



DEERFIELD VILLAGE *News*

October 2022

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: dvcamgr@gmail.com www.deerfieldvillageonline.com

The Office Hours are: Monday thru Friday: 9:30 – 1:30

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

President's Report

Greetings Deerfield Residents,

October should be bringing us some cooler weather and into the holiday season. We can look forward to many outdoor activities. Please take advantage of the Garage sale on October 15th from 7am to 2pm, followed by Music on the Green that evening at 6pm. The following week is the Shredding and E-Cycling event by MUD #136, on October 22nd from 9am to 12pm. Finally, we have the Trunk or Treat event at the Recreation Center on Sunday, October 30st starting at 5pm, and we will have plenty of candy and activities. Costumes and decorations are nice, but not required. See inside newsletter for more information.

Please note that lifeguarded swimming is closed until next year. The SAYOR (Swim At Your Own Risk) program is available until the pool temperature falls below 72 degrees. Please contact Catherine in the office if interested in registering.

I'd like to congratulate David O'Brian as new Trustee and welcome back Hak Dickerson, that will take over John Devine's term as Trustee until 2023.

This year elections will be held at the Clubhouse on November 8th for your convenience. If you want to vote early, you will need to go to an early voting/polling station nearby.

The Annual Bazaar is November 4th and 5th at the Recreation Center facility. This is a great event to support your neighbors and friends in the surrounding community, and it will put you in the holiday spirit! More details on this event are in this newsletter.

The finance team has been working hard with all our DVCA committees to finalize the 2023 budget, and we have a meeting on October 17 at 7pm to review and approve the proposed budget.

The next Board meeting is on October 24 at 7pm in the

Clubhouse, and all Deerfield homeowners are invited to attend.

I hope everyone has a great Halloween and gets time to trick or treat with family and friends.

Take care,

Eric



**OFFICE CLOSED FOR
COLUMBUS DAY OCT. 10TH**

PRSRT STD
US POSTAGE
PAID
BRAZORIA TX
PERMIT NO 3

Important Information

DEERFIELD HELPFUL NUMBERS

DVCA Office 281-463-2624
Email..... dvcamgr@gmail.com
SEAL Neighborhood Patrol 832-408-0200
Deerfield Pet Hot Line 713-818-5799

GOVERNMENT

County Clerk's Office 16715 Clay Rd 832-927-7230
Justice of the Peace 16715 Clay Rd 713-274-0800
Harris Cty. Sheriff's Non-Emergency 713-221-6000
Fire & EMS Non-Emergency 281-550-6663
State Highway Public Information..... 713-802-5076
Harris County Pct. 4 Commissioner's Office

Must have address to report 713-755-6444
Graffiti, Public Street Signs & Curb Repair and Road
Damage (Except for Patio Homes)
Bear Creek Library 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 HS..... 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 (Texas Pride) 281-342-8178
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 County Public Health & Environmental Services
(HCPHES) Includes:
Public Nuisance Report..... 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

Submit articles, photos and ads to the DVCA office prior to the 18th of the month, or email:

dvcamgr@gmail.com

Please note the email has changed and add it to your contacts.

Welcome to Deerfield Village

If you are a new resident to Deerfield Village, please feel free to stop by the DVCA office, Monday through Friday, between the hours of 9:30 am and 1:30 pm to obtain a Welcome Packet. The packet contains information regarding our subdivision. 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 inquiries, 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 Street Lights and 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 Texas Pride and trash pick-up is on Tuesdays and Fridays, with recycling pick-up on Fridays. 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 Texas Pride first, and then the office if you are unable to get results.



Deerfield Village Fall Garage Sale

Saturday, October 15, 2022

7:00 AM – 2:00 PM

Location: Each resident's house

Rules and Regulations:

You must register to participate.

You must be a Homeowner or Tenant residing in Deerfield Village to participate. Your Homeowners Assessment Fees must be current.

Garage Sale must be confined to participant's property. Do not use the cul-de-sac or street as cars need to have access to them.

The official Deerfield Garage Sale Sign must be at the end of the driveway in plain view. There is **no** rain date. Garage sale will be held on October 15th.

If paying online using PayPal www.deerfieldvillageonline.com/garage-sale-registration/, email the signed Deerfield registration form to the office at dvcamgr@gmail.com.

If not paying online, forms and payment may be dropped off at the office during regular office hours or you may put completed forms and registration fee in the metal drop box next to the office door.

Early Registration: September 12 th – October 13 th	\$15.00 Late
Registration: October 14 th – October 15 th	\$25.00

I, _____ have read, understand and will abide by the above rules and regulations for the October 15th, 2022, Deerfield Village Garage Sale.

