



DEERFIELD VILLAGE *News*

October 2023

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, Wednesday, Friday: 9:30 – 1:30 • Tuesday & Thursday by appointment only.

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

President's Report

Greetings Deerfield Residents,

October in Deerfield means lots of outdoor events, Halloween for the kids, and hopefully some much cooler weather. Why do I bring up events first, well that is the number one question I get asked. Thanks to our very active volunteers, we get to do this every year. So, to make it easy, here are the top 4 on the front page (more detail in the Newsletter):

- Music on the green – October 7th at the Rec. Center lawn 6pm
- Fall garage sale – October 14th at your house from 7 AM to 1 PM...good luck!
- Shredding and electronic recycling – October 21st at the Rec Center parking lot 9am – 12pm. (Thanks to MUD # 136)
- Trunk or Treat – October 29th in the Rec Center parking lot...love the costumes.

After this comes our annual Bazaar on November 3rd & 4th at the Recreation Center, where we all go into holiday mode and our volunteers get a well deserved break for the rest of the year. Well, except for snow-day. Don't miss this great event to support your neighbors and friends in the surrounding community and should definitely put you in the holiday spirit! It's a short walk on the green belt to the clubhouse and enjoy the cooler weather.

The finance team has been working hard with all our DVCA committees to finalize the 2024 budget, and we have a meeting on October 19 at 7 PM to review and approve the proposed budget, which will set the assessment. All residents are welcome to attend and listen to the meeting.

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 or November 1st. Please contact Catherine in the office if interested in registering.

I'd like to thank Aaron Azios with Harris County Precinct 4 that has come to the past 4 Board meetings to check for concerns Deerfield residents might have in our community. He has helped champion many of the requests from the Board and residents attending. Examples have been guardrail repair, median landscape issues, street repair and drainage issues, etc.

The next Board meeting is on October 23 at 7 PM in the Clubhouse, and all Deerfield homeowners are invited to attend.

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

Take care, Eric



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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 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.

Swim Pool Committee

Happy fall Deerfielders! We wrapped up guarded pool hours in mid-September, but I see several of you still taking advantage of our **Swim At Your Own Risk** (SAYOR) program and getting in some laps at the pool while the hot temps persist. Certainly Enjoy! If you have any questions about SAYOR sign up, contact the DVCA office. Registering as a S.A.Y.O.R. member includes signing a current 2023 waiver and SAYOR rules form. You must provide a picture ID to the office. Each year a new updated waiver is required for this program. No guests are allowed for the S.A.Y.O.R. program, only the person on the waiver. In addition, S.A.Y.O.R. has limited hours and temperature restrictions.

As for our pool committee, we have already started on off-season repairs. We will be making some fixes to our fence and have called in a welder to patch up spots where damage has occurred. Off-season maintenance also includes weekly cleanings and regular checks of our equipment from our pool management company.

The committee will keep an eye on the pool and surrounding deck, making repairs as needed. Now's the time to make any suggestions for improvements. We meet the second Tuesday of each month at 7pm in the Clubhouse. We welcome any new members or guests. Our next meeting will be on October 9th.



SEWING BEES OF TEXAS

Come join us on the 4th Wednesday of the Month.

Enjoy some sewing, knitting and crochet. We sew for charities and we are very busy bees!



MUSIC ON THE GREEN

SATURDAY, OCTOBER 7TH

6PM TO 9PM

LISTEN TO THE BAND

"COME MEET YOUR NEIGHBORS"

WE'RE GRILLING

HOT DOGS & BURGERS

Come out for the **DFV HALLOWEEN TRUNK OR TREAT!!**

WHEN: **SUNDAY OCTOBER 29th - 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!!



Recreation Committee

The EVENT CALENDAR is on the DV website www.deerfieldvillageonline.com. Click on any red number on the calendar and it will show you details of the event, and info on the next 6 upcoming events. The 2023 budget has been developed, submitted, and approved for 32 events this year.

We thank all of the residents who, despite the heat, came to the ILabor Day pool party and those who attended the Music on the Green. Both were a big success!

ONGOING ACTIVITIES-

Weekly:	Monthly:	Monthly (cont'd)
Coffee & Donuts	Bunco	MESA Food Drive
Mahjong	Day Trippers	Mex Train Dominos
The Men's Group	Ladies' Happy Hour	Quilting
Yoga	Malties	Sewing Bees
Bocce Ball	Men's Book Club	TX Hold 'em Poker

Some Pickle Ball groups play on Sundays, Mondays, Wednesdays, and Fridays.

