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Tealwood Times



February 2009

Annual Meeting Tuesday, Feb. 24 • 6:00 pm • Memorial Forest Club

You are invited and urged to attend the Annual meeting of the Tealwood Homeowners Association which will be held on Tuesday, February 24, 2009, starting at 6:00 P.M. at the Memorial Forest Club (12122 Memorial Drive).

Speakers:

- **Pam Holm**, City of Houston Council Member, District G,
- **Derry Essary**, Mayor, Bunker Hill
• or **David Ellis**, Mayor Pro-tem.
- **Greg Mahannah**, Deputy Constable Precinct 5

These speakers will comment on issues and activities, especially those that directly or indirectly affect Tealwood.

Meeting Agenda

- 6:30
- Welcome and Introductions
 - Speakers -
 - 2008 Financial Results
 - 2009 Budget
 - Nomination and Election of Officers/Directors
 - Other Issues and Q&A
 - Business Meeting adjournment

*There will be a social mixer
with refreshments*

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Reminder: The Homeowner Association fee is past due.
Payments are considered late if not received by January 31, 2009.
Late payments will accrue interest.



President's Message



In this my final message as your president, I would like to update you on a few things that have occurred since our last newsletter. First and foremost, our new monument has been installed. Although initially residents had concerns about the size and the artwork, I have received all positive feedback regarding the final results. Your board spent many hours with Mayor Essary to get the best product we could. The final result was based on a Tealwood HOA board vote to accept BHV's proposal and move forward.

We have installed a similar but smaller version of the Gessner Monument at the Tealwood entrance. We are currently obtaining bids for lighting and landscaping to complete the job.

Also significant these last few months was the formation of a Tealwood Beautification Committee. This group will be headed up by board member Marcela Pinto. Be sure and contact her if you would like to get involved.

We had our first "tear down" and rebuild this year on Tealwood drive. The Tealwood HOA worked with the residents to make sure the new home conformed to our existing guidelines.

I would like to thank all of the volunteers that served as directors and officers for 2008. Specifically I thank Jim Dunn for his efforts on both Tealwood monuments and for his diligent work throughout the year.

John Hoffman has been a very effective Treasurer, paying the bills on time, filing our tax return, getting out the annual invoices, helping to set up the new computer system and preparing our budgets.

Debbie McHolick and her team, Steve Shomette and Marcela Pinto, calmly and effectively handled the Architectural issues that came their way. Greg Guggenheim has been a great board secretary. Thanks and goodbye to Arnold Singer and Jan Spruth who will be leaving the board after serving faithfully for three years.

Mary Feller (and Wayne) and a dedicated group of volunteers have been indispensable handling the many neighborhood social activities and arranging for refreshments at the Annual Meeting, the Coffee, also lining up Flamingo Fridays, etc. Mary will be retiring as social chairman this year and Kathie Wall has generously agreed to step in. Thank you Kathie.

Sally and Mike Curtis can always be counted on when help is needed. And Kathy Ellwood and her Block Captains "get the message" out to neighbors whenever asked.

Thanks to Bob Longmire, our newsletter Editor and Web Master.

We are lucky to have so many neighbors willing to volunteer their time and talents to the benefit of the neighborhood.

Please try to attend the annual Tealwood HOA meeting which will occur on Tuesday February 24th. We will have some good speakers, some good refreshments, and elect our new board for 2009. Much appreciation is extended to Jeffrey Davis of Davis Commercial Development, LLC, our president elect for 2008 and our new president for 2009 for taking over the reins. This will be a great opportunity to meet him.

Continued next page

President's Message continued....

Please contact Jeff at (713) 825-1114 if you would like to serve on the board. It's great exposure, looks good on the resume, and also a great way to meet and help your neighbors. I believe he may be looking to fill one position at this writing.

I leave my position as president with mixed feelings. I am relieved that we made it through the whole year without too many "casualties", but I will greatly miss the interactions with my newfound friends and neighbors. It truly was a pleasure getting to meet each of you and serving you these past three years. Thank you for the opportunity and we'll see you around the neighborhood. Warmest regards!

Mark Fuller

Tealwood Homeowners Association 2009 Budget

Income	
Maintenance Fee @ \$525 per lot	90,825
Garbage Rebate	6,480
Interest/Other	2,400
Total Income	\$99,705

Expenses	
Trash	54,888
Security	15,480
Lawn Service	11,340
Maintenance & Improvements	3,000
Insurance	3,599
Utilities	5,836
Operating Expenses	3,500
Total Expenses	\$99,643

Surplus/(Short)	\$62
Jan. 1, 2009 Cash Reserve	\$26,515

2009 Officer/Director Candidates

Under the THA Bylaws, Jeff Davis, who was President-Elect, assumes the Presidency of the Homeowners Association at the annual meeting.

Davis chaired a nominating committee of: Jim Dunn, Debbie McHolick, Mary Feller, Sally Curtis and Jere Noreger to develop a slate of Officers and Directors to serve for 2009, if elected.

At the Annual Meeting, the following slate of Officers and Directors will be placed into nomination. Nominations will also be invited from the floor.

Proposed Slate

President-Elect	Jim Dunn
Secretary	Greg Guggenheim
Treasurer	John Hoffman
V.P.Maintenance	Marcela Pinto
V.P.Architecture	Debbie McHolick
Director (3 Yrs.)	Christine Routt
Director (3 Yrs.)	Jeffrey Gilman
Director (1 Yr.)	TBN

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

Director (2 Yrs.)	Steve Shomette
Director (2 Yr.)	Marcela Pinto
Director (1 Yr.)	Debbie McHolick