



DEERFIELD VILLAGE *News*

November 2025

The Voice of The Community • Dedicated To The Residents of Deerfield Village

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.

4045 Deerfield Village Drive Office: 281-463-2624 Fax: 281-463-7679

Email: dvmgr@deerfieldvillageonline.com www.deerfieldvillageonline.com

The Office Hours are: Monday, Wednesday, Friday: 9:30 – 1:30 • Tuesday & Thursday by appointment.

ANY EMERGENCY, Police, Ambulance.....911 • S.E.A.L. Neighborhood Patrol.....832-408-0200

President's Report

Greetings Deerfield Residents,

The Board reviewed and approved the 2026 budget on October 20th at the Budget Board meeting. The approved budget increases the Annual Community Service Charge by \$30 per household/Patio Home and \$35 if the household has a cluster box unit. This increase would project \$1,019,711 in income, incorporating income and expense adjustments, and detailing reserve spending and long-term projections. Please be aware the \$5 cluster box fee was added for properties with cluster boxes, except for Patio Homes, which already pays for the cluster mailboxes. USPS will no longer reimburse the HOA for damaged, unsecured or cluster mailboxes in need of replacement. Residents should receive an invoice by mid-November. The Assessment is due January 1st, 2026. Payment plans are available if needed, please contact the office to set up a payment plan contract. Please note this year a \$50 payment plan fee will be accessed, due to administrative costs.

Thank you for signing up for the new **homeowner's portal**, and you can now see your balance, make a payment and submit issues or concerns in Deerfield. If you can't access your portal, please contact one of our office staff. <https://dvca.eunify.net/Login.asp>

The 47th Annual Bazaar is November 6th and 7th at the Recreation Center facility. This is a magnificent event to support your neighbors and friends in the community. If nothing else, it should get us all into the holiday spirit! More detail on opening times in this newsletter.

The Deerfield Family Campfire event will be on November 15th. The campfire will start when it gets dark...around 7PM. Like we have done in the past, we will gather around the fire ring for some smores and songs. Our Troop 120 will pull out the Dutch ovens to bake some cobblers for all of us to enjoy. Maybe some Blue Bell ice cream too!

We had a brutally hot summer this year, with little rain, which caused significant damage to shrubs, flower beds, grass, and we lost countless trees. Now that

things are cooling off, and returning to normal, we are beginning the process of removing all the dead landscaping. I encourage you to do as much as you can when it comes to removing dead bushes and other landscaping, so we keep Deerfield looking good for the holiday season.

As a reminder, the AG Committee is working to merge the 10 (ten) different Protective Covenants into 1 (one) unified Protective covenant that is consistent for all and a single point of reference. Ultimately, it will provide the needed additional improvements to allow DVCA to remain a desirable neighborhood for the next 25+ years. I anticipate we can begin to vote on it in the first quarter of next year. This will be super important, and we will definitely have a few town halls for residents to ask questions before voting Yes or No.

The next HOA Board meeting will be on November 24th at 7pm in the Clubhouse, all residents are invited.

I wish you and your family a fantastic Thanksgiving!

Take Care,

Eric



PRSR STD
US POSTAGE
PAID
BRAZORIA TX
PERMIT NO 3

Important Information

DEERFIELD HELPFUL NUMBERS

DVCA Office:

4045 Deerfield Village Dr	281-463-2624
Website: www.deerfieldvillageonline.com	
Email: dvmgr@deerfieldvillageonline.com	
SEAL Neighborhood Patrol	832-408-0200

GOVERNMENT

County Clerk's Office 16715 Clay Rd #8	832-927-7230
Justice of the Peace 16715 Clay Rd #4	713-274-0800
Harris Co. Sheriff's Office Non-Emergency	713-221-6000
Fire & EMS Non-Emergency	281-550-6663
State Highway Public Information	713-802-5076
Harris County Precinct 4 Commissioner's Office:	
Must have address to report	713-755-6444
Graffiti, Street Signs, Curb Repair, Road Damage (Except for Patio Homes)	
Bear Creek Library 16719 Clay Rd.....	832-927-5590

SCHOOLS

Cy-Fair School District Admin.....	281-897-4000
Peggy Wilson Elementary (K-5)	281-463-5941
Watkins Middle School (6-8).....	281-463-5850
Cypress Lakes High School	281-856-3800

