Christmas decoration committee. How about becoming a Block Captain. We have a full group at the moment - but can always use "backups".

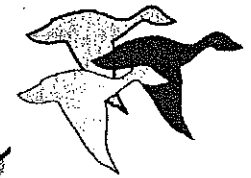
The Tealwood Times is published by  
The Tealwood Homeowners Association  
P.O. Box 19030, Suite 158  
Houston, TX 77224  
President: Audrey MacLean  
Editor: Bob Longmire

## Contractor InfoShare

Shown below is a complete listing of various types of contractors who have received excellent recommendations from Tealwood residents.

Type	Contractor	Phone	Recommended By
A/C, Heat	Eddie Debowski	713-521-9970	Travis Harrison
A/C, Heat	Andy Danton	713-668-6361	Longmire & Baumann
A/C, Heat	Alaskan Air (A.J. Tompkins)	713-688-7068	Tom Sigler
A/C, Heat	Cold Temp	281-343-1535	Jim Hickey
Auto Service	Montalbano Tire	713-783-0610	Tom Edwards
Auto Service	John Koo	281-236-5976	Sandy Jung
Carpenter, Paint	Ken Wuensche	281-373-5406	Travis Harrison
Carpenter, Paint	Rich Gomes	281-484-8491	Louis & Susan Dorey
Carpenter, Paint	Charles Bellnoski	713-688-1317	.....
Carpenter, Paint	Ron Goodarzi	281-550-4111	Ricardo Castro
Carpenter, Paint	George Sunday	281-418-9963	Tom Edwards
Carpenter, Paint	J&L Home Repairs	281-516-9966	Debra Albagli
Electrical	Houston Empire Elect.Co.	713-468-9696	Sam Polad
Electrical	Randy Payne	713-498-4866	.....
Foundation	Jericho	713-772-7522	Roger Stanwood
Interior Design	Ann Tiffany	281-565-0550	Travis Harrison
Interior Design	Mary Moran	713-464-4401	Susan Jackson
Kitchen/Bath	Woodmark Kit.&Bath.	713-468-3300	Margarete Masson
Kitchen/Bath	Guzman Tile Service	713-777-2905	Tom W. Sigler
Kitchen/Bath	Ameri-Tex(Brian Podraza)	713-682-3833	Tom W. Sigler
Paint	Steve Skarrltt	713-464-3877	Ken Edelman
Paint	Bob Pesko	281-890-2000	Caroline Baumann
Paint	Bill Talley	713-849-9404	Kaepffel & Sigler
Paint	Enrique Noyola	713-765-8126	Lewie Travis
Plumber	Danny Smolensky	281-575-7586	Travis Harrison
Plumber	First Colony Plumbing Co.	713-981-6190	Jim Hickey
Pool, Fountains	Randy Owen	713-639-3060	Tom Edwards
Pool/Deck	Merio Carroll	713-467-9702	Roberto & Barbara Iglesias
Pressure Wash	Craid D. Sarubbi	281-365-8111	Alma O'Donnely
Pressure Wash	Jason Gandy	281-759-5875	Caroline Baumann
Roofing	Paul Gollub	281-499-8790	Steve Rose
Roofing	Willie Phillips	713-464-3318	Ken Edelman
Roofing	Darrell Everett-Ideal Roofing	281-794-7583	Lewie Travis
Sprinkler,Lawn	Larry Walls	281-497-1426	Steve Rose
Structural	David Harris	713-342-9944	Roger Stanwood
Tree Service	Adam Cavazos	281-262-1221	Katerina Germanides
Tree/Shrubs	Ernest Ecung("E-Song)	713-641-6362	Mrs. Peter Masson
Yard Maintenance	Han's Landscape	281-236-5976	Sandy Jung

# Tealwood Times



October 2000



You are cordially invited to the annual Tealwood

## Coffee

to Welcome Newcomers  
Come share some time and treats  
with your neighbors

Where: Home of Gooloo and Sam Polad  
254 Lamerlaine

When: Wednesday, November 8, 2000  
10:30 AM to 12:30 PM

RSVP by Nov. 3 to

Mary Feller or Bonnie VanHook  
713-468-8147 • 713-467-4564

## President's Message



At last the heat has abated, and we are now enjoying some pretty fall weather.

