



# DEERFIELD VILLAGE *News*

December 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](mailto:dvcamgr@gmail.com) [www.deerfieldvillageonline.com](http://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,

I hope everyone has had a great Thanksgiving, and I see families have already started decorating for the holidays with beautiful lights and holiday decor. Our Landscape team and Men's group are decorating the Clay south entrance and the KH north entrance this year. The Bazaar team decorates the clubhouse, with the Men's group decorating lights around the Clubhouse/ Recreation Center. Thank you for taking this on!

Congratulations to our first two Yard of the Month properties located on 18019 Shireoak Drive and 4071 Heathersage Drive. We had several, so it was a tough decision. Keep up the good work and remember, you can only win once a year, so we can recognize other nice properties.

If you're new to Deerfield, we have a December tradition you might be excited about. We host a **Snow Day** for the kids and family. On December 10<sup>th</sup> from 3-5PM, we will have two snow mounds, photo opportunities with Santa, train rides, and hot chocolate.

On January 1st, we will have our annual Polar Bear Swim at the community pool. It's a New Year Tradition with some of our residents, so come take a dip in the cold water...if you dare!

Please don't forget to send in your assessments, they are due on January 1st and late after January 31st. If things are tight this year, we have payment plans where you can pay in two, three, four or up to five payments. Please contact Cat or Lisa in the office.

As we get close to the end of year, I want to thank all those that volunteered in 2023 and graciously gave their time to make Deerfield such a wonderful place to live. Additionally, our office team, Catherine Guiberteau, Lisa Gilpin and Deborah Plattsmier. Thank you very much, we could not do it without you!

Please note that 2024 DVCA Trustee Elections will start on March 26, 2024 – March 30th, and if you are interested in running for election, fill out an application, as they are typically due by the first week of February. Applications are available on our website or in this newsletter. Also, see who is up for reelection this year.

Deerfield Boy Scout Troop 120 is selling mulch, topsoil, and fertilizer for their annual fundraiser to attend Summer Camp or High Adventure. The boys will be delivering to your house on the last weekend of February. Please be sure you have them set the mulch in an area not visible from the street, if you do not plan to spread it right away. Please visit the Troop 120 website if you do not hear from one of our Scouts, [www.bsatroop120.com/mulch](http://www.bsatroop120.com/mulch)

The next Board meeting is on January 22<sup>nd</sup> at 7pm in the Clubhouse, and all Deerfield homeowners and residents are invited to attend. No Board meeting on December 25, 2023.

I wish you and your family a happy holiday!

Take care, Eric



PRSRT STD  
US POSTAGE  
PAID  
BRAZORIA TX  
PERMIT NO 3

# Important Information

## DEERFIELD HELPFUL NUMBERS

DVCA Office ..... 281-463-2624  
Email..... [dvcamgr@gmail.com](mailto: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](mailto: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](mailto:dvmgr@deerfieldvillageonline.com). Visit our website, [www.deerfieldvillageonline.com](http://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](http://www.deerfieldvillageonline.com) and Click on "Create a Resident Account." Then fill in the information requested.

## Keep Deerfield Bright at Night...

Please report any 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.



## Recreation Committee

The EVENT CALENDAR is on the DV website [www.deerfieldvillageonline.com](http://www.deerfieldvillageonline.com). Click on any red number on the calendar and it will show you details of the event. The 2024 budget has been developed, submitted, and approved for 32 events next year.

**Thanks to all of the residents who came to the Craft Bazaar, Family Campfire and Pancake Breakfast.** All 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 Nov. 13-18. 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, rice and pasta.

**HOLIDAY SOCIAL DINNER -** Friday Dec. 8th, 7pm - 9:30pm. "An Evening in Paris"! Join us for a traditional Christmas dinner with Parisian flare. There will be entertainment and door prizes. How you say, "**magnifique!**". Tickets are \$15 per person and can be purchased in the office. We sold out last year so get your tickets early. You don't want to miss this.

**KIDS SNOW PARTY** - Sunday, Dec. 10th, 3-5 pm. Come and enjoy the fun with the snowball wars, Santa, Frosty, the train ride and much more. Also, crafts, hot chocolate and cookies for the kids.

SEASONS GREETINGS and HAPPY HOLIDAYS to all Deerfield residents from your Recreation Committee.

