



DEERFIELD VILLAGE *News*

January 2024

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

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.

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

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

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

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

President's Report

Greetings Deerfield Residents,

Happy New Year (2024)...please be considerate to your neighbors when shooting fireworks before or after the holiday, and please dispose of fireworks properly. Last year we had a trash can catch fire on the greenbelt from someone disposing of fireworks that were still hot.

Be sure that you have mailed-in your Annual Assessment, as it is due by January 1st, and becomes delinquent after January 31st, 2024. The late fee is \$100, and interest will accrue **after the 31st**. New residents, if you have not received an invoice or are unsure, please contact the office (281-463-2624) before the January 31st deadline. Please note that payment plans are available if needed, please contact the office.

A reminder that 2024 DVCA Trustee Elections are coming in March, and if you are interested in running for Trustee, please fill out an application. Applications are available on our website or in this newsletter. We have 3 spots available. Application deadline is February 9th, 2024. We will post all applications on a special tab on our website for you to learn about the candidate seeking to run.

As we make New Year resolutions, I ask you to consider volunteering in one of Deerfield's committees that you would enjoy serving on. **We are looking for volunteers on the following committees, Swim Pool, Recreation and Landscaping**. You can decide the amount of commitment. There are one-time events and options to serve more regularly. Having volunteers on our Board and Committees is what allows us to have such a low Annual Maintenance Fee. It is also a great way to meet your neighbors and make new friends.

The Architectural Guidelines Committee is wrapping up an effort they have been working on for 2 or more years now and will be presenting a guidelines document to the Board in March for approval. We plan to post the proposed document for all to review on our website on February 1st and follow-up with a general questions meeting/town hall on March 6th at

7PM at the Clubhouse for all members and residents. These Guidelines are for the Deeds Committee and Homeowners to use and reference when considering or submitting an AA (Architectural Application). This would ensure that decisions made by Deeds would be consistent and fair over time, as volunteers come and go. 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.

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

The next Board meeting is on January 22nd at 7pm in the Clubhouse, and all Deerfield homeowners and residents are invited to attend.

I wish you and your family a prosperous 2024!

Take care, Eric



PRSR STD
US POSTAGE
PAID
BRAZORIA TX
PERMIT NO 3

Important Information

DEERFIELD HELPFUL NUMBERS

DVCA Office 281-463-2624
Email..... dvmgr@deerfieldvillageonline.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:

dvmgr@deerfieldvillageonline.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 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.

SNOW DAY 2023



HAPPY NEW YEAR 2024 from the Day Trippers group



DEERFIELD CHRISTMAS SOCIAL DINNER



Security Committee

The Security Committee hopes everyone had a great holiday season and happy new year to all.

Just as a friendly reminder- here are some things you can do to keep Deerfield safe:

1. Stay vigilant and report any suspicious activity, especially after dark.
2. Park in your garage or driveway. Vehicles on the street are easier targets.
3. Lock your vehicles especially if they are left on the street or driveway.
4. Keep your overhead garage door and entry doors closed and locked.
5. Add a video security system for your house. It may help if an incident occurs.
6. Add outdoor lights and keep them on at night.
7. Report any streetlights out to Center Point and any Greenbelt trail lights out to the office.

We welcome any new members who may be interested in joining the security committee. We meet on the 1st Tuesday of the month in the clubhouse and our next meeting will be at 7pm on Tuesday, January 2nd. We hope you'll join us.

Security Stats November 2023

Alarm	0
Animal	1
Assistance	3
Burglary of Habitation	0
Burglary of Motor Vehicle	0
Calls to Hotline	0
Damage/Defacing of Property	1
Dispute	0
Disturbance/Noise	5
EMS / FD / PD	2
Information	2
Solicitors	0
Suspicious Activity	1
Suspicious Person(s)	7
Suspicious Vehicle(s)	6
Theft	0
Vacation Watches	20
Vehicle Collision	0

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!



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 2024 budget has been developed, submitted, and approved for 32 events this year. The Event Calendar for 2024 has been finalized.