UPCOMING EVENTS ARE LISTED BELOW:

FOOD DRIVE- This month the MESA-Outreach Food Drive will be held the week of October 9-14. Drop off your non-perishable donations in the box outside the office. No glass containers or items more than one year past their expiration date. **MESA's food pantry especially needs jelly, cereal, canned beans, and pasta sauce**

MUSIC on the GREEN Sat. Oct. 7 6-9 pm. Back by popular demand the band "Electric Pony." Grilled burgers and hot dogs for sale. Come out and enjoy the music and the food.

GARAGE SALE Sat. Oct. 14 7 am-2 pm. Sellers-\$15 fee payable at the office or online

PAPER Shredding/Electronics Recycling Sat. Oct. 21 from 9-noon in the parking lot. This year we will also be collecting used EYE GLASSES for donation.

HALLOWEEN Trunk or Treat Sun. Oct. 29 from 5-6 pm in the parking lot. Also, a Fortune Teller and Pumpkin Patch puppets will be there to entertain you.

NOTE the Change: The Recreation Committee is now meeting on the first Thursday of the month at 7pm. The next meeting will be on October 5. We are always looking for new volunteers to help with these events and bring us new ideas & new energy!



Community Services

Happy October! After the hot, dry summer we had, fall and winter can't arrive too soon. I'm hoping the rainy season will start any day now.

In the August newsletter, I talked about the plumbing problems we have had in the Annex building. It seemed that every time the air conditioning was running and someone used the sink in the Annex kitchen, water would overflow from vents around the A/C units and water heater and would start dripping from the ceiling of the walkway underneath.

After extensive camera diagnostics and pipe cleaning, we settled on three modifications to the snarl of piping that had developed over the years. The changes made the piping more accessible, added isolation and clean-out points to help with resolution of any further problems, and corrected code and safety issues surrounding the water heater pressure relief valve and drain piping. We think the new system of piping has resolved the problems that have plagued us over the last couple of years. Time will tell! If you are using the Annex and see any plumbing/drain problems, please let the Office know.

As we go into the holiday season, usage of the Rec Center buildings for events, parties and family gatherings will go up. It is timely to remind everyone that we have just finished an extensive facelift on the facility, including external siding and trim repairs, cleaning, caulking and painting. Remember, when you use the buildings for an event or just to hang out, please don't nail, tack, tape or fix anything to internal or external walls. Not only do you mar the finish, but holes and missing paint open the door for moisture and insects, leading to problems down the road.

The Community Services Committee is a small group of residents working on the upkeep of our facilities and other facets of Deerfield life such as pest control and keeping the greenbelt lights on. If you would like to help with this effort, please come to our next meetings on Monday, October 2nd and Monday, November 6th at 7 pm at the Rec Center. We hope to see you there!

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!

**OFFICE CLOSED FOR
COLUMBUS DAY OCT. 9TH**

Men's Group

SERVICE PROJECTS:

This past month TMG held another successful Food Drive to benefit our local food pantry called Mesa Outreach. "It's amazing what a team can accomplish when no individual wants the credit!"

TAKING A BREAK -Each year TMG takes a break from doing large outdoor projects during July and August.. Below is a list of things/events, other than HOA projects, that we have planned for this year.

- Weekly meetings, guest speakers
- A couple more Pancake Breakfasts
- Grilling for pool parties and Music on the Green events.
- Work with Boy Scouts, CFISD schools, CERT, St. Vincent de Paul and the VA.
- Monthly Astro watch parties
- Monthly Book Club
- Weekly plastic collection for TREX
- Used eyeglass collection/donation
- Grocery bag collection for Mesa, KCM, and Meals on Wheels
- Paper shredding and electronics recycle on Oct. 21
- Carpentry and paint projects at Special Pals animal shelter.
- Trips, outings, movies and meals
- Monthly Food Drive
- TMG members drive weekly routes for Meals on Wheels
- Luggage collection for Desplechin youth
- Christmas Stocking project for Meals on Wheels clients
- Collect pill bottles for Special Pals animal shelter, and used tennis balls for the Dog Park

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, 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."