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

### *An Evening in Paris Holiday Social*

FRIDAY, DECEMBER 8TH @ 6:30PM

COME JOIN US FOR A

CATERED DINNER

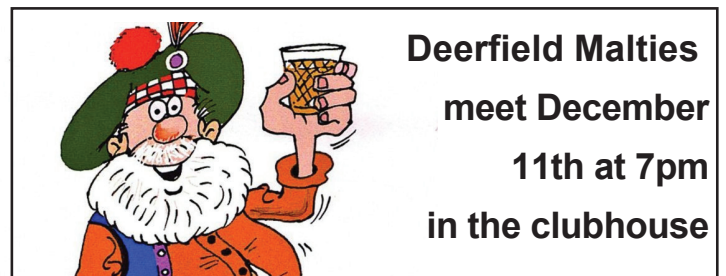
SERVED AT 7PM

*Followed by*

*live entertainment*

TICKETS \$15 PER PERSON

DEADLINE FOR TICKETS PURCHASE 12/7/22



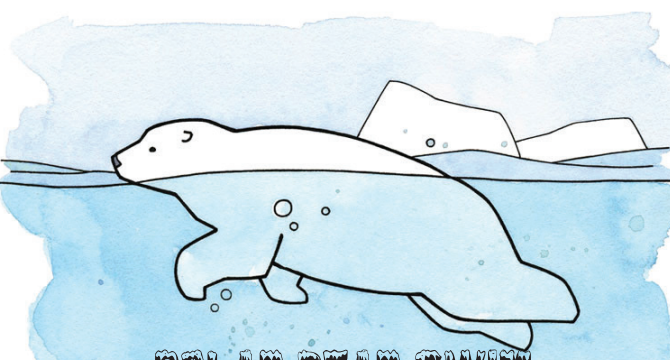


# Swim Pool Committee

Over the upcoming holidays, the Swimming Pool Committee won't meet in December, however, we will be actively seeking out new members. I've asked all my fellows to seek out two or three folks they think would be good additions to the committee and ask them if they'd like to join. Even if you don't know any of us on the committee, I encourage you to think about joining. As I've said before, making a meaningful contribution to your neighborhood is fulfilling, fun, and fosters community – all good things!

If you're wondering what we do in the swim committee, I'm happy to tell you. We talk about the yearly management contract, we approve repairs, and we organize and host the annual Polar Bear Swim on January 1. In short, it's good insight into how our neighborhood runs.

I hope you'll consider checking us out for yourself. The SPC meets the second Tuesday of each month at 7pm in the Clubhouse. Our next meeting is scheduled for Jan. 9<sup>th</sup>. We would love to see you there.



**POLAR BEAR SWIM**  
Monday, January 1st at 1pm  
Come join us and dive into the new Year with a splash.



Deerfield Boy Scout Troop 120  
selling **MULCH**  
**ON SALE**  
thru January 30th, 2024  
Help a scout go to summer camp.  
[www.bsatroop120.com/mulch](http://www.bsatroop120.com/mulch)

# Community Services

As the year draws to a close, the Community Services Committee is looking ahead to our work in 2024.


One of the Committee's areas of responsibility is the up-keep of the Recreation Center buildings. Over the years, we've managed siding repairs, roof replacement, caulking and painting, replacement of railings, maintenance of columns and gutters, outside lighting, and many other projects including pest control. Inside the buildings, we have contracted new flooring, furnishings, bathroom and kitchen remodels, and other projects to keep the buildings attractive and useable.

The buildings get a lot of use, from meetings of the Community Association's Committees and the Board, Northwest Aquatic League swim meets (Go Dolphins!), special interest meetings such as Quilting, Bunco, Dominos, Sewing, Scouts, Poker, Book Club and Yoga, private rental parties, the Holiday Bazaar, and other regular activities.

This year we accomplished our 2 goals from last year. The plumbing updates and modifications that have been needed such as painting the Recreation center and replacing the fencing around the AC units for 2023.

If anyone has an interest in helping our committee, please come to the monthly meeting of the Community Services Committee! We meet on the first Monday of each month at 7pm at the Recreation Center. There are currently five members of the committee. Our meetings typically last 30 minutes to an hour. Please note that our next meeting will be Monday, December 4 and there will not be a meeting in January of 2024. We are a very friendly group, so we hope to see you there!