Thanks to all the residents who came to the Christmas Social dinner and the Holiday Snow Party! Both were a big success and a lot of fun for those who attended... Happy New Year!

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 January 15-20th. Please 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.

PANCAKE BREAKFAST- Saturday, January 13, from 8:30-10 am. It's FREE. Proceeds go to the Men's Group charity work. Come and meet your neighbors. A special invite to all new residents of Deerfield. Come and find out what is happening in the Village.

CHRISTMAS LIGHTS INSTALLATION- Once again, this year the Men's Group put up the lights around Deerfield. We will be taking them down on January 11.

SAVE THE DATE The Spring Garage Sale will be on Saturday, April 6, from 7am-2 pm. Also, that night we will have the first **Music on the Green** from 6-9 pm.

HAPPY NEW YEAR to all Deerfield residents from your Recreation Committee!

The Recreation Committee meets on the first Thursday of the month at 7pm. The next meeting will be on January 4th in the small conference room. We are always looking for new volunteers to help with these events and hopefully they will bring us new ideas & new energy! We need more volunteers to help.

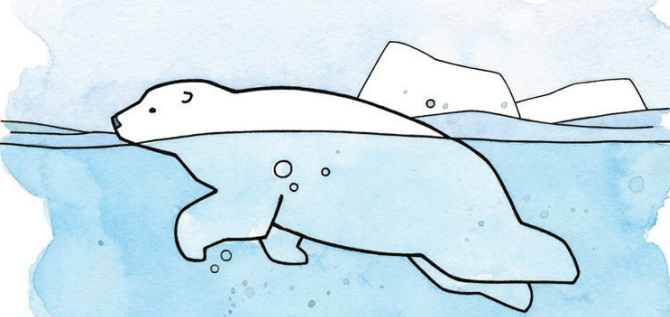
SwimPool Committee

Hi Deerfield neighbors. For those who celebrate, I hope you and your family enjoyed a wonderful Christmas and New Year's. For those who don't, I hope you enjoyed time off of work and/or school and some relaxing time at home.


After a break in December, the Swimming Pool Committee is set to resume monthly meetings on Tuesday, Jan. 9 at 7 p.m. in the Rec Center clubhouse. As always, everyone is welcome to come by, offer input, make suggestions, give constructive feedback, or just listen in as we talk about the upcoming year. For future reference, we meet the second Tuesday of each month.

At our January meeting, our group will set our yearly walkthrough, where we assess the pool's needs, including repairs, new purchases, and anything else that needs to be done. Ahead of the walkthrough, we already anticipate repairing some of the pool decking's contact joints and possibly replacing one or both of the large canvas umbrellas that serve as great shade for pool patrons.

Again, anyone is welcome to attend any of our meetings or join our group. Hope 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

MUD 136 Report

Neil Polansky, Assistant Secretary

The Harris County Municipal Utility District 136 monthly meeting was held on Thursday, December 11, 2023 @ 6pm in the DVCA Recreation Center. Directors discussed issues affecting the District and heard presentations from several of the MUD's consultants.

MUD 136 has been asked to consider a permanent emergency interconnect with Rolling Creek MUD (specifically Amesbury Park subdivision). RCM's engineer addressed the Board and provided information about the proposed interconnect which would cross under Clay Rd. near the entrance to Deerfield Village. MUD 136 has 2 existing interconnects with HCMUD 183 (Windsong) and Barker Cypress MUD. RCM's engineer will need to approach the DVCA with their preferred underground vault location as it's on DVCA property. No approval by HCMUD 136 was offered although the Board is generally in favor of the project (at no cost to 136).

The CEO of Texas Pride Disposal, Kevin Atkinson, addressed the Board requesting a service rate adjustment for trash and recycling service due to increased operating costs and fuel charges. Our legal team will review the rate amendment and provide it to the 136 Board for action at the January 2024 meeting. Rates may increase \$1.50-\$2.00 per month per residential account for those services.