FOOD DRIVE This month the Food Drive will be held October 9th -14th. Please drop off your non-perishable donations in the box outside the office. Please, no glass containers or items past their expiration date.

The Men's Group (TMG) meets weekly on Thursdays at 9:00 AM 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"

Architectural Guidelines Committee

The AGC (Architectural Guidelines Committee) was established by the Board as a special committee to create Guidelines for Deeds and Homeowners to use and reference when considering or submitting an AA (Architectural Application). This would ensure that decisions made my Deeds would be consistent and fair over time, as volunteers come and go. These guidelines would also serve as a reference for any homeowner, as to what is approved or not approved. These guidelines are supported by the existing PC's (Protective Covenants), current state laws (Texas Property Code), and Policies and Guidelines approved by the Board. We have completed our review of the amended document. It is currently undergoing legal review to verify compliance with state laws and our governing documents. Once that edit is completed, it will be presented to Deeds and Homeowners. We anticipate holding a Town Hall to discuss the document, which will be eventually presented to the Board for approval in 2023. Our next meeting is currently scheduled for October 25th at 4:30 in the Clubhouse.



DV FAMILY CAMPING ANNOUNCEMENT

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

WHEN: SATURDAY, NOVEMBER 4th

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

TIME: 5 PM. 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? Call the Deerfield Office 281-463-4626.

Hope to see you there!!



www.bsatroop120.com

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 planned for **October 17, 2023**.

Financial status: Report for the month ended August 31, 2023.

<u>SUMMARY OF FINANCIAL ACTIVITY: AUGUST 2023</u>	<u>This Month</u>	<u>Year to Date</u>
Income: Better/(Worse) than Budget	\$ 226	\$ 2,400
Operating Expenses:		
Actual	60,821	650,200
Budget	65,081	595,424
Better/(Worse) than Budget	4,260	(54,776)
Net Operating Income:		
Better/(Worse) than Budget	\$ 4,485	\$ (52,376)
Less budget timing differences (see Comments)	-0-	-0-
Net Operating Income:		
Better/(Worse) than Budget after adjusting for timing differences	\$ 4,485	\$ (52,376)
Annual Operating Expense Total Budget		\$ 846,028
Board Approved Additions		
Sidewalk to Bocce Ball Court		5,000
Power Washing Main Entrance Walls		907
Total Authorized Expenditures for 2023		\$ 851,935

<u>Noteworthy Expenses this Month:</u>	
Legal Expenses	9,946
Reduction of Loan Principal	3,553
	-0-
Total	\$ 13,499
<u>Spent from Reserves this month:</u>	
Clubhouse Furniture	1,430
	-0-
Total Reserves Spent	\$ 1,430

Note: Financial statements often include certain expense items that had been budgeted but have not yet been expended. As these expenditures are expected to occur later in the year, we make budget timing corrections where/when appropriate to present a more realistic estimate of Net Operating Income.

2023 Assessments and Collections:

Yearly Assessments are the source of funds for operation of the Deerfield Village Community Association to the benefit of Deerfield residents. Assessments Invoices were mailed in November of last year and were due January 1 of this year. By now you should have made payment. If you have not received your invoice or are unable to locate it, please contact Cheryl Beisert at Consolidated Management Services, 281-296-9775, to request a duplicate.

Collection rate as of July 31, 2023 is 96.8% (vs 97.7% same-month-average for the previous 5 years). If you have not yet paid your assessment, your account has already incurred late fees and interest charges have been imposed and are accruing. We encourage you to pay your assessment to end delinquency and further

accrual of resultant late payment penalties and interest.

As of the end of July, 74 new assessment payment plans have been established and 55 of them have been paid in full. One special payment plan remains from prior years.

2024 Budget:

The Financial Services Committee is working with the other committees to develop the 2024 DVCA budget and will send the proposed budget to the board for review at the regular board meeting in September. The board will meet to hold a special budget meeting on Oct. 19.

Landscape Committee

A little rain has been nice but remember Harris County is still experiencing severe drought conditions and your water conservation efforts are important to the welfare of our entire community.

Many of Deerfield's trees are showing signs of stress related to our multiyear cycle of freeze and drought. The Landscape committee has an ongoing program to take down dead trees and trim dead branches in common areas. Homeowners are reminded that they are responsible for maintenance of trees on their property. Please keep in mind, property damage from dead or poorly maintained trees is generally not covered by homeowners' insurance.