**SEWING BEES OF TEXAS**  
Come join us on the 4th Wednesday of each month.  
Enjoy some sewing, knitting and crochet. We sew for charities and we are very busy bees!  
Ann Holmes 713-703-7060



**THE OFFICE WILL BE CLOSED:**  
**Monday, Dec. 25<sup>th</sup> - Tuesday, Dec. 26<sup>th</sup>**  
**Monday- Jan. 1<sup>st</sup> for New Years Day**



# Men's Group

**SERVICE PROJECTS:** This past month TMG held another successful Food Drive for Mesa Outreach, and we completed some misc. carpentry and electrical jobs. In addition, we repaired a number of the tennis benches, and one light pole. TMG cleared the small meeting room, painted the walls and ceiling, installed shelves and hung paintings. We power washed the Clay Rd. entrance sign and replaced the nets at the basketball court. "It's amazing what a team can accomplish when no individual wants the credit!"

**BACK AT IT** Each year TMG does not do any work on big outdoor projects during the brutally hot summer months. Now that the temps are more reasonable, we are working on several big projects each month.

**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."

**XMAS STOCKINGS** Once again this year TMG will be filling 60 stockings that will be distributed to our needy Meals on Wheels clients. Your donations at the Pancake Breakfasts fund this activity. A big thank you to the ladies of the Sewing Bees of Texas for making the stockings again this year.

**XMAS LIGHTS** TMG will be putting up the lights for another year. More lights will be added, and we will be installing lights at the north entrance now that the new electrical connections have been installed.

**USED EYE GLASSES** We collected quite a number of used eye glasses at the paper shredding event. So that we can continue this program, a bin has been installed on the gate by the ice machine where you can drop off your donations.

**FOOD DRIVE** The monthly Food Drive will be held Dec. 11-16. 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"**



## DEERFIELD VILLAGE YOGA

EVERY WEDNESDAY - 5:45PM in Annex upstairs



Come and join us for a relaxing hour of gentle stretching and breathing. Bring water, a mat & towel. Wear comfortable clothing & enjoy! Contact Becky Nickell via email: [nickellb01@att.net](mailto:nickellb01@att.net) to sign up.

## 2024 Assessments

The 2024 DVCA Assessment have been mailed. Make sure your Deerfield Village address appears on the check.

Send payments to:

**Consolidated Management Services - DVCA**  
128 Vision Park Blvd., Suite 110  
Shenandoah, TX 77384

# Financial Services Committee

Meetings to review the financial status of our community are generally held in the clubhouse on the 3<sup>rd</sup> Tuesday of the month at 7:00 PM. There will be no meeting in December, so the next scheduled meeting is planned for **January 16, 2024**.

**Financial status: Report for the month ended October 31, 2023**

SUMMARY OF FINANCIAL ACTIVITY: OCTOBER 2023		
	This Month	Year to Date
Income: Better/(Worse) than Budget	\$ (150)	\$ 3,491
Operating Expenses:		
Actual	62,507	746,588
Budget	65,083	722,096
Better/(Worse) than Budget	2,576	(24,492)
Net Operating Income:		
Better/(Worse) than Budget	\$ 2,426	\$ (21,001)
Less budget timing differences (see Comments)	-0-	-0-
Net Operating Income:		
Better/(Worse) than Budget after adjusting for timing differences	\$ 2,426	\$ (21,001)
Annual Operating Expense Total Budget		\$ 846,028
Board Approved Additions		
Sidewalk to Bocce Ball Court		5,000
Power Washing Main Entrance Walls		907
Christmas Décor		2,000
Flower Beds		1,000
<b>Total Authorized Expenditures for 2023</b>		<b>\$ 854,935</b>
<b>Total Reserves Spent</b>	<b>\$ 4,550</b>	<b>\$ 48,356</b>

Noteworthy Expenses this Month:	
Legal Expenses	6,375
Reduction of Loan Principal	3,652
<b>Total</b>	<b>\$ 10,027</b>

*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 2022 and were due January 1, 2023. By now you should have made your 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 the end of the month is 97.4% (vs 98.0% 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. Year to date, 74 new assessment payment plans have been established and 63 of them have been paid in full. One special payment plan remains from prior years.

## 2024 Budget and Assessment:

The 2024 DVCA budget, including an assessment increase of \$35 (3.9% increase over last year), was approved at the Oct. 19 special open budget meeting. The 2024 Assessment invoices were mailed in November and are due by January 1, 2024.

# Landscape Committee

The Fall plantings around the clubhouse and the main entrances are in and flourishing in the recent rains. Two more rounds of tree trimming are in store for December and January.

The leaves will be falling soon, please remember it is the homeowner's responsibility to clean up and dispose of the leaves on their property responsibly. Nothing should go into the storm sewers except rainwater.