Jackrabbit Road PUD (our wastewater plant operator) is undertaking some costly CIP modifications and replacements at their wastewater plant off Pine Forest Dr. MUD 136 is a 10% part owner of capacity in the plant and when the projects are bid MUD 136 will participate financially to that extent.

IMPORTANT REMINDER: 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. Registered residents will receive timely alerts about interruptions to water, sewer, and trash service, drought conditions, weather emergencies, and other pertinent information. To date less than 20% of MUD 136 customers have signed up for this free service.

Questions on usage, billing, and general operations should be referred to our operator MOC. Their information is found at: <https://municipalops.com>

Lastly, as mentioned previously the WHCRWA surface water rate to HCMUD 136 did NOT increase January 1. This is the first time in over 15 years the base water rate passed through to our customers did not change January 1. Drought restrictions are no longer in effect.

Our next regular monthly meeting is scheduled for Thursday, January 11, 2024 at 6PM in the Deerfield Village Recreation Center Clubhouse. Agenda will be posted on our website: www.hcmud136.org

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

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 document is completed, it will be presented to Deeds and Homeowners. We anticipate the document to be posted on our website for all to review by February 1st, 2024. We will hold our next meeting/Town hall on March 6th at 7PM in the Clubhouse. After considering residents and the Deeds Committee input from that meeting, it will be presented to the Board for approval on March 25th. We are looking forward to bringing this very important document across the finish line.

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 to sign up.



Deerfield Malties
meet January
23rd at 7pm
in the clubhouse

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. There was no meeting in December. The next scheduled meeting is planned for January 16, 2024.

Financial status: Report for the month ended November 30, 2023.

<u>SUMMARY OF FINANCIAL ACTIVITY:</u> <u>NOVEMBER 2023</u>	This Month	Year to Date
Income: Better/(Worse) than Budget	\$ 299	\$ 3,790
Operating Expenses:		
Actual	62,789	809,377
Budget	64,347	786,442
Better/(Worse) than Budget	1,558	(22,934)
Net Operating Income:		
Better/(Worse) than Budget	\$ 1,856	\$ (19,145)
Less budget timing differences (see Comments)	-0-	-0-
Net Operating Income:		
Better/(Worse) than Budget after adjusting for timing differences	\$ 1,856	\$ (19,145)
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
Total Authorized Expenditures for 2023		\$ 854,935
Total Reserves Spent	\$ 389	\$ 48,745

Noteworthy Expenses this Month:

Reduction of Loan Principal	3,588
Total	\$ 3,588

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. If you have not yet paid your 2023 assessment, late fees, interest charges, and other costs have been imposed and are accruing. Any outstanding charges for this or prior years have been included in the 2024 invoice you were mailed in November. We encourage you to pay your assessment to end delinquency and further accrual of resultant late payment penalties and interest.

Collection rate as of the end of November is 97.5% (vs 98.4% same-month-average for the previous 5 years).

Financial Services Committee cont'd ...

74 assessment payment plans were established in 2023 and 63 of them have been paid in full. One special payment plan remains from prior years.

2024 Assessment:

Invoices for 2024 Assessments were mailed in November. They are due by January 1, 2024 and will be considered late after January 31, 2024. After that, late fees, interest, and other penalties will start to accrue. Amounts owed to DVCA prior to the end of 2023 must be cleared before a payment plan for 2024 assessments can be considered. If you have not received your 2024 invoice or are unable to locate it, please contact Cheryl Beisert at Consolidated Management Services, 281-296-9775, to request a duplicate.

Community Services

Happy 2024 Everybody! I hope everyone had a happy and safe holiday.

This is a busy time of year for the Recreation Center, with meetings, party rentals, and gatherings of all sorts. Before you know it, we will get into Swim Team season. One of the great things about Deerfield Village is the quality of the facilities available to residents, therefore we must continue to maintain these facilities.

For everyone who plans to use the Rec Center facilities in the next months, it is timely to review the rules governing use, and the checklist for cleaning up after your event.

Most importantly, do not put tape, staples, nails, or push pins on the wall when decorating and no confetti. It is expensive to repair and repaint walls and beams when they are damaged.