The 2024 budget has been submitted and in addition our usual responsibilities of lawn care, sprinkler maintenance, sidewalk repair and tree trimming we will be adding new green belt usage signs and upgrading our Christmas decorations. We hope to also focus on some bigger issues such common area drainage and replanting the many shrubs lost to extreme weather over the last few years.

Fall annuals will be planted this month to brighten up the entrances and various common are gardens.

The Landscape Committee meets the second Monday of every month (except December) at 7:00 PM in the small conference room across from the office. Help keep our neighborhood beautiful and join our committee. Our last two meetings of the year will be on Monday, October 9th and November 13th. Everyone is welcome to attend.



MUD 136 Report

by Neil Polansky

Harris County Municipal Utility District 136 Board of Director's monthly meeting was held on Thursday September 14th in the DVCA Recreation Center. Directors discussed various issues affecting the District and its customers.

Please sign up for MUD 136's text alert system by texting "hcmud136" (without quotation marks) to 74121, creating an account using an email address at <https://mobiletext-alerts.com/hcmud136>. Registered residents will receive timely alerts about interruptions to water, sewer, and trash service; drought conditions, weather emergencies, and other pertinent information.

Due to this summer's record heat and lack of rain the District remains in Stage 1 of its Drought Contingency Plan. You can access the DCP on our website- <http://www.hcmud136.org> This drought stage is voluntary, but we ask all customers to reduce water use by 10% and minimize non-essential water use and lawn watering between the hours of 10am and 6pm. West Harris County Regional Water Authority has invoked Stage 2 of their DCP. Customers will be notified if and when the DCP Stage 1 is terminated.

At its September 13 meeting the WHCRA (our surface water supplier) announced NO increase in rates charged by the authority on January 1, 2024- for the first time in 18 years. This does not preclude the possibility of future rate hikes for surface water, which are necessarily passed through to our customers. For the time being this is GOOD news.

Our annual free Shredding and E-Cycling Event is Saturday, October 21, 2023, from 9:00am-2:00pm. In addition, there will be a drop off for recycling old eyeglasses. This event is hosted by HCMUD 136, the DVCA, and The Deerfield Mens Group. For Deerfield Village residents only.

At our meeting the Board agreed to a 2023 tax rate of \$0.15000 per \$100 of assessed valuation. This is a decrease from the 2022 rate of \$0.15500, and takes into account the average HCAD property valuation increase of 10.4%. The HCMUD 136 Board determined that due to our aging infrastructure there's an urgent need to rebuild our cash reserve for equipment and line replacement, rehabilitation, diagnostic projects, emergency repairs, and scheduled CIP improvements. Since we have no remaining bond authority and are debt-free, it's critical we rebuild our cash reserves. The notice of tax rate publication will be elsewhere in this newsletter.

Our next regular monthly meeting is scheduled for Thursday, October 12, 2023 at 6 P.M. in the Deerfield Village Recreation Center Clubhouse. Agenda will be posted on our website: www.hcmud136.org

Tennis Committee

The Tennis committee is always pleased to see many new residents enjoying the tennis courts. All residents are reminded to legibly sign up for court time with a FIRST and LAST NAME on the Sign-up sheets located on the office window at the Recreation center. The player themselves must sign up for the courts. Players can now sign up for 2 hours at a time and 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 remove any trash from courts immediately after playing.

All players are encouraged to leave any old tennis balls they no longer want in the 2 blue Tennis Ball Recycling baskets located close to the court gates. Please refrain from using these for trash which should go in the trash cans outside the courts.

Reminder: ALL tennis and pickle ball players are respectfully reminded to ensure that the gates are closed after they have finished playing. By doing this it reduces the possibility of the courts being misused.

The next Tennis Committee meeting will be at 7pm on Wednesday, October 4, 2023.

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.
- 🐾 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!
- 🐾 PLEASE be a responsible pet owner, both cat and dog, and pick up their poop, thank you.

HAPPY HALLOWEEN



Deerfield Village Fall Garage Sale

Saturday, October 14, 2023

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 14th.

If paying online using PayPal (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 7 th – October 12 th	\$15.00
Late Registration: October 13 th – October 14 th	\$25.00

I, _____ have read, understood and will abide by the above rules and regulations for the October 14th, 2023 Deerfield Village Garage Sale.