We had another tough summer, which was especially hard on red oaks, loblolly pines and magnolias. Residents are reminded that dead trees on their lots are their responsibility. Deerfield's arborist has offered special group rates on tree removal this December and January provided we can put together a couple of days' work. If you are interested, please contact the office and we will get you a quote and an estimated time frame.

This Spring we will be upgrading the greenery around the rec center. Anyone interested in helping to develop the plantings palette please let us know. Your knowledge and ideas are very welcome.

The Landscape Committee meets the second Monday of every month at 7:00 PM in the small meeting room across from the office. The exception is there is no meeting in December. Help keep our neighborhood beautiful and join our committee. Our next two meetings will be on Monday, January 8<sup>th</sup> and February 12<sup>th</sup> 2024. Everyone is welcome to attend.





# MUD 136 Report

Harris County Municipal Utility District 136 Board of Director's monthly meeting was held on Thursday on November 9th 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 [mobiletext-alerts.com/hcmud136](mailto: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.

The West Harris County Regional Water Authority has rescinded the Stage 1 Drought status at their November meeting. Requested restrictions have been lifted.

Our annual free Shredding and E-Cycling Event is Saturday, October 21, 2023, from 9:00am–2:00pm. The event went smoothly and there were approximate 7,500lbs of paper products recycled and we almost filled up a 10' box truck with e-waste.

For Deerfield Village residents only. At our meeting the Board voted to approve 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.

As a reminder, questions on usage and billing should be referred to our operator MOC. Their information is found at: <https://municipalops.com/>

Our next regular monthly meeting is scheduled for Thursday, December 14, 2023 at 6 P.M. in the Deerfield Village Recreation Center Clubhouse. Agenda will be posted on our website: [www.hcmud136.org](http://www.hcmud136.org)



**4071 Heathersage (Patio Homes)**

**18019 Shireoak (Standard home)**

**CONGRATULATIONS TO BOTH HOMEOWNERS!**

# 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, December 6 in the small conference room. We will not have a meeting in January 2024.

# 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.



# Security Committee

## Holiday Safety Checklist

The holidays are upon us and along with the festivities we need to remember to be alert for criminal activity and overall personal safety.

1. When out shopping **always** be alert. **Before leaving a store, always have your keys in your hand.** Keep your cell phone close by, using only if and when necessary. **Remember**, if you are distracted by talking or texting on your phone, it is an open invitation to criminals.
2. If you see something that makes you uncomfortable when walking to your vehicle, go back to the store and request an employee or security guard to watch or walk you to your vehicle.
3. Do not leave packages or other valuables in plain view inside your vehicle as this is an invitation for criminals.
4. When shopping, watch your purse and bags, thieves watch for any opportunity to catch you unaware. **Do not leave your child, purse or other purchases in your basket and walk away to look at something further down the aisle.**
5. When at home, lock your doors and use your alarm systems. Keep your garage door closed.
6. If you are traveling, put your home on Vacation Watch with SEAL. Put a vacation hold on your mail and newspaper or have a neighbor collect them for you. If possible, set up timers to go on and off at various times so that it appears that someone is home.
7. During extremely cold weather, remember the 3 P's: Pets, Plants, and Pipes. Bring pets inside or

provide a warm safe place for them to go, cover tender vegetation, and wrap pipes if needed. These precautions can save a lot of heartache and money!

8. Call and report any suspicious activity, persons, or vehicles you see right away! And in an emergency, Call 9-1-1!

*From the Security Committee and  
everyone at the DVCA  
Have a Safe Holiday Season!*

## Security Stats - October 2023

Alarm	0
Animal	1
Assistance	3
Burglary of Habitation	0
Burglary of Motor Vehicle	0
Calls to Hotline	0
Damage/Defacing of Property	0
Dispute	1
Disturbance/Noise	6
EMS / FD / PD	2
Information	2
Solicitors	5
Suspicious Activity	5
Suspicious Person(s)	8
Suspicious Vehicle(s)	18
Theft	0
Vacation Watches	21
Vehicle Collision	0