Unfortunately, during the heat and extended period without rain, many of us lost shrubs: azaleas, cleyera, yaupons, and even the hardy ligustrums and red-tip photinias. In the coming months some of our trees may also succumb as sprinkler systems cannot provide the deep watering which trees require. (The use of soaker hoses around the drip-line of trees can help them survive through hot, dry summers.)

I am pleased to announce that the Tealwood Homeowners Association has settled the lawsuit against the construction company which dug up the Gessner islands two years ago and left our sprinkler systems inoperable and the ground ungraded and unsodded. We are very grateful to William G. Bailey of Bailey & Bailey for handling this for us.

There will be no further efforts to create a walkway down the medians on Gessner. Both the City of Houston and the City of Bunker Hill Village deemed such a walkway as too dangerous. We will, however, continue our efforts to maintain attractive plantings along Gessner.

I look forward to the November coffee and hope to see you there.

*Martha Matjuk*

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

## Contractor InfoShare

Please share with your Tealwood neighbors information on those contractors you have found to be reliable and of high quality. Don't hesitate to warn us about those you've found to be just the opposite.

✂

Clip and send to: Bob Longmire  
238 Vanderpool

**Contractor InfoShare**

Type Work: \_\_\_\_\_

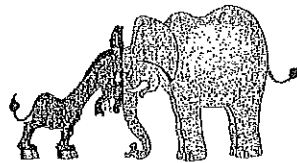
Contractor's Name: \_\_\_\_\_

Phone No. \_\_\_\_\_ Please include  
Area Code

Rating: \_\_\_\_\_ Rate from 1 to 10  
With 10 being best

Comments: \_\_\_\_\_

Recommended By: \_\_\_\_\_



**Be sure to VOTE  
Nov. 7**

## TRASH COLLECTION

By Jere Noerager

Garbage and recycling collection is provided for Tealwood residents by Century Industries, Inc.

OCCASIONALLY, CENTURY INDUSTRIES MAY MISS YOUR GARBAGE. IF THAT OCCURS, CITY OF HOUSTON RESIDENTS CAN CALL CENTURY INDUSTRIES DIRECTLY AT (713) 631-3300 WHILE BUNKER HILL RESIDENTS SHOULD CALL THE CITY OFFICES AT (713) 467-9762 NO LATER THAN 3 P.M. MONDAY THROUGH FRIDAY. IN MOST CASES, THEY CAN GET BACK TO YOUR HOME ON THE SAME DAY.

The following services are provided:

**HOUSEHOLD WASTE AND YARD TRASH:** Twice weekly pickup on Monday and Thursday at any convenient backdoor location (visible and accessible from the street). Leaves, grass trimmings, tree and shrub trimmings, and similar vegetation refuse will be collected at backdoor, provided they are in bags or other containers not requiring bundling, not exceeding 40 pounds in weight and 5 feet in length. 18-inch diameter bundles of limbs no larger than 3 inches in diameter will be picked up at curbside.

**HEAVY TRASH:** Heavy trash pickup is on Thursday (the second pickup of the week). This consists of items such as washers, dryers, TVs, water heaters, etc. These heavy items will be picked up at the curb.

Century Industries is not required to pick up such 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.

**RECYCLING:** Recycling collection is on Wednesday at any convenient backdoor location (visible and accessible from the street) and placed in recycle bins. Plastic #1 and Plastic #2 (codes are located on the bottom of all plastic containers), steel food containers, aluminum cans, newsprint (inserts OK), magazines, junk mail and all cardboard products are accepted. NO GLASS is accepted at this time.

**PLEASE BE SURE TO PUT YOUR TRASH OUT NO LATER THAN 7:00 A.M. ON THE DAY OF PICKUP.** Recycling collection, in particular, comes early in my experience.

If you are "Online" please send an e-mail to Bob Longmire so he can add you to the Tealwood e-mail database. He will also reply with the Tealwood Webpage URL..

Bob's e-mail address is: [bobmire@earthlink.net](mailto:bobmire@earthlink.net)

Oct 20

## Contractor InfoShare

Please share with your Tealwood neighbors information on those contractors that you have found to be reliable and of high quality. Don't hesitate to warn us about those you've found to be just the opposite.