Address: _____

Phone #: _____

Email address: _____

For Office Use Only:

CMS _____ Participant # _____ Added to Spreadsheet _____

Payment: Amount \$ _____ Cash _____ Check No. _____ PayPal _____

MUD 136 Report

By Eric Worthington, Assistant Secretary

Harris County Municipal Utility District 136 Board of Director's monthly meeting was held, in person, on Thursday September 8, 2022 in the DVCA Recreation Center.

The Board reviewed water and sanitary sewer operations from the previous month with presentations from our consultants, continued our discussions pertaining to the long-term Assessment Management and Replacement Plan being prepared by our District's Engineer, trash and recycling services, in addition to other agenda items pertinent to our District.

The Board continues its review and consideration of the asset management proposal that our District Engineer has prepared. In place inspections should begin shortly on portions of the sanitary sewer system within our District as part of an overall plan to assess the condition of the lines needed to prepare our plan to address necessary maintenance issues. This will be a relatively long-term program that is expected to continue over the next five years. In addition, the rising costs of our contractors, materials and inflation has required the District to modify the Sewer Rate to an additional \$4/monthly.

On August 11 a subcontractor for AT&T installing fiber punched 2 4" holes through our 8" water main on Radworthy Dr at Bradstone Dr. Our operator, MOC, will begin repairs as soon as possible, this will require an open cut to the entire street. Bradstone Dr will be closed to all traffic, however this will expedite the total time for the repair and reduce the length of inconvenience.

During the meeting our District Financial Advisor presented recommendations for the 2022 Tax Levy. We voted to publish a tax rate of \$0.155 per \$100 of assessed valuation. The final tax rate will be presented and voted upon in our next meeting.

With drought conditions expanding over much of Texas, the Houston area has moved into the "moderate" to "severe" designation. MUD 136 is following the lead of WHCRWA for our drought status, at this time we remain in "Stage I" conditions. We expect this to change this month as conditions have been improving.

This year the shredding/paper recycling event will be on Saturday, October 22nd. The DVCA Men's Group has volunteered to run an e-Cycle event in conjunction with the District's annual Shredding Event. If you have household hazardous waste, please check with Harris County for drop locations.

As a reminder residents can sign up to be included in the MUD's text alert system by texting "hcmud136" (without quotation marks) to 74121, creating an account using an email address at <https://mobile-text-alerts.com/hcmud136>. Registered residents will receive alerts about interruptions to water, sewer, trash service or other pertinent information.

Our next regular monthly meeting is scheduled for Thursday, October 13th, at 5 P.M. We will continue in-person meetings based on the State of Texas open meeting rules. At this time, our meeting will take place in the Deerfield Village Recreation Center Clubhouse although we suggest that you visit our District website at WWW.HCMUD136.ORG for confirmation of the location.

New to Medicare and have questions?

I'm a licensed sales agent and can help you
find a Medicare plan that's right for you.

George Hintz 787676

Hintz Insurance Services

Monday – Friday, 8 am to 5 pm

(281) 398-0533 (TTY: 711)

Pet Hotline News

by Marie Nugent

- 🐾 Make sure your pet has a form of ID on their collar. Key tags are available 3 for \$2.00 at most hardware stores and work fine for pet ID's.
- 🐾 Did you know that you can register your pet with Deerfield's Pet Hotline? Call Marie Nugent, 713-818-5799 for a Pet Hotline tag for your pet. The tag has Marie's home and cell phone number. She keeps a log with a photo, breed, pet's name, and your address, and phone contact numbers. A rabies tag is a great ID, but many Vets are not contactable 24/7 and the finder may not be able to keep your pet for several days.
- 🐾 If you have your pet microchipped, make sure you register on the database and keep your information current. Pets have been found wandering around the neighborhood and, when taken to the vet, found they were micro-chipped but the information was obsolete, thus making it harder to contact the owner.
- 🐾 If you are going out of town and have a pet sitter, let Marie know your pet's name, what it looks like (a picture is also great), and a contact number.

Also-Please be considerate and pick up your dog's poop when walking your dog. Our greenbelt is there for all of us to enjoy without stepping in dog poop!

- 🐾 Please make sure your fence is secure so your pets don't escape.
- 🐾 PLEASE remember your pets, DON'T leave them in your hot car!

Recreation Committee

The EVENTS CALENDAR is on the DV website deerfieldvillageonline.com click on any red number on the calendar and it will show you details of the event, and information on the next 6 upcoming events.

The 2023 budget has been developed and submitted for Board approval. We plan to have 32 events next year.

ONGOING ACTIVITIES: Most groups and clubs are meeting again in person. Please continue to be mindful and considerate for the safety and health of your fellow DV residents as we reopen the facilities and resume all of our events. The Labor Day pool party and the September Music on the Green were both successful events and enjoyed by all those who attended. Even though it rained some for the September MOG, we had a great time with good music!

Upcoming events in the next few weeks include another pancake breakfast, Music on the Green, Garage Sale, Paper Shredding/Electronics Recycle and the ever-popular Halloween Trunk or Treat.