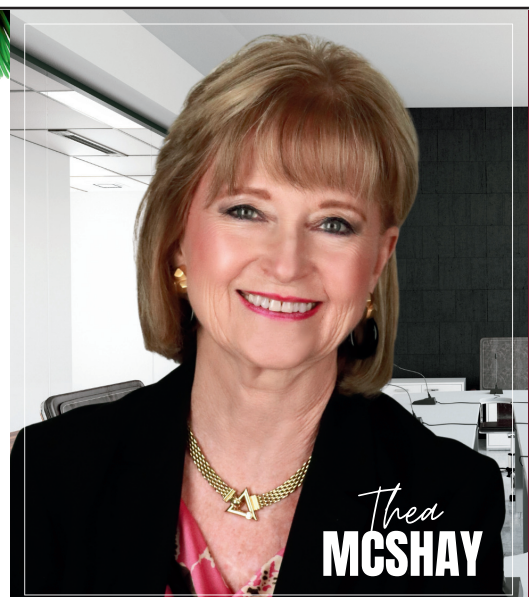
**Happy Holidays!**

**BUYING | SELLING | LEASING | RELOCATION**

**PROPERTY MANAGEMENT**

Top Producing Realtor *Deerfield Village* Resident

713 - 724 - 7684 | [tmcshay@bernsteinrealty.com](mailto:tmcshay@bernsteinrealty.com) | [f](#) [@](#) [in](#) [v](#) [e](#) [h](#)



**ACCREDITED LUXURY HOME SPECIALIST**

# Deeds Committee

*Wishing you and yours a very Merry Christmas and a Happy, Healthy and Prosperous New Year!*

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 TREES & PALMS:** 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 2<sup>nd</sup> Monday of the month at 7:00 PM at the Clubhouse. There will be no December meeting. The next meeting will be January 8, 2024.



The Bazaar Members want to thank all our Deerfield customers, friends and families for supporting our awesome 45<sup>th</sup> Bazaar in 2023. We hope you enjoyed all our one-of-a-kind special items and your gifts will be cherished forever. We hope to see you next year for our 46<sup>th</sup> Christmas Bazaar.

Also, thanks for your food donations to MESA-Outreach, which will help families through the holidays.

We will be decorating the Clubhouse Christmas tree and putting Christmas wreaths up on the front and back entrances.

*Merry Christmas and Happy New Year!*

## **DEERFIELD DAY TRIPPERS' END-OF-YEAR COFFEE**

**Wednesday, December 27  
9:30 - 11:00 a.m.  
Deerfield Village Rec Center**



**Enjoy light breakfast bites  
and photos from 2023 trips!**

**RSVP by:  
Wednesday, December 20  
Leslie Denney 281-705-0237**



# 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. We will not have a meeting in December.

## 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.



## 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!

## FAMILY CAMPFIRE 2023



## Memories of TRUNK OR TREAT 2023







# Katy Toastmasters Youth Leadership Program

## Katy Toastmasters is Sponsoring a Youth Leadership Program January 8, 2024 – February 26, 2024

The program is limited to no more than 25 students from the ages of 12–17 years old. It is acceptable to have a “buddy system” of a student with their friend which helps build their confidence in the program.

This program is an **eight-session** fun and experimental program, designed to help students develop people skills confidence.

### ABOUT THE PROGRAM:

- This is a **free** program to the students; Toastmasters manuals will be provided.
- We do ask students and parents commit to attending the eight sessions.
- Upon successful completion, the students will receive a Certificate of Achievement.
- The program will be held on Monday evenings for eight consecutive sessions beginning January 8<sup>th</sup> through February 26<sup>th</sup>.
- Meetings start at 6:30pm and may end no later than 8:30pm or earlier depending on final group size.

### **Administration Contact:**

**Andy Paultanis, CPA, DTM**

[apaultanis@gmail.com](mailto:apaultanis@gmail.com)

### A VITAL LIFE SKILL

This is an outstanding credential to have on college and employment applications as an example of **extracurricular personal growth.**

Below is an outline of the program where students present an Ice Breaker speech, work on public speaking techniques and practice people skills.

- **Session 1: Introduction to Chairmanship**  
*(Robert's Rule of Order/Networking with People)*
- **Session 2: Impromptu Speaking**  
*(Thinking on your feet)*
- **Session 3: Introduction to Public Speaking and Evaluations**  
*(Ice Breaker Speeches)*
- **Session 4: Organizing Your Speech**  
*(Ice Breaker Speeches)*
- **Session 5: Listening Skills**  
*(Panel Discussion Techniques)*
- **Session 6: Gestures**  
*(Interviewing for Jobs and College)*
- **Session 7: Voice and Vocabulary**  
*(Working and competing with Robots)*
- **Session 8: Show Your Skills**  
*(Group Pizza Party)*



### MEETING LOCATION

**DEERFIELD VILLAGE ANNEX COMMUNITY CENTER**  
4045 Deerfield Village Drive, Houston, TX 77084  
(east of Barker Cypress and north of Clay Road)

## **Trustee Election Notice:**

### **Posting of Applications**

Applications received for the Trustee Election are included in this Newsletter and are available on the DVCA website at [www.deerfieldvillageonline.com](http://www.deerfieldvillageonline.com). The Election Committee has also invited Candidates to provide a short introductory video and provide answers to questions of general interest; the videos and Candidates' answers will also be posted on the website.