UTILITY INFORMATION

Report Gas Leaks (CenterPoint) ..	713-659-2111 or 888-876-5786
CenterPoint (Electricity & Gas)	800-752-8036
Street Light Outages/Repair	
Must have 6 digit # from pole & address	713-207-2222 or
.....	800-332-7143
AT&T.....	800-288-2020
Comcast / Xfinity	800-934-6489
Trash & Recycling (Best Trash)	281-313-2378
Water & Sewer Info (MUD 136) ...	281-367-5511 or 713-651-5151
Harris County Flood Control	346-286-4197
Illegal Dumping (Pollution Control)	713-920-2831

OTHER NUMBERS

Harris Co Public Health & Env Svcs (HCPHES) Public Nuisance	713-274-6300
Harris County Pets (Animal Cruelty)	832-927-PAWS
Texas Wildlife Rehabilitation	713-468-8972
Metro Buses (Routes & Schedules)	713-635-4000
Aid to Victims of Domestic Abuse	713-224-9911
Domestic Violence Hotline	713-528-2121
Crisis Hotline (Suicide Prevention)	800-273-8255
Children's Protective Services (CPS)	713-394-4000
Poison Control (24 hours)	800-222-1222
Rape Crisis (24 hours)	713-528-7273
United Way Helpline (Resource for Essential Community Services)	211

Welcome to Deerfield Village

If you are a new resident to Deerfield Village, please call or stop by the DVCA office, Monday through Friday, between the hours of 9:30 am and 1:30 pm. If you wish to have access to the tennis courts and/or bathrooms, you will need to complete the Application for an Access Control Card, available in the DVCA office. Each household can have up to 2 cards at no charge. If you would like to become involved on one of our committees, a meeting schedule is located inside this newsletter. For inquires, you may contact the DVCA office at 281-463-2624 or email dvmgr@deerfieldvillageonline.com. Visit our website, www.deerfieldvillageonline.com to learn more and see a complete list of our Deed Restrictions.

Receive Emergency and Informational E-mails...

If you would like to be put on an e-mail list to receive emergency or last minute informational e-mails, please go to our website: www.deerfieldvillageonline.com and Click on "Create a Resident Account." Then fill in the information requested.

Keep Deerfield Bright at Night...

Please report Greenbelt Lights that are out to the DVCA Office; phone: 281-463-2624. It is necessary to provide the pole number and the location address of the pole that is being reported. Street Lights that are not on the Greenbelt and not in the Patio Home Section may be reported directly to Center-Point Energy at the following website:

<https://www.centerpointenergy.com/en-us/residential/customer-service/electric-outage-center/report-streetlight-outages>

Nothing but water should go down our storm drains

Do not dump chemicals down our storm drains, as they will make their way to the greenbelt ditch and be poisonous to our pets/animals drinking the water and/or children playing. Please make certain that the grass/yard clippings along curbs are bagged. In case of a heavy rain, these clippings will be swept into the sewer system and block the runoff water; which in turn will flood our streets.

Residential Trash Reminders

Our waste collection vendor is Best Trash and trash pick-up is on Tuesdays and Fridays, with recycling pick-up on Tuesdays. Please do not put your trash at the curb earlier than the night before collection day. If you experience a problem with your trash service, please call Best Trash.

**THE OFFICE WILL BE CLOSED ON
Office closed Nov. 11 Veterans' Day
and 27, 28 Thanksgiving**

Recreation Committee

The EVENT CALENDAR is on the DV website www.deerfieldvillageonline.com.

Thanks to those who participated in the garage sale and attended the Music on the Green and Trunk or Treat.

ONGOING ACTIVITIES-

Weekly groups: Friday's Coffee & Donuts, Mahjong, The Men's Group, Pickleball.

Monthly groups: Bunco, MESA Food Drive, Mahjong, Deerfield Day Trippers, Mexican Train Dominos, Ladies' Happy Hour, Quilting, Malties, Sewing Bees, Men's Book Club, Texas Hold 'em Poker, Garden Club.

UPCOMING EVENTS ARE LISTED BELOW:

FOOD DRIVE- This month the MESA-Outreach Food Drive will be held during the week of November 10-15. Drop off your non-perishable donations in the box outside the office.

FAMILY CAMPFIRE Sat. Nov. 15 7-10 pm. Campfire, cobbler with ice cream and Smores.