DV Day Trippers are always on the road, and the next upcoming trip is planned for Oct. 26. (See details in this newsletter)

PANCAKE BREAKFAST Saturday Oct. 1st 8:30-10 am. It's FREE, but donations are welcome and go towards the Men's Group charitable work.

MONTHLY FOOD DRIVE the week of Oct. 10-15th (Mon.-Sat.)

COFFEE & DONUTS every Friday, from 9am-10am

GARAGE SALE Saturday, Oct. 15th 7am - 2pm. Sign up online or at the office. Cost is \$15.

MUSIC on the GREEN Saturday, Oct. 15th 6pm -9pm. Grilled hot dogs and burgers available for purchase. Come out and join your neighbors for the last concert of the year! FUN!

PAPER SHREDDING & ELECTRONICS RECYCLING Saturday, Oct. 22nd from 9am-noon in the parking lot.

HALLOWEEN TRUNK or TREAT SUNDAY Oct. 30th from 5-6 pm in the parking lot. This year it is being held the day BEFORE Halloween on Sunday.

FAMILY CAMPOUT currently scheduled for November 5TH
The Recreation Committee meets the first Friday of the month at 10 am at the Recreation center. The next meeting is October 7th. Come and join us as we are always looking for new people and ideas.

MUSIC ON THE GREEN
SATURDAY, OCTOBER 15TH
6PM TO 9PM
"COME MEET YOUR NEIGHBORS"

Deeds Committee

We send our "thank you" to all the residents who have been working on home repairs and yard clean up. For homeowners who have not begun the cleanup, please do so. Attention needs to be given to weekly mowing of yards, weeding plant beds, as well as edging of curbs. In addition, pick up any debris in yards and clean up any mold/mildew on the exterior of the home.

The Midterm elections are just around the corner and political signs are allowed. Remember- 1 sign per candidate/ballot through the election date of November 8, 2022. All political signs must be removed within 10 days after the election. Reference the Association policies and guidelines, Section VI, f (1-2).

Have you turned in your project form? Deeds reminds homeowners to submit an Architectural Approval form (AA) to the office PRIOR to starting any repair, improvement, or addition to the exterior of your home or property. The form can be found on the Deerfield Village website under Documents/Deeds Documents at <https://deerfieldvillageonline.com/deeds/>

or contact the office for information. Deeds works hard to get your request forms approved as quickly as possible but always allow 5-10 days for processing. An AA is required to be submitted to the office if you would like to place a dumpster, POD, or temporary storage unit in the driveway on your property.

Also, NO contractor signs are allowed in resident yards per the Protective Covenants.

Reminder when replacing or installing a new fence that faces the street, visible from the street or common area, the nice flat side of the pickets must face out towards the street/or common area.

Please make sure that all garbage cans and recycle bins are to be REMOVED the same day after trash service has picked up. Trash pickup is on Tuesdays and Fridays therefore, please remember -DO NOT place TRASH OUT PRIOR to the night before. No one enjoys seeing trash sit for long. PUT TRASH CANS AWAY FROM VIEW.

Please evaluate the trees in your yard for pruning or removal if tree is dead. Remember when having a tree removed, have the stump "ground" and remove any stumps as well. No tree stumps are allowed to be visible from the street view and should be removed. Also, keep in mind that a homeowner is liable if any dead tree limbs fall on a neighbor's property and causes damage. Also, any low-hanging tree limbs over the street should be removed especially if the limbs are blocking a streetlight. Also, any tree or shrub needs to be trimmed so as not to obscure oncoming traffic or block the view of streetlights and/or stop signs.

As usual no boats, trailers, campers, or RV's may be parked on a homeowner's property for over 72 hours.

DEEDS meets the 2nd Monday of the month at 7pm in the Clubhouse. The next meeting will be held on October 10th.

Financial Services Committee

Meetings are generally on the 3rd Tuesday of the month at 7:00 PM to review the financial status of our community. The next scheduled meeting is planned for **October 18, 2022.**

Financial status:

SUMMARY OF FINANCIAL ACTIVITY: AUGUST 2022	This Month	Year to Date
Income: Better/(Worse) than Budget	\$ (620)	\$ 2,892
Operating Expenses:		
Actual	62,949	527,670
Budget	59,208	551,666
Better/(Worse) than Budget	(3,741)	23,996
Net Operating Income:		
Better/(Worse) than Book Budget	\$ (4,361)	\$ 26,888
Less budget timing differences (see Comments)	-	(27,000)
Net Operating Income: Better/(Worse) than Budget after adjusting for timing differences	\$ (4,361)	\$ (112)
Annual Operating Expense Total Budget		\$ 787,100

Noteworthy Expenses this Month:	
East Texas Fence	\$ 116,315
Greenbelt & Patio Home street light repairs	1,321
Reduction of Loan Principal	3,417
Total	\$ 121,053
Spent from Reserves this month:	
Kieth Harrow Entrance improvements	\$ 10,397
Misc. Other	-0-
Total Reserves Spent	\$ 10,397
Total Fence Expenditures to date, including cash not from reserves:	\$1,217,657

Comments: Our financials continue to include several budget variances caused by budget timing: certain expenses had been budgeted but not all of the money was not actually spent. We have adjusted for these items to show our true financial condition more realistically. The corrected net income numbers are those hi-lited in the summary above.

