

S P R I N G 2 0 1 5

the  
**Tealwood Times**

Tealwood is a great place to call home.

## A Message from our President

# Bill McHolick

This past year has been a great learning experience for me. Serving as President-Elect and then acting President has given me the opportunity to learn a lot about what our Association does, as well as to meet the wonderful volunteers who help make Tealwood such a special place to live.

Tealwood HOA had a very productive year in 2014. For example, we executed a Memorandum of Understanding with the City of Bunker Hill Village regarding their maintenance responsibility for the Gessner Island as well as formally designate this land as a Park. We increased our participation in Fonn Villas Civic Association security program and Constable Patrol to help address neighbor crime concerns.

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*You're invited!*

## Flamingo Friday

Friday, April 17

6-8pm

Hosted by:

**Emily Nguyen-Le &  
Jeff Le**

**235 Gessner Road**

Flamingo Fridays are an adults-only cocktail party where everyone brings their own appetizer and drinks to share.

### What's going on?

#### Directory Updates

We need your form to update the directory. More details inside.

#### Flamingo Friday, April 17<sup>th</sup> at 6pm

Please come!  
Hosted by Emily  
Nguyen-Le, 235  
Gessner Road.

#### Board Member Bios

Get to know your  
Board, they are  
here to serve  
Tealwood.



### President's message continued:

The Tealwood website (Tealwood.org) and Tealwood Times newsletter were both modernized and the board has begun transitioning to electronic document archiving. We all own a debt of thanks to the Tealwood Directors, Officers and supporting Committee members whose hard work made this all possible. I would to specially thank our retiring Directors and Officer for their service: Scott Nesbitt, Jack Spruth, Diane Stout and John Shoemaker.

Our Association's members elected a new Board of Directors/Officers at its Annual Meeting on February 24. The elected slate is as follows:

#### 2015 Officers and Directors:

President	Bill McHolick
President-Elect	Ginny Abiassi
Treasurer	Kelley Dempsey
Secretary	Christine Routt
VP Architecture	Jere Noerager
VP Maintenance	Michelle Kaneda
Social Chair & Website	Rachel Molokin
New Director	Connie Nelke
New Director	Jeff Herrin
Returning Director	Savita Reddy

Looking ahead, our Association faces a number of challenges which our new Board will need to address. First, our Association's Budget is experiencing rising cost pressures. The costs for the garbage collection, insurance, as well as the constable patrol program are rising. In addition, our Association's Bylaws and Deed Restrictions, last revised in 1998, need to be updated to better align them with Texas law. However, this update process requires expensive legal services.

Our Association Board was successful in capturing outstanding City of Houston garbage rebates which has helped to partially offset these

rising costs for this year. However, HOA dues will have to rise in 2016. Hence, one of the goals for our new Board will be to search for cost reduction ideas.

Second, our Association needs to formalize its enforcement of its Deed Restrictions. A number of our surrounding subdivisions have lost their ability to enforce many of their restrictions because of either chronic inaction or inability to define a set of clear standards. The value of each of our homes is directly impacted by standards the Association sets, hence it is in all of our best interest to keep those standards high and enforce them.

Third, a lot of concern and confusion surrounds the City of Houston's intentions for our stretch of Gessner. The attempted annexation of the northern portion of Gessner by TIRZ-17 and a capital project by the Houston Public Works department both seemed to indicate that plans for the widening of Gessner could be in place. After discussions with the City of Bunker Hill Village, Mayor Jay Williams stated at our recent Annual Meeting that he would oppose any widening of Gessner now and into the future. Council Member Oliver Pennington has written a letter to the Public Works Department challenging the need for widening Gessner, suggesting the current traffic problems delays have more to do with the timing of traffic lights at Briar Forest and Westhemier. While our Association has limited control over this issue, we will continue to resist the widening thru constructive dialogue with both Cities.

In closing, I wish to thank you for assistance and support to the Tealwood Homeowners Association. It is a pleasure serving you.