Clip and send to: Bob Longmire  
238 Vanderpool

## Contractor InfoShare

Type Work: \_\_\_\_\_

Contractor's Name: \_\_\_\_\_

Phone No. \_\_\_\_\_ Please Include  
Area Code

Rating: \_\_\_\_\_ Rate from 1 to 10  
With 10 being best

Comments: \_\_\_\_\_

Recommended By: \_\_\_\_\_

## Annual Coffee a Success

Forty neighbors shared time and treats at the Annual Tealwood Coffee held at the lovely home of Sam and Gooloo Poad on Nov. 8. A lavish selection of food was provided by the following gracious volunteers.

Mary Feller	Debra Albagli
Bonnie Van Hook	Cinde Gerth
Lee Auchter	Faith Baechtcl
Evelyn Miro	Gooloo Polad
Suzanne Noerager	

## Special Thanks to our Block Captains

Faith Baechtcl	Ouvie Mehta
Princess Cameron	Jere Noerager
Naomi Dempsey	Gretchen Odum
Susan Dorey	Carol Piper
Kathy Ellwood	Jean Prince
Mary Feller	Nukhet Saxby
Linda Harris	Donna Sloan
Gayle Longmire	Bonnie Van Hook

# Tealwood Times



December 2000

May

Peace

be with you during this

Holiday Season.

And May the New Year  
be filled with many Blessings

for you  
and your loved ones.

## Your IHA Officers and Directors

Martha Mattuk	Kelley Dempsey	B. J. Mehta
Scott Greene	Tom Prince	Carol Sigler
Suzanne Noerager	Tom Hemphill	and Bob Longmire
	Sam Polad	

## Mark Your Calendar

Homeowners Annual Meeting  
Feb. 27, 2001



## President's Message

Tealwood is now dressed in its holiday finery, thanks to the efforts of Mary Feller, Carol Greene, and Sally Curtis, who obtained bids for the decorations and made a recommendation to the Board. Seavers Landscaping installed the lights before Thanksgiving and will take them down after the holidays.

We have also continued with the beautification along Gessner, adding some red oaks and bald cypress trees. This work and the fall spruce-up were done by Native Texas Wildscapes. We hope you enjoy these continuing efforts.

Happy Holidays to all of you!

*Martha Matiuk*



## We Need You!!

Election of officers and board members will be held at the next Annual Meeting on Feb. 27, 2001. The following positions will be open for the Year 2001.

Secretary  
Board Member - 2 positions

We urge any homeowner to consider submitting your name to the nominating committee for consideration as candidate for these positions.

Call **Scott Greene**  
Chairman of the Nominating Committee  
Phone: 713-722-0260

## Our Homeowners Association 100% Volunteers

Your homeowners association is managed entirely by volunteers. Some of you might not have known that before. Others may "simply take it for granted." *So what!!* Well, if that were not the case the association costs would be higher and your annual maintenance fee would be higher also.

Many homeowners associations use professional managers at a substantial cost. Large ones, quite often, have paid full-time staff. Many small ones, like ours, contract with firms that provide specialized management services including book-keeping, budget preparation, mailing list management, newsletter publishing, etc.

In the case of the Tealwood Homeowners Association, all of that is done by volunteers at no cost to the homeowners. Kelley Dempsey, our Treasurer, is quite the "pro" at managing our finances, preparing financial statements and the annual budget. Suzanne Noerager with help from Fenton Guinee keeps the owners mailing list up-to-date. Bob Longmire edits the Tealwood Times newsletter, which is delivered by hand to each home by the Block Captains - thereby saving mailing costs. Overall management is in the hands of the other officers and board members under the direction of our president, Martha Matiuk.

This doesn't happen by accident. It only happens because interested and generous Tealwood residents have been willing to volunteer. We all benefit as a result.

Now, it's your turn! Time for some of you to step forward and volunteer!

## Year 2001 Maintenance Fee Set at \$360 per Lot Due Date is January 1, 2001

You should have received your annual "maintenance fee" letter by the time you read this. The fee has been set at \$360 per lot, the same as last year.

In accordance with Section 5.6 of the "Covenants, Conditions and Restrictions - Tealwood" the due date for payment of maintenance charges is January 1, 2001. Any charges not paid by then are deemed "delinquent" and shall bear interest from the due date (Jan.1) at 18% 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. So, in the spirit of "fairness" to all Tealwood homeowners, the THA 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 is 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 \$360 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.

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**Mark Your Calendar**  
*Homeowners Annual Meeting*  
**Feb. 27, 2001**

*Dec 20*