Collections: 2022 Regular Assessment: collection rate as of August 31 is 98.0%. This 0.1% better than the comparable rate a year ago, and 0.3% better than the same-date average for 2017 thru 2021. There are still 14 residents who have not made any payments at all toward their 2022 assessment, and if you are among them we would urge you to contact the office to set up a payment plan – yes, you can still do that! And, speaking of payment plans, of the 48 which have so far been set up for 2022 assessments, 35 have now been paid in full, and most of the others are paying on schedule and are in good standing. Five have fallen behind, and we would urge those residents to resume payments right away to avoid incurring additional

charges. In the near future, the Finance Committee will be mailing reminder letters to those who have not begun steps to pay their 2022 assessments or have fallen behind on their pay plans.

2021 Special Assessment: As of August 31, 98.6% of the \$85 assessment per residence has been collected. This assessment was due on December 1 of last year, so if you haven't yet made payment please do as soon as possible. Checks should be mailed to the Deerfield office or dropped off there. If you haven't received your Special Assessment invoice or simply can't find it, please check with the office and we will provide a duplicate.

Assessments: general information:

2022 Assessment invoices were mailed November 8, 2021 and you should have received yours. If you haven't, please contact Cheryl Beisert at Consolidated Management Services, 281-296-9775, to request a duplicate.

2022 Regular Assessment rates are \$915.00 for patio homes and \$835.00 for all others. Payment was due by **January 1, 2022.** Payments received after January 31 are subject to a \$100.00 late fee.

Payment plans are available if it's difficult to pay your assessment all in one lump sum. Contact Catherine at the Deerfield office, 281-463-2624 to set up an appointment to discuss a contract. Payment plans can be set up to cover balances due for 2021 or prior years in addition to the 2022 assessment. If you have an outstanding balance, please make arrangements to pay it off as soon as possible!

Reminder: HOA fees (assessment invoices) are NEVER part of a mortgage escrow. Payment will not be made by your mortgage company, and therefore it is the responsibility of the homeowner to pay.



DV FAMILY CAMPING ANNOUNCEMENT

COME ONE—COME ALL to the annual DV FAMILY CAMPING NIGHT!

WHEN: SATURDAY, NOV. 05th

WHERE: Recreation Center Lawn, where we host Music on the Green.

TIME: Set up can start @ 4:00 PM and Campfire at 7PM



DETAILS: Our Youth Events Committee is teaming up with our Boy Scout Troop 120 to have an exciting campout right here in Deerfield! Bring your tents and camping gear, and food/drink provisions for your own family. Small camping BBQ pits will be allowed, and the Boy Scouts will make cobbler and will build a campfire for all to enjoy, weather permitting.

Residents are welcome to come out and enjoy BBQ, cobbler and smores without camping out all night!

Don't have a tent? The Boy Scouts have a limited number of tents that can be loaned out for the occasion and will be on a first-come-first-serve basis. Email the DVCA Office at dvcamgr@gmail.com to get on the request list.

Questions? Text or call John Murphy at 713-503-8062 or the Deerfield Office 281-463-4626.

Hope to see you there!!

Swim Pool Committee

Hello Deerfield neighbors. We hope many of you made the most of the summer by swimming in our beautiful pool. The lifeguarded swim season is has ended. As always, we remind residents that you must have a pool ID card registered through the Deerfield office to swim during the open season. If you already have a pool card, there is no need to redo them yearly. The pool ID cards must remain in the pool office. Please do not take cards home. Children over the age of 10 can register for their own Pool ID card and attend the pool without a parent. Residents are allowed up to three guests.

The Swim At Your Own Risk (S.A.Y.O.R.) program, where residents can swim during non-life guarded hours from 6am to 9pm, is still available until November or at least up until the water temperature hits 72 degrees. Please note that there are certain SAYOR pool rules, temperature restrictions, and signing of a waiver required each year for this program. For more information to enroll in the program call or email the HOA office.

Heading into the off season, the Swimming Pool Committee will be focusing on needed repairs and/or improvements to the pool and deck area. We will be installing a new diving board in the new upcoming 2023 year. It will be customized and is ready to go! We are excited about it and we will be keeping up on any needed maintenance to ensure the Deerfield Village pool is in great condition and enjoyable.