CRAFT BAZAAR Friday Nov. 7 (10 am-6 pm) and Sat. Nov. 8 (10 am-4 pm). at the Recreation Center. Christmas gifts galore. Don't forget your wallet.

CHRISTMAS SOCIAL DINNER Friday, Dec. 5 6-9:30 pm. Traditional holiday menu. The theme is "A Traditional Christmas." Entertainment, prizes and lots of fun. Tickets are \$15/person, available from the DVCA office.

CHRISTMAS SNOW PARTY Sunday Dec. 14 3-5 pm. Snow hills for snowball fun. Santa Claus will be in the clubhouse and the kid's holiday fun train. Also, there will be cookies and coloring crafts, and hot chocolate refreshments. Come out and enjoy this very popular annual event.

The next meeting is Friday, Dec. 5 at 10am. We are always looking for new volunteers to help with these events and hopefully they will bring us new ideas & new energy!

*Happy
Thanksgiving!*



TUESDAY
NOVEMBER 4
 7am - 7pm
 @ Steve Radack
 Community Center
 18650 Clay Rd,



Community Services

Happy Thanksgiving to all. As usage increases during holidays with our recreation facilities we remind everyone about proper care of our interior and exterior spaces. The simple guidelines we have shared previously remain very important to: please avoid using tape, staples, nails, or push pins on walls when decorating for events. While we understand the desire to personalize spaces for special occasions, these items damage paint and underlying surfaces and create openings for moisture and insects that lead to costly repairs down the road.

Our room rental checklist provides comprehensive guidance for keeping our facilities in excellent condition. Beyond avoiding wall damage, renters can help preserve our shared spaces by lifting rather than dragging furniture, using coasters for drinks, and promptly cleaning or mopping up any spills. These small actions make a significant difference in extending the life of our improvements and furnishings and keeping maintenance costs manageable.

Our room rental application is located on our website. Rental fees are \$120 for the first four hours and a \$100 refundable deposit with additional hourly rates for extended use. Deposit is returned once the facility rental room is inspected, the cleanup list has been initialed by renter and returned in the Dropbox. The resident renting must be present throughout their event and are responsible for their guests' conduct. A comprehensive room rental clean-up checklist is provided to ensure proper care of the facilities. All tables should be put away and cleaned with Windex or Lysol. Furniture must be returned to original positions, and trash properly disposed of in the receptacles behind the fence. Please use coasters for drinks, avoid placing sharp objects on wall or any surfaces, and clean up floor spills promptly. Restrooms must be left clean and locked, including toilet paper replaced for the next person renting. Do not exceed that a maximum of 75 people allowed in the Clubhouse or Annex per Fire Code, and all attendees must remain in the rented facility area. Your resident access key badge card will be used for room entry during the hours slotted to rent. To reserve a room, please contact the Association Office for availability.

The Community Services Committee continues to meet on the first Monday of each month at 7PM at the Rec Center. If you're interested in helping to maintain Deerfield as a great place to live, we'd love to have you join us! Next meeting is November 6th.



CONGRATULATIONS
TO
18210 Farnsfield
18303 Longmoor

MUD 136 Report

The Harris County MUD 136 Board held its regular monthly meeting on Thursday, October 9, 2025, at 6:00 PM at the Deerfield Village Recreation Center. Meetings are open to the public, with agendas posted at the Recreation Center and online at www.hcmud136.org.

Representatives from Best Trash attended the meeting to discuss trash collection services. Best Trash reported that their new customer service call center is now operational and that continued service improvements are expected. No specific complaints were received at the meeting, but residents are encouraged to share comments and feedback at any time.

The Board held a public hearing on the proposed 2025 tax rate and adopted a total rate of \$0.155 per \$100 of assessed value—an increase of \$0.003 (1.97%) from the prior year. With higher average residential homestead values, the average homeowner will see an estimated total tax increase of \$32.62, bringing the average residential tax to \$531.12, compared to \$498.50 last year—a 6.54% increase overall.

The annual recycling event was held at the Deerfield Village Recreation Center on Saturday, October 11. Paper shredding was conducted on-site, and paper and electronics drop-offs were steady throughout the morning. All shredded paper and electronics were recycled. This year's event filled the truck—3,060 lbs of consumer electronics and 839 lbs of LCD TVs were delivered to CompuCycle for recycling. Special thanks to the Deerfield Village Men's Group for helping make this year's recycling event a success!