Address: _____

Phone #: _____

Email address: _____

For Office Use Only:

CMS _____ Participant # _____ Added to Spreadsheet _____

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

ON-LINE GARAGE SALE SIGN UP SHEET [Click here!](#)



Come visit the Deerfield Village Christmas Bazaar & Market 2023

Friday November 3rd & Saturday November 4th

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 16th. We charge membership dues for postage, advertisement, helpers and misc. The Bazaar is well known thru out West Houston, and now celebrating 45 years of crafts. Our customers look forward to this grand event every year.

For more information call: Chairperson, Connie Corkill 713.542.3428

Treasurer - Debbie Haver 281-541-8061

Secretary - Sandy Landgrebe 281-701-9598



Shredding/Electronic Recycling

Date: Saturday, Oct. 21 at 9am - Noon.

Location: Recreation Center Parking Area

ELECTRONICS RECYCLING

Items Accepted

Computers, Laptops, Monitors, Desk Top Copiers

TVs (CRT TVs up to 36" in size) (No wooden cased TVs)

TVs (LCD/Plasma/LED up to 36") Printers, Keyboards, Mice, Hard Drives, IPADs, Tablets, Cable Boxes, Power Cords and Cables, Telephones, Stereo Amplifiers, VCRs, Toner Cartridges, Rechargeable batteries.

Items Not Accepted

Alkaline or lead acid batteries, CFL light bulbs, Major appliances, Microwaves, any other electronic item not listed above.

DOCUMENT SHREDDING

All documents will be shredded onsite.

You can bring documents in boxes or bags.

Remove all documents from spiral notebooks or binders.

Remove all binder clips or any other metal binding materials that cannot be easily bent by hand.

PRESCRIPTION GLASSES

Prescription glasses will be collected and given to the Lions Club prescription glasses program.

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 2023 on October 12, 2023, at 6:00 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:	Eric Worthington, Barry Greer and Neil Polansky
AGAINST the proposal:	None
PRESENT and not voting:	None
ABSENT:	Brent Phelps and Adam Rodriguez

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)	\$.15500/\$100 Adopted	\$.15000/\$100 Proposed
Difference in rates per \$100 of value	\$ -0.00500/\$100	
Percentage increase/decrease in rates (+/-)	-3.22%	
Average appraised residence homestead value	\$277,785	\$306,676
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$0	\$0
Average residence homestead taxable value	\$277,785	\$306,676
Tax on average residence homestead	\$430.56	\$460.01
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)	\$29.45 6.83%	

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

Security Committee

Our community continues to remain quiet from a security standpoint. Your focus and efforts to communicate anything unusual to SEAL is working and helping us keep Deerfield safe. With any construction and detours, please keep a special watch out for our children as school is now back in session. We are working on installing SEAL security signs at every entrance to the subdivision. Please continue to be vigilant and watch out for your neighbors by calling SEAL with any issues. Our next meeting will be on October 3, 2023.

Security Stats - August 2023

Alarm	4
Animal	2
Assistance	5
Burglary of Habitation	0
Burglary of Motor Vehicle	0
Calls to Hotline	0
Damage/Defacing of Property	1
Dispute	0
Disturbance/Noise	0
EMS / FD / PD	0
Information	3
Solicitors	1
Suspicious Activity	0
Suspicious Person(s)	1
Suspicious Vehicle(s)	5
Theft	0
Vacation Watches	30
Vehicle Collision	0

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.



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Deeds Committee

To those homeowners who submit Architectural Applications for approval of projects and who maintain their property in an attractive condition, the Deeds Committee whole-heartedly appreciates and thanks you!

For quick reference to keep the “dreaded” Deeds letter away, go to: <https://deerfieldvillageonline.com/wp-content/uploads/2019/09/Deeds-Primer.pdf>

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 at 281-463-2624.
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!**
3. **HAZARDOUS DEAD PALM TREES:** Towering dead palm trees are a safety hazard, especially during hurricane season. If dead palm trees are in your yard, they should be removed before they fall on yours or your neighbor's house.
4. **BARK MULCH/FERTILIZER BAGS:** Please do not store these bags on your driveway or in your flower beds. They should be stored out of public view.
5. **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. If you wish to stain your fence, the only acceptable stains are natural or cedar. See Fence Policy Non-Perimeter document on the DVCA website under the Deeds tab.
6. **PARKING:**
 - a. *No boats, trailers, campers, vehicles, etc. may be parked or stored on your driveway or public or patio home street for over 72 hours.*
 - 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 Patio Homes.
7. **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.