William R. McHolick  
 President  
 Tealwood Homeowners Association  
 tealwood.president@gmail.com

We are updating the Tealwood printed directory!

Please complete this form and mail to Kathy Ellwood at 319 Vanderpool Lane OR scan and email to [kathy.ellwood@comcast.net](mailto:kathy.ellwood@comcast.net)

Resident 1 Name \_\_\_\_\_

Resident 1 Cell \_\_\_\_\_

Resident 1 Email \_\_\_\_\_

Resident 2 Name \_\_\_\_\_

Resident 2 Cell \_\_\_\_\_

Resident 2 Email \_\_\_\_\_

Street Address \_\_\_\_\_

Home Phone \_\_\_\_\_

School-age children - birth month / year \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Directory Updates

We are updating our Tealwood printed directory. Yeah! If you haven't yet mailed "the purple form sheet" to Kathy Ellwood please do so ASAP. Lost it and need a new one?

Just email Kathy at

[kathy.ellwood@comcast.net](mailto:kathy.ellwood@comcast.net)

Please, please, please complete the form. ☺

### Ladies Luncheon & Fashion Show

You are invited to attend the annual Spring Luncheon sponsored by the Whispering Oaks Women's Club and the Sandalwood Garden Club. This year's popular event will feature "Fashion Thru the Decades" and it will be held at the Junior League of Houston on Tuesday, April 7th. If you wish to attend, please mail or drop off your check for \$40.00 by April 1st to: Susan Bermack, 230 Tamerlaine Drive. You may contact Susan at [bbermack@swbell.net](mailto:bbermack@swbell.net)



### Yard of the Month Winners

March 2015

Lee & David Auchter

357 Tealwood Drive

Yard of the Month is a fun Tealwood tradition. The Beautification Committee selects the most attractive yard to celebrate for the month. Maybe you could be next!



# Tealwood.org

Sign-up for emails. Click on News and enter your email.



# Houston Homes Are Selling

By Christine Rountt

The Chinese toast, “May you live in interesting times” fits today’s real estate market to a tee. 2015 is here and waiting to unfold the “interesting” days ahead.

You may have been considering a move this year or you may just want to learn how your home’s value has fared in these “interesting” times ... either way I can help you.

No matter what you have heard or read about how difficult the real estate market is nationwide, things in our city are doing quite well. In fact, the Houston area market is the envy of all other major markets.

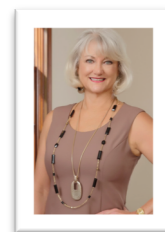
According to the Houston Association of Realtors Multiple listing service, since January in the Memorial neighborhoods there have been 28 homes that have sold with an average closed price of \$1,078,919, a closed price to list price at 97.68% and an average of 53 days on the market till under contract.

Currently there are 61 new homes for sale at an average list price of \$1,739,466 and 22 homes that are under contract with an average list price of \$1,295,463.

Interest rates are at a historic low and mortgage money is readily available. This is a great time to take advantage of the current market and move up. You can capitalize on your current home’s value to get a better price on a larger home. Or perhaps the time is right for you to investigate downsizing.

Whatever the case, if you or a friend or a family member would like to learn more about today’s market please contact me.

I have all the latest information, charts and figures to share. I can be reached at [croutt@marthaturner.com](mailto:croutt@marthaturner.com) or on my cell phone # 281-686-2836.



We   
Block Captains

A special thanks to our Block Captains!

This dedicated team delivers the news. They are the “glue” that holds Tealwood together.

Kathy Ellwood  
Sally Curtis  
Jere Noerager  
Ouive Mehta  
Bonnie Van Hook  
Robin Reichle  
Beth Hoffman  
Galye Longmire

Mary Feller  
Naomi Dempsey  
Susan Bermack  
Princess Cameron  
Patricia Burd  
Jackie Longo  
Christine Rountt  
Annie Bullock

## Meet the Board

The next few newsletters will introduce our Board members.  
Enjoy getting to know your neighbors a little better.