Water Conservation Reminder

Please remember to conserve water. Fix leaks promptly—even a slow drip can waste gallons of water over time. Regularly check toilets, faucets and outdoor hoses for leaks. You can find helpful tips on water conservation and access free online courses at <https://wateru.whcrwa.com>.

Sign up for text alerts from MUD 136 to receive updates on drought conditions, and water, sewer, trash, and recycling services:

Text: hcmud136 to 74121, or register online at <https://mobile-text-alerts.com/hcmud136> Our next monthly meeting is scheduled for Thursday, November 13, 2025 at 6:00 PM at Deerfield Village Recreation Center. Agendas are posted at the Deerfield Recreation Center and online at www.hcmud136.org.

Contact Information

- **Water, sewer, billing, and operations:** Municipal Operations & Consulting (MOC)
Phone (281) 367-5511 Website: <https://municipalops.com>
- **Trash collection:** Best Trash Phone (281) 313-2378
Email customerservice@besttrashtexas.com.

Deeds Committee

1. **ARCHITECTURAL APPLICATION:** Please submit an Architectural Approval (AA) to the office PRIOR to the start of any repair, improvement, or addition to the exterior of your home or property. Forms, found on the DVCA website, should be submitted well in advance (7-10 days) of the project so the committee has time to review and approve. The website is: <https://deerfieldvillageonline.com/deeds/> or contact the office.
2. **LANDSCAPE:** All lots shall always be kept in attractive condition. Grass, including shrubs and trees, should be well maintained. **PLEASE WEED YOUR FLOWER BEDS and EDGE WALKWAYS AND CURBS and REMOVE ANY DEAD SHRUBS** that did not survive the winter or heat.
3. **TRIM TREE LIMBS AWAY from STREET LIGHTS:** If your tree is obstructing a streetlight, please trim it so the street is properly illuminated at night.
4. **CHRISTMAS and HOLIDAY DECORATIONS and LIGHTS** should be removed from your home and landscaping in a timely manner.
5. **MILDEW** is always a problem. Please remove any mold and mildew that may be growing on your home.
6. **FENCES:** Please submit an AA prior to the project for approval. When replacing or installing a new fence that faces the street or is visible from ANY public area, no fence railings should be visible. The smooth, flat side of the fence must face out towards the street or public area. **See Fence Policy Non-Perimeter** document on the DVCA website under the Deeds tab.
7. **PARKING:**
 - a. **No cars, boats, trailers, campers, or vehicles of any kind, may be parked or stored on a public street or in your driveway for over 72 hours. This includes the Patio Homes section.**
 - b. There should be NO HEAD-IN parking in cul-de-sacs.
 - c. **Be considerate!** Please do not block your neighbor's driveway, especially in the Patio Homes where streets are less wide.
8. **TRASH CANS and RECYCLING BINS:** **TRASH CANS, RECYCLE BINS and PLASTIC YARD DEBRIS BAGS SHOULD BE STORED OUT OF PUBLIC VIEW** and placed curbside the EVENING BEFORE pick-up and removed from view the same day after pick-up.
9. **NO LIVESTOCK OR POULTRY ARE ALLOWED. NO CHICKENS OR ROOSTERS ALLOWED.**

Deeds members meet on the 2nd Monday of the month at 7pm at the Clubhouse. The next meeting will be on November 10th.

Men's Group

The Men's Group (TMG) meets weekly on Thursdays at 9:00 AM at the Rec Center. We have stimulating and lively roundtable discussions on topics of interest to the group. Besides our projects for DFV, and the community at large, we mix in some fun and fellowship which includes a monthly book club. Earlier this year TMG toured the Transtar facility, and we recently toured the new fire station. In addition, we have resumed our monthly Astros watch parties. If this sounds like fun, then come and join us.

COMMUNITY SERVICE TMG members volunteer with Meals on Wheels, at the Special Pals animal shelter, at hospitals, including the VA, CERT (emergency response), and at food pantries including Mesa Outreach. Several members mentor at schools, help with the Boy Scouts, give rides to medical appointments and work with St. Vincent de Paul to aid the needy. It Words that guide us, "You can't help everyone, but everyone can help someone."

FOOD DRIVE The monthly Food Drive will be held Nov. 10-15. Drop off your non-perishable donations in the box outside the office. No glass containers or items long past their expiration date.