We always appreciate any help anyone is willing to give as a committee volunteer since maintaining the pool is an all-year-round commitment. If you're interested to come to our meetings, we meet the second Tuesday of the month. Our next meeting will be held on October 11th at 7pm in the Clubhouse.

Landscape Committee

Halloween is just around the corner and the Village is fittingly looking pretty spooky. In keeping with the holiday spirit, we will be adding some fall color to the Deerfield common area flower beds this month.

The landscape committee has submitted our 2023 budget request to the board of directors for consideration. The new budget is focused on routine maintenance activities such as lawn care, annual plantings and mulch, tree trimming and removal as necessary, sprinkler maintenance and sidewalk repair.

Dead tree removal along the green belt will continue in the remaining months of this year and several hundred feet of sidewalk will be repaired, mostly in the patio home common area.

The Landscape Committee meets the second Monday of every month at 7:00 PM in the small conference room across from the office. Help keep our neighborhood beautiful and join our committee. Our next two meetings will be on Monday, October 10th and November 14th at 7pm at the recreation center. Everyone is welcome to attend.



Come out for the DFV HALLOWEEN TRUNK OR TREAT!!

WHEN: SUNDAY OCTOBER 30th - RAIN OR SHINE!!

WHERE: DFV RECREATION CENTER

TIME: 5:00 PM

**PUPPET PIZZAZZ will be returning with their
TALKING PUMPKIN PATCH
for the kiddos!**

**Check our Facebook page
for more information!**

HAPPY HALLOWEEN!!





Come visit the Deerfield Village Christmas Bazaar & Market 2022

Friday November 4th & Saturday November 5th

Ladies and Gents, it's that time again to start crafting and designing for our famous Bazaar. New members are always welcomed. We hold two scheduled meetings before the Bazaar; the next meeting is on October 26th. We charge membership dues for postage, advertisement, helpers and misc. The Bazaar is well known thru out West Houston, and now celebrating 44 years of crafts. Our customers look forward to this grand event every year.

For more information call: Chairperson, Connie Corkill 713.542.3428



Security Committee

Last month was pretty quiet again from a security standpoint except for a few “crimes of opportunity” incidents where some residents left garage doors open, cars unlocked, and items of value in sight. Unfortunately, every time a perpetrator has a success like this it becomes less safe for all of us as they are motivated to look for another easy situation in Deerfield. Please lock your house and cars, keep garage doors closed, outside lights on and valuables out of sight so that most of the crime in Deerfield can be eliminated.

We have had a few instances of cycling related incidents so I looked up the rules and regulations for Texas that may now prevent these issues from happening again.

Texas Bicycle Laws – 8 Things to Know

These “rules of the road” are based on Texas Transportation Code statutes (aka: Texas bicycle laws). Find the complete bicycle code at the bottom of the page. Laws are designed to improve the safety of everyone who uses the roadways. Don’t become a statistic! Remember to always use hand signals and body actions to communicate with motorists and other bicyclists.

1. Bicyclists have the rights and duties of other vehicle operators: (551.101)

Yes, this means you have to stop at stop signs and red lights, but cars are required to yield right-of-way to a bicycle when appropriate, just as to any other vehicle.

2. Ride near the curb and go in the same direction as other traffic: (551.103)

Near the curb is subjective (we recommend leaving a cushion of about three feet) but the law gives a cyclist the right to take the lane when necessary for safety.

3. At least one hand on the handlebars (two are safer): (551.102c)

One when signaling but two when turning works well.

4. Use hand and arm signals: (545.107)

Point the way you are going, let the other operators know what you want to do.

5. One rider per saddle: (551.102a)

Don’t let your friends share your bike while riding unless you’re both on a tandem.

6. You may ride two abreast as long as you don’t impede traffic: (551.103c)

Racing and taking the lane are special cases.

7. Must have a white light on the front and a red reflector or red light on the rear (for riding at night): (551.104b)

The light is primarily so people can see you coming from the side, where their headlights do not shine on your reflectors. The law, effective as of Sept. 2001, states that [a red light can replace a red reflector](#).

8. Brakes capable of making the braked wheel skid: (551.104a)

Don’t test that front brake to see if the wheel will skid while riding, especially downhill.

The Security Committee meets on 1st Tuesday of the month. Our next meetings will be on October 4th at 7PM in the Clubhouse. Come join us and help keep Deerfield safe!

Security Stats August 2022

Alarm	12
Animal	1
Assistance	3
Burglary of Habitation	0
Burglary of Motor Vehicle	0
Calls to Hotline	1
Damage/Defacing of Property	0
Dispute	1
Disturbance/Noise	4
EMS / FD / PD	2
Information	9
Solicitors	2
Suspicious Activity	6
Suspicious Person(s)	10
Suspicious Vehicle(s)	16
Theft	0
Vacation Watches	33
Vehicle Collision	0

Bike safety and etiquette on the greenbelt.