### **Election Dates**

Voting will occur Tuesday thru Friday, **March 26<sup>rd</sup>** thru **March 29<sup>th</sup>**, from 9:30am to 1:30pm, Thursday evening, **March 28<sup>th</sup>**, from 6:00pm -8:00pm, and Saturday, **March 30<sup>th</sup>**, between 10:00am and 2:00pm.

### **Annual Meeting of the Members**

**April 9<sup>th</sup>** at 7:00 PM to announce the election results.

### **Annual Board Meeting**

**April 9<sup>th</sup>** immediately after the Annual Meeting of the Members, to seat new Trustees.

### **Position of Trustees**

Only one resident in the same family may concurrently serve on the Board. The position of Trustee is for a period of three (3) years. Trustees are responsible for the direction and management of the affairs and assets of the Association. In addition to attending monthly Board Meetings, each Trustee attends meetings of at least one Standing Committee as a non-voting representative to provide counsel regarding the Articles of Incorporation, By-Laws, as well as other matters. Therefore, Trustees need to be familiar with these documents and a complete set will be given to those submitting applications.

### **2024 Election Committee**

John Murphy – Chair

Bill Wilkinson – Vice Chair

Lisa Gilpin – Member

Deborah Plattsmier – Observer (no committee vote)

Catherine Guiberteau – Administrator (no committee vote)

# APPLICATION FOR TRUSTEE- 2024

Please fill out this application and mail or return to:  
Deerfield Village Community Association, Inc.  
4045 Deerfield Village Drive  
Houston, TX 77084  
Office: 281-463-2624 Fax: 281-463-7679

NAME: \_\_\_\_\_ LENGTH OF RESIDENCY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ EMAIL: \_\_\_\_\_

EXPERIENCE: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

COMMUNITY SERVICE: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

WHAT DO YOU HOPE TO ACCOMPLISH AS A BOARD MEMBER: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ I have read the governing documents (Articles of Incorporation, By-Laws, Code of Ethics and Procedures of the Board and have a brief understanding of these documents and that we have Protective Covenants and what they are for.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



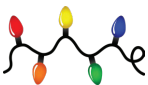

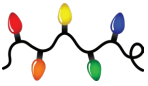



# Date and Time of Committee and Board Meetings...

\* 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 Toureilles		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 Toureilles		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 Toureilles	Terry Gray	

## Deerfield Village December 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>LEGEND:</b> <b>A</b> Annex <b>CH</b> Clubhouse <b>SM</b> Small Mtg Room <b>C&amp;D</b> Coffee & Donuts				9am TMG-CH	9am C&D-CH	
3	4 7pm Community Srvs meeting-C/H	5 1pm Mahjong-CH	6 5:45pm Yoga-A 7pm Tennis-Sml Room	7 9am TMG-CH 1pm Mexican Train Dominos-CH 6pm MUD 136-CH 7:30pm Texas Hold 'em Poker-A	8 9am C&D-CH 7:00pm DVCA Social DINNER-CH	9
10 3pm Snow Day! 	11 7pm Malties-CH  FOOD DRIVE BEGINS	12 1pm Mahjong-CH	13 12pm Quilting-CH 5:45pm Yoga-A	14 9am TMG-CH	15 9am C&D-CH  FOOD DRIVE ENDS	16
17  Happy Hanukkah	18	19 1pm Mahjong-CH	20 5:45pm Yoga-A	21 9am TMG-CH	22 9am C&D-CH	23
24 Christmas eve 	25 Merry Christmas!  OFFICE CLOSED	26 OFFICE CLOSED 	27 9:30am Sewing-CH 5:45pm Yoga-A	28 9am TMG-CH	29 9am C&D-CH	30/31 New Year's Eve 



RE/MAX Signature

**Jackie Kresse**

Assoc. Broker, ABR, ALHS, CPRES, CRS, GRI, SRES

281-650-2668

[www.House-Sold.com](http://www.House-Sold.com)

[Jackie@House-Sold.com](mailto:Jackie@House-Sold.com)

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