ONGOING ACTIVITIES-Each week we sort the thin films that we collect. The grocery bags go to local Food Pantries—Mesa, KCM, and Meals on Wheels, and the rest go to TRES. We collect used tennis balls and take them to Special Pals or the dog park.

B-So far, we have collected over 300 pairs and are well on our way to our goal of 500. There are two collection boxes at the Rec Center.

PAPER SHRED/E- RECYCLE results are in and we had record amounts of paper shredded, and electronics recycled. So much so that next year we will have to get a bigger truck for the electronics.

CHRISTMAS LIGHTS As in previous years, TMG will be installing Christmas lights, and other decorations, at both the Clay Rd. and north entrances, and around the clubhouse.

BACK AT IT In October we will resume work on some of our larger projects. We have quite a list to work from during the next few months including re-staining the benches along the greenbelt.

SERVICE PROJECTS: This past month TMG held another successful Food Drive for Mesa Outreach and completed some carpentry and electrical jobs, including rebuilding 2 of the trash cans in the pool area, replacing broken boards on several benches on the greenbelt and repairing several of the air vents in the clubhouse. In addition, we installed several new motion activated lights at the NW corner of the tennis courts to illuminate the sidewalks in the area. Working with Landscape, we completed our semi-annual tree trimming/planting work and made major modifications to the cover of the sandbox at the north end. We continued trenching along the ditch and the pipeline ROW to improve drainage

and eliminate standing pools of water where mosquitos breed. In addition, we replaced several of the Poop Bag Dispensers on the trash cans and added several new ones. It's amazing what a team can accomplish when no individual wants the credit!"

Our Motto is simple:

"DO WHAT YOU CAN, WHEN YOU CAN"



Pickleball

Pickle Ball Pickleball play is popular and stays strong! You can reserve the **Court #4** on the signup sheets posted just outside the DFV office. The pickle ball net is located on court 4 to roll out for players. Use your DF access card for entry to the tennis courts. Please treat the portable nets with care and remember to dispose of your trash when done. You can text Mario Zamora at 832-618-5835 for more information or if you are new to the sport and would like some information about getting started. We can provide an extra paddle set if requested. Come out and join us...It is so much FUN!

Bocce Ball

Come and join the fun of playing Bocce Ball. It is a game that can be played by young ones and old ones! Very simple rules and easy to learn. We will be playing at the Bocce ball court located on the back side of the tennis courts. There is a new concrete pathway to make it easier to get to the bocce ball court. The time we meet may change as the weather gets warmer & closer to summertime. Please Contact Walter (Scottie) Scott at 832-593-4724 for more information to come play with a group.



upcoming

EVENTS IN DEERFIELD



Come join us for a simpler time with an Old Fashion Christmas Season.

**Friday, December 5
6:00pm to 9:00pm
BYOB- Entertainment**

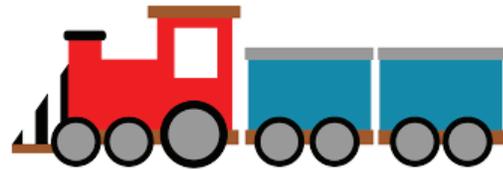
Tickets: \$15 per person purchased at the office

A time of family, a time of innovation, a time when entertainment was the radio and board games at home.

A time when gasoline was \$0.18 a gallon.

This year we are collecting toys for a local charity (Kidz Club) from November 28 to December 10. A Collection Box will be in Breeze Way near the office.

SNOW DAY IS COMING!



Deerfield Village Annual Snow DAY

Sunday, Dec. 14 3pm – 5pm

Train ride, Santa visit, kid crafts & SNOW!

Swim Pool Committee

As we have moved into the off season, the Swimming Pool Committee will once again look to completing needed maintenance and repair projects. We've already identified a need to replace the contact joints on our pool deck. We completed the perimeter joints last year and now need to do the remaining ones. We secured a bid in Spring 2025, but since then our committee has discussed ways to cut costs on this project, so we are pursuing those avenues before we make a decision. We're also looking to make repairs to our perimeter fence and purchase new lounge chairs. The broken step in the deep end will be repaired after SAYOR ends, so expect to see that work done sometime in November or December.

If anyone would like to join our meetings, we meet at 7PM in the Clubhouse on the second Tuesday of each month. Our next meeting is Nov. 11 and we welcome your input.