The Deerfield Village greenbelt is a wonderful attribute of our neighborhood where runners, walkers, and casual bike riders alike can take advantage of. To ensure you and others have a safe and enjoyable experience, please observe the following when using the greenbelt on your bike.

Safety Guidelines

- Pedestrians have the right of way at all times. Cyclists must be aware of pedestrians.
- All greenbelt users should stay to the right and use caution at intersections and at blind corners where vision could be impaired.
- Pedestrians should not walk more than two abreast to allow for easy passage of other pedestrians or cyclists.
- Cyclists and in-line skaters should maintain speeds safe for conditions, slowing down when passing pedestrians
- A person passing other users must notify the users that they are passing—example: “On your left.” The use of a bell is another option. The person has the responsibility to pass freely and clearly. It is also the responsibility of the passer not to hinder the approaching user.
- Cyclists should have a white front and red rear light displayed and illuminated when riding at night, in addition to the reflectors on your tires, so that pedestrians can clearly see them.
- Pedestrians and cyclists should wear light colored or reflective clothing when using the greenbelt after dark.
- When cycling, always remember to wear a helmet!

HAPPY HALLOWEEN

Men's Group

This past month TMG held another successful Food Drive to benefit our local food pantry, Mesa Outreach and we completed some misc. carpentry and electrical jobs. In addition, we did some power washing of the visible stains around the clubhouse and along stairs up to the annex. We also installed edging at several spots along the sidewalk to the school west of Red Lodge where the pipeline sand/silt has been washing off and creating a serious slipping hazard. TMG has completed stenciling the street names on the streets along the greenbelt. Lots of positive comments from residents about the new snazzy two-tone design. We have surveyed the greenbelt sidewalks and are glad to report that only one repair is in the "must do" category for the rest of this year. We continue to dig channels to let the water run off from the sidewalks along the new water pipeline R.O.W. Other projects include rebuilding the wooden enclosure for the greenbelt light controls at the north end, washing the windows in the annex and making repairs to the greenbelt exercise equipment.

COMMUNITY SERVICE TMG members volunteer with Meals on Wheels, at the Special Pals animal shelter, at hospitals, including the VA, and at food pantries including Mesa Outreach and the Houston Food Bank. Several members mentor at schools, help with the Boy Scouts, and work with St. Vincent de Paul to aid the needy Words that guide us, "You can't help everyone, but everyone can help someone."

RECYCLING PLASTIC /FILMBAGS for TREX The manufacturer of our new perimeter fence has a program to recycle plastic films that our regular recycler will not take, i.e. grocery bags, bread bags, newspaper sleeves, etc. A collection bins are located in the gated area by the ice machine at the Rec Center. TREX does this because their material is a composite of wood and recycled plastic. We are sorting clean grocery bags and donating them to Katy Christian Ministries for their food distribution.

PAPER SHREDDING and ELECTRONICS RECYCLING Sat. Oct. 22 from 9am - noon in the parking lot. Once again, this year TMG will be supplying the manpower for this popular event.

FOOD DRIVE This month the Food Drive will be held October 10-15. Please drop off your non-perishable donations in the box outside the office. Water bottles for the homeless can be dropped off at the pool area. The Men's Group (TMG) meets weekly on every Thursday at 9:00am at the Rec Center. Besides our projects for DFV, and the community at large, we mix in

some fun and fellowship which includes a monthly book club. In the coming months we are looking forward to eating out a few times and taking a couple of "road trips." We usually have a monthly Astros watch party. If this sounds like fun, then come and join us.

Our Motto is simple:
"DO WHAT YOU CAN, WHEN YOU CAN"



Tennis Committee

The Tennis committee members have noticed and is pleased to see many residents enjoying the tennis courts lately. As the weather will cool down in October, we hope to see more activity on going.

All residents are reminded to legibly sign up for court time with a FIRST and LAST NAME on the Sign in sheets located on the office window at the Recreation center. The player themselves must sign up for the court. No more than 3 guests per resident and household when playing. All players are reminded to be respectful and considerate of other players during and after play on the courts. Once again, we remind everyone that profanity, loud noises, radios, music and/or unsportsmanlike behavior is not allowed on the courts. Please ensure the tennis court gates are closed properly and locked after playing. Both court gates and locks are in proper working order. Please remove any trash from courts immediately after playing. The committee has been working with the Board on a new ball machine policy and should have it approved for residents to use by next month.

The next Tennis Committee meeting will be at 8pm on Wednesday October 5, 2022.

Pickle Ball

Pickle Ball play is staying strong and so much FUN! You can reserve the Court #4 on the signup sheets posted just outside the DFV office. Please use your access card for entry card 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 getting started. We can provide extra paddles and balls if requested. Come out and join us!