Deeds meets on the 2nd Monday of the month at 7:00 PM at the Clubhouse. The next meeting will be October 9, 2023.

NEWS FROM THE DEERFIELD WOMEN'S DAY-TRIPPERS



Ladies, do you love to shop 'til you drop – especially when it means snagging a bargain? Be part of the excitement **Wednesday, October 25**, when the Deerfield Women's Day-Trippers travel to the Montrose area to scoop up some amazing finds.

Prepare to peruse the home décor, household and fashion merchandise at three of Houston's classiest resale stores: **The Guild Shop**, 2009 Dunlavy St.; **The Blue Bird Circle Shop**, 615 West Alabama St.; and **Charity Guild Shop**, 1203 Lovett Blvd. The bonus? You'll feel good knowing that your purchase at each establishment benefits those in need.

Between our first two stops, we'll dine in a delightful European atmosphere at the **Empire Café**, 1732 Westheimer Rd. Although this eatery is best known for mouthwatering pizzas to please every palate, the menu also features a variety of creative salad, sandwich and pasta specialties. Checks will be separate and every person is responsible for payment of her own meal.

PLEASE NOTE: Kindly RSVP no later than Wednesday, October 11, to Leslie Denney at 281-705-0237. As of this printing, space for these trips is limited to 25 and advance reservations are required.

The bus will depart from the Deerfield Village Rec Center at 8:30 a.m. and return around 4:00 p.m.

Those who register will be notified if plans change.



Free! Free Italian lessons with Maria Roberts.



Contact: maria@wt.net cell: 281-650-7755

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	David O'Brian	Rick Johnson	
Deed Restrictions	2nd Monday	7:00 PM	Hak Dickenson	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	Tom Choate	
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	Kim Samman	Roger Wilson Rebecca Bivens	281-381-9303 713-899-9837
Security	1st Tuesday	7:00 PM	Brent Burris	Simon Spiller	
Swimming Pool	2nd Tuesday	7:00 PM	Bill Wilkinson	Carissa Lamkahouan	
Tennis	1st Wednesday	7:00 PM	Amy Lacey		
Architectural Guidelines	See schedule below	4:30 PM	Eric Tourelles	Terry Gray	

Deerfield Village October 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 LEGEND: A Annex CH Clubhouse SM Small Mtg Room C&D Coffee & Donuts	2	3 1pm Mahjong-CH 7pm Security-CH 7PM Troop 120-Annex	4 5:45pm Yoga-Annex 7pm Tennis-CH	5 9am TMG-CH 7pm Recreation-CH	6 9am C&D-CH	7 5pm Music on the Green
8	9 7pm Deeds-CH 7pm Landscape-SM FOOD DRIVE BEGINS	10 1pm Mahjong-CH 7pm Swim Pool-CH 7pm Troop 120-Annex	11 12pm Quilting-CH 5:45pm Yoga-Annex	12 9am TMG-CH 1pm Dominos-CH 6pm MUD 136-CH 7:30pm Poker -Annex	13 9am C&D-CH	14 7am-2pm Fall Garage Sale FOOD DRIVE ENDS
15	16 7pm Bazaar Planning Meeting-CH	17 1pm Mahjong-CH 7pm Finance-CH 7pm Troop 120-Annex	18 5:45pm Yoga-Annex	19 9am TMG-CH 7pm Budget-CH	20 9am C&D-CH	21 9am E Recycling-Parking Lot
22	23 7pm Board Mtg-CH	24 1pm Mahjong-CH 7pm Troop 120-Annex 7pm Malfies-CH	25 8am Day Trippers 9:30am Sewing-CH 5:45pm Yoga-Annex	26 9am TMG 4pm Ladies Hour-CH 7pm Bunco-CH	27 9am C&D-CH	28
29 5-6pm Trunk or Treat	30	31 Halloween 1pm Mahjong-CH 7pm Troop 120-Annex 				



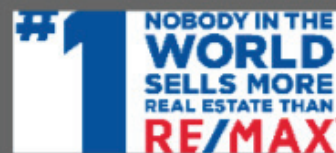
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