Deerfield Garden Club

You are cordially invited

to the next meeting of

Deerfield Garden Club

Wednesday November 19th 7:00 PM

at the Deerfield Club House

Guest Speaker: Barry Ward

Executive Director of Trees for Houston



DEERFIELD YOGA CLASS

Looking for a volunteer to teach yoga for our community.

Please contact the office if interested.

Architectural Guidelines Committee

The AGC (Architectural Guidelines Committee) meets twice a month in the Deerfield Clubhouse. Meetings are at 7pm on the first Thursday and the fourth Tuesday of each month. The meeting agenda will be posted on the website and outside the DVCA Office three days prior to the meeting date. Meeting minutes will be posted on the website once the committee has approved them.

The AGC has made great strides and continues to update the new Unified Protective Covenant (PC) document with modernized language from the 10 original Protective Covenants, and pertinent language from existing policies. At this time, the AGC is focused on the existing provisions, and whether they should be kept, modified, or deleted. In addition, there will be a focus on the Matrix in the next couple of meetings. However, based on the current process, we will go into early 2026 before completing the document. All document changes will be discussed and approved at a later date, and subject to community vote. All residents are welcome to attend the AGC meetings. The next two meetings for November will be on Tuesday Nov. 11 and Tuesday, Nov. 25 at 7pm in the Clubhouse.

Landscape Committee

The **Deerfield Garden Club** will hold a special evening meeting on Wednesday, November 19th at 7PM in the Deerfield club house. Our guest speaker will be Barry Ward from Trees 4 Houston who will talk to us about his organization and best practices for maintaining our lovely canopy. There will be time to address your questions.

The **Landscape Committee** did many sprinkler pipe repairs over the October month and will finish off this year by planting fall color in the Recreation center beds and adding some shrubbery around the main entrance off Clay Road.

We generally meet the second Monday of each month at 7PM in the small meeting room across from the office. This November we will meet a **week early** therefore our last meeting of the year is scheduled for Monday, November 3rd in the small meeting room. All are welcome to discuss any landscaping concerns.

Happy Thanksgiving!

Security Committee

As we head into the busy holiday season, our Security Committee wants to thank everyone who's been keeping an eye out for each other this year. Quick reports from residents help to ensure we stay ahead of any real concerns. See something, say something – it really works!

Holiday Foot Traffic Reminder:

With more package deliveries, guests, and events happening, you'll see more foot and vehicle traffic through the neighborhood. If you host gatherings, remind visitors to park legally and avoid blocking mailboxes, driveways or fire hydrants.

Stay alert, stay kind, and thank you for being part of what makes our neighborhood a safe place to call home.



If you are interested in volunteering with the Security Committee, we invite you to attend our monthly meetings at 7pm on the first Tuesday of each month. Next meeting is Nov. 4th.

Security Stats ~ September 2025

Alarm	1
Animal	0
Assistance	3
Burglary of Habitation	0
Burglary of Motor Vehicle	0
Calls to Hotline	0
Damage/Defacing of Property	0
Dispute	0
Disturbance/Noise	1
EMS / FD / PD	0
Information	3
Solicitors	1
Suspicious Activity	1
Suspicious Person(s)	4
Suspicious Vehicle(s)	1
Theft	0
Vacation Watches	32
Vehicle Collision	0

Deerfield Family CAMPFIRE

SATURDAY, NOVEMBER 15 Campfire begins at 7 PM.
Recreation Center on lawn where we host Music on the Green.



Residents are welcome to come out and enjoy cobbler and smores next to the campfire and meet new neighbors. Bring a chair or two. **Hope to see you there!**

Financial Services Committee

Meetings to review the financial status of our community are generally held in the clubhouse on the 3rd Tuesday of the month at 7:00 PM. The next scheduled meeting is **Nov. 18, 2025**.

The following is a summary of financial activity through September 30, 2025.