SHREDDING/ELECTRONIC RECYCLING FOR HC MUD 136 RESIDENTS ONLY

Date: Saturday, Oct. 22

Location: Rec Center Parking Area

Time: 9:00 am – Noon

ELECTRONICS RECYCLING ITEMS ACCEPTED

Computers, Laptops, Routers, Monitors (Flat Panel only)

TVs (LCD/Plasma/LED(no CRT) up to 36" in size)

Printers, Scanners, Fax Machines, Hard Drives, IPADs, Tablets,
Keyboards, Power Cords and Cables, Desk Top Copiers, Ink Jet
and Toner Cartridges

Stereo Amplifiers, VCRs, DVD Players, Rechargeable Batteries,
Cellular Phones (removed from cases)

ITEMS NOT ACCEPTED

Alkaline or lead acid batteries, radios, fluorescent light bulbs,
Appliances, any other electronic item not listed above.

DOCUMENT SHREDDING (done on site)

You can bring documents in boxes or bags.

Remove all documents from spiral notebooks or binders.

Remove all paper clips, binder clips or any other metal binding materials.

Community Services

We are in the Hurricane season. Experts are predicting that the 2022 hurricane season will be above average to well above average. High surface water temperatures in the Gulf contribute to development of hurricanes, and the hot, dry weather we have been experiencing has been putting the warm surface water in place. Technically, Atlantic hurricane season runs from June 1 until November 30, but peak season is mid-August through September, and it is not unusual for June-July to be quiet (as they have been this year.) The National Oceanic and Atmospheric Administration (NOAA) predicts 14-21 named storms this year and 6-10 hurricanes, of which 3-6 will be major hurricanes (Cat 3-5). According to Forbes, over the last 10 years the actual numbers have been within NOAA's predicted range 92% of the time for named storms and 82% of the time for major hurricanes.

All that says this would be a good time to go over hurricane preparedness!

Here are FEMA's hurricane season preparation recommendations:

- **Prepare to evacuate.** Have a "go bag" with medication and clothes, stock emergency supplies, such as a first aid kit and flashlights, secure a place to stay and research your local evacuation routes.
- **Safeguard your home.** Reinforce and secure your walls, doors, roof and windows. Secure lightweight outdoor objects, such as patio furniture and planters. If you can't carry an item inside, secure these items with an anchor.
- **Sign up for local alerts and warnings.** Sign up for texts, calls and emails to warn you about a hurricane. You may want to get an NOAA Weather Radio.
- **Protect important documents.** Use a waterproof container to store all financial documents, insurance cards, medical records, passports, birth certificates and other legal documents.
- **Have emergency contacts.** It's recommended to have an out-of-state emergency contact, as well as up-to-date contact information for work, school, doctors, non-emergency police, family members and doctors.

FEMA recommends you follow instructions by local authorities, in case of a hurricane. If your local authority advises evacuation, make sure to take your "go bag" and leave immediately. Additionally, do the following to stay safe:

- Stay away from the area until the authorities clear it as safe.
- Call 911 to help yourself or another person in danger.
- Use caution in high winds: stay clear of windows and get to the lowest level of an interior room.
- Steer clear of flooded roads or through water.

If you were here for Ike in 2008 or Harvey in 2017, you know not to take hurricane season lightly!

The next meeting for the Community Services Committee will be on Monday, October 3 at 7pm in the Clubhouse at the Rec. Center. All residents are welcome!

NEWS FROM THE DEERFIELD WOMEN'S DAY-TRIPPERS



Ladies, prepare to "take off" with the Deerfield Women's Day-Trippers **Wednesday, October 26** for a visit to the 1940 Air Terminal Museum. Located on the west side of William P. Hobby Airport at 8325 Travelair Street, the museum is housed in the historic art deco terminal building that once served as the Houston Municipal Airport.

This fascinating attraction, which demonstrates the impact of aviation on Houston's history and economic development, is also a protected landmark listed on the National Register of Historic Places. Between Hobby Airport's airline traffic, business aviation and frequent fixed wing and rotary wing general aviation traffic, a visit to the museum will provide each guest with a front row view of the active runways.

The timing of our visit will coincide with the exhibit *Fashion Takes Flight*, which explores the evolution of flight attendant and stewardess uniforms from their beginnings in 1930 to today. Through archival photos, advertisements, documents, and uniform styles worn throughout the decades, the exhibition tells the story of changing designs as well as the transformation of women in the workforce.

We'll have lunch at the Hangar Kitchen, 8800 Telephone Road, in the shadow of the airport. The appealing and affordable menu includes a broad offering of salads, burgers and other sandwiches, wraps, and entrees. Checks will be separate, and every person is responsible for her own meal.

The bus will depart from the Deerfield Village Rec Center at **8:45 a.m.** and **return around 3:00 p.m.** **The cost for each person is \$6 (exact cash) and must be paid prior to boarding the bus.**

PLEASE NOTE: As of this printing, space for these trips is limited to 25 and advance reservations are required.