### Bill McHolick, President

Bill grew up in Eugene, Oregon, watching University Oregon sporting events including the US Olympic track and field trials. He had the opportunity to travel internationally with his parents. In 1980, Bill graduated from Oregon State University (a Beavers not a Duck) in Chemical Engineering. That same year, Bill married Debbie whom he'd known since middle school. Debbie's father was the pastor of the Presbyterian Church Bill's parents had attended since he was born.



Bill and Debbie moved from Oregon to New Orleans where Bill had hired on as a process engineer with Shell Oil Company. During his 16 years with Shell, Bill and Debbie numerous times, which is a common experience for those working in the "oil patch". Bill and Debbie have lived in a diverse set of places, including small towns like Athens, TX and Laplace, LA, to large cities like Houston and New Orleans. In 1992, Shell transferred Bill to Seria, Brunei. In 1996, BHP recruited Bill as Vice President of Strategic Planning Asia/Pacific Division in Melbourne, Australia. They later moved to Perth, Australia to head up BHP's Production Operations. Bill and Debbie returned to Houston in 2000, and they selected Tealwood as the best place to raise their young kids.

Both children attended Frostwood elementary, Memorial Middle and Memorial High school, and both children graduated from Purdue University. Their son, Alex is in Mechanical Engineering and their daughter, Kate, in Chemistry.

Bill "retired" in 2007 although has been asked to consult with the University of Houston as well as several engineering firms on Deepwater projects. Today, Bill is now concentrating his efforts on helping the Tealwood Homeowners Association and improving his golf game.



### Ginny Abiassi, President-Elect

My family has enjoyed living in Tealwood since 2001. My husband Tony and I have two children – Stephanie, a second year student at UT School of Law and Tony, a senior at Ole Miss. I am a practicing lawyer in the areas of real estate and oil and gas and in my spare time I enjoy being with my family, charitable work, sports and travel. I look forward to working with everyone in Tealwood to make our neighborhood an even more inviting place to call home.

Meet the Board continued:

## Jere Noeragar, VP Architecture

Jere was born and raised in New England. He completed his college education with a PhD in Mechanical Engineering from Purdue University in 1968. Following two years service in the US Army, he moved to Houston and began a career with Exxon that spanned 40+ years (30+ as an employee and a further 10 as a consultant. Engineering staff positions and project management postings sent him around the world, including an 8-year assignment in Norway.



Truck, Jere's faithful friend.

He returned to Houston for a second time in 1989, and moved into Tealwood. Jere formally retired in 2011. When not involved in Tealwood he currently enjoys reading (particularly Science Fiction & Fantasy), old movies, gardening, and volunteer activities at the Houston Zoo (where he's a docent) and the Mercer Botanic Gardens (where he's responsible for their Tropicals collection).

He'll celebrate his 50<sup>th</sup> wedding anniversary with his wife, Suzanne, this year (2015), and has three grown children and four grandchildren. Their "menagerie" currently consists of two dogs (who insist upon being walked several times a day), four cats, a salt water reef aquarium, and two water gardens containing a further assemblage of goldfish. He's been involved with Tealwood management on two separate occasions, and has served as VP Maintenance, President-Elect, President, and (currently) VP Architecture.



Interested in serving on the Tealwood Board?

Let us know!

Here's what Rachel Molokin has to say, "It's fun! I've enjoyed getting to know neighbors and I've gained a greater appreciation on the inner workings of Tealwood. As they say, it takes a village."

## Michelle Kaneda, VP Maintenance

Michelle is originally from Huntington Beach, CA, she has been living in Texas since 1987. Michelle loves living in Tealwood, almost 10 years, as does her husband of 22 years, Tomo. Michelle is very involved in coordinating Tealwood's fantastic Halloween bash and has made great improvements as the VP of Maintenance. Michelle and Tomo have two children, Tyler, 11, and Mia, 8, both attend Frostwood Elementary. Michelle truly enjoys her volunteer work, both for Tealwood and Frostwood, and finds great reward in getting to know her neighbors and building community.