Financial Status:

SUMMARY OF FINANCIAL ACTIVITY: - SEPTEMBER 2025	This Month, \$	Year to Date, \$	Year End Forecast, \$
Income: Better/(Worse) than Budget	4,471	40,063	43,031
Operating Expenses:			
Actual	70,742	729,547	921,761
Budget	77,002	722,410	910,082
Better/(Worse) than Budget	6,260	(7,138)	(11,679)
Net Operating Income:			
Better/(Worse) than Budget	10,731	32,926	31,352
Total 2025 Operating Budget		910,082	910,082
Board Approved Additions		-0-	-0-
Total Authorized Operating Expenditures for 2025		910,082	910,082
Total Reserves Spent	12,137	69,162	110,617
Noteworthy Expenses this Month:			
Landscaping Maintenance	5,041		
Sidewalk Repair - 50%	4,890		
Pool Maintenance	3,670		
Reduction of Loan Principal	3,855		
Total	17,456		

Note: Budgeted expenditures that have not yet been expensed but are expected to be expensed in subsequent months are reflected in the Year End Forecast.

2025 Assessments and Collections:

Yearly Assessments are the primary source of funds for operation of the Deerfield Village Community Association for the benefit of Deerfield residents. 2025 Collection rate as of the end of the month were 96.0%; 0.7% lower than last September and 1.5% lower than the same-month-average for the previous 5 years.

Invoices for 2026 Assessments plus outstanding balances from 2025 and prior years will be mailed in November. Payments will be due by January 1, 2026, and will be late after January 31, 2026. Late fees, interest, and other penalties are accruing on open balances and new penalties, and interest will be imposed next year on late 2026 charges. **Now is a great time to pay outstanding past due amounts before the new charges arrive and/or before legal action is required.**

NOTE THAT DVCA NO LONGER CONTRACTS WITH CMS FOR BOOKKEEPING SERVICES. ALL PAYMENTS SHOULD BE SENT TO THE DVCA OFFICE OR YOU CAN PAY ONLINE VIA THE PORTAL. <https://dvca.eunify.net/>



Our next outing will be Wednesday, **November 12, 2025 to Rienzi Museum**, 1406 Kirby Drive. It is the Museum of Fine Arts Houston (MFAH) home for European decorative arts. It is situated on four acres of wooded gardens in the historic River Oaks neighborhood, about five miles from the main MFAH campus. Formerly the home of philanthropists Carroll Sterling Masterson and Harris Masterson III, Rienzi was designed by prominent Houston architect John Staub in 1952. Opened to the public in 1999, Rienzi houses a substantial collection of European decorative arts, paintings, furnishings, porcelain, and miniatures.

We will have a docent-led tour for approximately one hour. *(Small purses and medical equipment are allowed but large bags must be checked into lockers.)* After the indoor tour we may explore the gardens on our own if we choose. The front gardens are accessible; however, reaching the back gardens involves sloped terrain and stairs.

Next, we will have lunch at Rajin Cajun, 4602 Richmond Avenue. Rajin Cajun is a Mandola family-owned restaurant serving fresh gulf seafood cooked with recipes that have been passed down through generations of family members since 1974.

KINDLY RSVP NO LATER THAN SUNDAY NOVEMBER 1, 2025 to Leslie Denney at 281-705-0237. The cost is \$5.00 per person to be paid prior to the trip and is non-refundable unless someone takes your spot. You will be responsible for the cost of your lunch. Space is limited to 25 and advanced reservations are required. The bus will depart from the Deerfield Rec. Center at 9AM and return by 4PM.



Photo from August Trip to Katy Paint & Pottery Studio

HAPPY FALL Y'ALL

BSA Deerfield Troop update

Our troop campout is a favorite for fishing at Uncle Earl's in Hallettsville. Earl has two ponds, but one was full of algae. Despite the loss of one pond, the boys caught enough fish to feed 25 mouths dinner for Saturday night. Scouting is not near as fun without campfires though. Dang burn ban!



We meet every Tuesday at 7pm in Peggy Wilson Elementary cafeteria. If you are interested in joining our group, please come by or visit our website at www.bsatroop120.com

Scouting America is open year-round:

www.beascout.org

Tennis Committee

The Tennis Committee meets on the first Wednesday of each month at 7pm in the Clubhouse. Residents are welcome to attend our meetings.

We need committee members, so please come visit if you are interested.

We are pleased to see much usage of our beautiful courts and many residents also enjoying pickleball on the newly resurfaced courts 3 and 4.

All Tennis and Pickle Ball players should sign up for a court with your **FIRST** and **LAST** name on the sign-up sheets located on the window outside the Deerfield office. The resident them self must book the court needed and the max allowed at one time is a **2-hour** time slot. Residents can have up to 3 guest players per day.