Please RSVP no later than Monday, October 17 to Leslie Denney at 281-705-0237. Those who register will be notified if plans change.



WATER DISTRICT

NOTICE OF PUBLIC HEARING ON TAX RATE

The HARRIS COUNTY M.U.D. #136 will hold a public hearing on a proposed tax rate for the tax year 2022 on October 13, 2022, at 5:00 p.m. at 4045 Deerfield Village Drive, Houston, TX 77084. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

FOR the proposal: Neil Polansky, Barry Greer, Brent Phelps, Eric Worthington and Adam Rodriguez

AGAINST the proposal: None

PRESENT and not voting: None

ABSENT: None

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	This Year
Total tax rate (per \$100 of value)	\$.16000/\$100 Adopted	\$.15500/\$100 Proposed
Difference in rates per \$100 of value	\$ - .00500/\$100	
Percentage increase/decrease in rates (+/-)	-3.12%	
Average appraised residence homestead value	\$ 250,179	\$ 277,038
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$ 0	\$ 0
Average residence homestead taxable value	\$ 250,179	\$ 277,038
Tax on average residence homestead	\$ 400.28	\$ 429.40
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)	\$ 29.12	
and percentage of increase (+/-)	7.27%	

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

Bob Leared Interests 713-932-9011

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	Eric Tourelles	Rick Johnson	281-793-3570
Deed Restrictions	2nd Monday	7:00 PM	Brent Burris	Janelle Meyer	
DVCA Board	4th Monday	7:00 PM	Eric Tourelles		281-855-0312
Financial Services	3rd Tuesday of the month	7:00 PM	Terry Gray	Bill Lessels	
Landscape	2nd Monday	7:00 PM	John Murphy	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	Gerry Hilliard	Roger Wilson Rebecca Bivens	281-381-9303 713-899-9837
Security	1st Tuesday	7:00 PM	Bill Wilkinson	Simone Spiller	
Swimming Pool	2nd Tuesday	7:00 PM	Brent Burris	Carissa Lamkahouan	
Tennis	1st Wednesday	8:00 PM	David O'Brian		
Architectural Guidelines	See schedule below	4:30 PM		Terry Gray	

Deerfield Village October 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
LEGEND: A Annex CH Clubhouse SM Small Mtg Room C&D Coffee & Donuts						1 8:30am-10am Pancake Breakfast-CH
2	3 7pm Community Svcs-CH	4 1pm Mahjong-CH 7pm Security-CH 7pm YES-SM	5 4:30pm Architectural Guidelines-CH 5:45pm Yoga-A 8pm Tennis-CH	6 9am TMG-CH	7 9am C&D-CH 10am Recreation-CH	8
9	10 OFFICE CLOSED Holiday 7pm Deeds-CH 7pm Landscape-SM FOOD DRIVE BEGINS	11 1pm Mahjong-CH 7pm Swim Pool-CH	12 12pm Quilting-CH 5:45pm Yoga-A	13 9am TMG-CH 1pm Mexican Train Dominos-CH 5pm MUD 136-CH 7pm Texas Hold 'em Poker-A	14 9am C&D-CH	15 7am-2pm Garage Sale 6pm-9pm Music on the Green FOOD DRIVE ENDS
16	17 7pm Special Board Meeting-Budget-CH	18 1pm Mahjong-CH 7pm Finance-CH	19 4:30pm Architectural Guidelines-CH 5:45pm Yoga-A	20 9am TMG-CH 7pm Bunco-CH	21 9am C&D-CH	22 9am-12pm Paper Shred & E-cycling – Rec Center Parking Area
23	24 7pm Board Mtg-CH	25 1pm Mahjong-CH	26 9am DV Day Trippers 9:30am Sewing-CH 5:45pm Yoga-A 7pm Bazaar Mtg-CH	27 9am TMG-CH 4pm Ladies Happy Hour-CH	28 9am C&D-CH	29
30 5pm-6pm Trunk or Treat-Rec Center Parking Area	31  HALLOWEEN	Nov 1 1pm Mahjong-CH 7pm Security-CH 7pm YES-SM	Nov 2 5:45pm Yoga-A 8pm Tennis-CH	Nov 3 9am TMG-CH	Nov 4  DEERFIELD BAZAAR 10am-7pm 9am C&D-CH 10am Recreation-CH	Nov 5  DEERFIELD BAZAAR 9am-4pm



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DEERFIELD VILLAGE MARKET REPORT

AUGUST 2022

8
TOTAL ACTIVE LISTINGS*

6
TOTAL SOLD LISTINGS

\$397,167
AVERAGE SALES PRICE

37
AVERAGE DAYS ON THE MARKET

*As of 9/2/2022

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