All Players are asked to check and see their shoes have **NON-MARKING** soles. Black sole shoes should not be worn. This will reduce the scuff marks on the courts playing surface.

Players are asked to remove any **TRASH** after playing and put it in the respective trash bins **outside** the courts.

There is 1 **BLUE** bin on each of the 2 courts for used tennis balls only which are no longer required... these bins are **not** for trash. Players are asked to be respectful and considerate of other players and are reminded that no loud music or radios are allowed on the courts.

Pickle ball players are asked to ensure that the pickleball **NETS** are moved to the side of court 4 when they are finished.

All players are to ensure that the court gates are fully **CLOSED** and **LOCKED** after playing.

The next Tennis Committee meeting has been rescheduled for Wednesday, November 12TH .

Happy
Thanksgiving!



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Deerfield Village Resident!

Date and Time of Committee and Board Meetings...

* Please read the Committee Reports for Monthly changes in the schedule.

Committee	Meeting Dates*	Time	Board Trustee	Committee Chair	Phone
Community Services	1st Monday	7:00 PM	Bill Wilkinson	Rick Johnson	
Deed Restrictions	2nd Monday	7:00 PM	David O'Brian	Buddy Scott	
DVCA Board	4th Monday	7:00 PM	Eric Tourelles		281-855-0312
Financial Services	3rd Tuesday of the month	7:00 PM	Terry Gray	Tom Choate	
Landscape	2nd Monday	7:00 PM	Steve Gunzelman	Tom Gerrity	
MUD #136	2nd Thursday	6:00 PM	Eric Tourelles		281-855-0312
Recreation Center Youth Events Subcommittee	1st Friday 1st Tuesday	10:00 AM 7:00 PM	Kim Samman	Roger Wilson	281-381-9303
Security	1st Tuesday	7:00 PM	Brent Burris		
Swimming Pool	2nd Tuesday	7:00 PM	John Murphy	Carissa Lamkahouan	
Tennis	1st Wednesday	7:00 PM	Amy Lacy		
Architectural Guidelines	See schedule below	4:30 PM	Eric Tourelles	Terry Gray	

Deerfield Village November 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
LEGEND: A Annex CH Clubhouse SM Small Mtg Room C&D Coffee & Donuts			Join us every week- Deerfield scouts www.bsatroop120.com 			1 HAPPY FALL Y'ALL! 
2 Daylight Savings Time Ends 	3 7pm Community Services-CH 7pm Landscape-SM CFISD Closed	4  7pm Security- C/H CFISD Closed	5	6	7  Deerfield Bazaar Holiday Market 10am-6pm	8  Deerfield Bazaar Holiday Market 10am-4pm
9 	10 9:30am Mahjong-CH 7pm Deeds- CH FOOD DRIVE BEGINS	11 OFFICE CLOSED  1pm Mahjong-CH 7pm Swim Pool-CH 7pm AGC-Mtg-CH	12 8:30am DV Day Trippers field trip 7pm Tennis mtg- SM 	13 9am TMG-CH 1pm Dominos- CH 6pm MUD136- CH 7:30pm Poker- Annex 7pm Bunco-CH  BUNGO <i>Us Here We Roll!</i>	14 9am C&D-CH  10am Recreation committee mtg-CH FOOD DRIVE ENDS	15 8:30am Pancake Breakfast free! Free! Family Campfire 7pm 
16	17	18 1pm Mahjong-CH 7pm Finance-CH 	19 7pm Garden Club 	20 9am TMG-CH 3pm Book Club-CH 	21 9am C&D-CH 	22
23	24 9:30am Mahjong-CH 7pm Board Mtg-CH 	25 CFISD Closed 1pm Mahjong-CH 7pm AGC-Mtg-CH	26 CFISD Closed	27 CFISD Closed OFFICE CLOSED Happy Thanksgiving! 	28 CFISD Closed OFFICE CLOSED	29

Deerfield Village
CHRISTMAS
 BAZAAR & MARKET

Friday, Nov 7
10a - 6p

Saturday, Nov 8
10a - 4p

4045 Deerfield Village Dr
 Houston, TX 77084

at the **Recreation Center**
 on Clay Rd between
 Barker Cypress and Hwy 6

Deerfield Malties
 meet once a month
 in the Clubhouse

Check the Calendar

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