All personal items must be removed after your party/event, including any items used elsewhere on the DVCA property, example: balloons. Trash bags must be taken to the trash receptacles at the outside gate. Upon leaving the facilities after a rental, you must make sure to initial & drop box the "**Cleanup list form**" given upon signing the rental agreement. Once the office has received the filled out cleanup form then the deposit can be returned.

A good rule of thumb is to leave the facilities as clean and as neat as you found them.

Taking care of our facilities properly will let us enjoy them for many years to come.

The Community Services Committee meets on the first Monday of each month at 7:00 pm at the Recreation Center Clubhouse. No meeting in January. Our next meeting will be on February 5. All residents are welcome and hope to see you there!

Deeds Committee

***Wishing you and yours a very 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 2nd Monday of the month at 7:00 PM at the Clubhouse. The next meeting will be January 8, 2024.

Men's Group

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.

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."

CHRISTMAS STOCKINGS - Once again this year TMG filled 60 stockings that were 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.

CHRISTMAS LIGHTS INSTALLATION- TMG put up the lights for another year. More lights were added, and lights were set up at the north end and Patio Homes entrances, now that the new electrical connections have been installed.

PANCAKE BREAKFAST- Saturday, Jan. 13 from 8:30-10 am. It's FREE. Your donations go towards the Men's Group charity efforts. Come and meet your neighbors. A special invite to all new residents of Deerfield. Come and find out what is going on in the Village.

FOOD DRIVE -The monthly Food Drive will be held Jan. 15th -20th . Please drop off your non-perishable donations in the box outside the office. Please, no glass containers or items past their expiration date.

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 are adding flooring in the attic to hold all the new Christmas decorations. TMG cleared the small meeting room, painted the walls and hung paintings. We put up the Christmas lights and decorations at Clay Rd., north end and Patio Home entrances. "It's amazing what a team can accomplish when no individual wants the credit!"

Our Motto is simple:

"DO WHAT YOU CAN, WHEN YOU CAN"



TMG stuffing 60 stockings for those in need

Landscape Committee

*Happy New Year! Maybe high on your list of resolutions is to exercise a little more and lose some weight. Well, the Landscape Committee can help you out with that one. We have a fabulous walking trail and exercise equipment that is kept in good repair by the Thursday Men's Group. It is open to all and won't cost you a dime! An added benefit is you meet the great people that live in our Deerfield subdivision. Start out the New Year on the right foot by hitting the Greenbelt trail.

Maybe you want to start the New Year in a more community service oriented and fulfilling way?... In that case, please consider becoming a member of the Landscape Committee. We need additional members who want to make a difference and we are planning to step up our beautification efforts around the recreation starting this Spring. Please bring your landscaping and beautification ideas to our next meeting.

The Landscape Committee meets the second Monday of every month at 7:00 PM in the small meeting room across from the office. Help keep our neighborhood beautiful and join our committee. Our next three meetings will be on Monday, January 8th, Monday, February 12th and March 11th 2024. Everyone is welcome to attend.

Tennis Committee

Happy New Year 2024! 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. Please ensure that the gates are closed properly after you 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, February 7th in the small conference room. We will not have a meeting in January 2024.

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. 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 26th** thru **March 29th**, from 9:30am to 1:30pm, Thursday evening, **March 28th**, from 6:00pm -8:00pm, and Saturday, **March 30th**, between 10:00am and 2:00pm.

Annual Meeting of the Members

April 9th at 7:00 PM to announce the election results.

Annual Board Meeting

April 9th 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 – Admin. (no committee vote)

[Link for Application Form](#)

NEWS FROM THE DEERFIELD WOMEN'S DAY-TRIPPERS

Ladies, are you ready for the first Deerfield Women's Day-Trippers' excursion of 2024? Make plans now to join the fun **Wednesday, January 31**, when we visit **The Heights** for an intriguing (and delicious) day out.



Our first stop will be the **Art Car Museum** at 140 Heights Boulevard.

Opened in 1998, the museum encourages the public's awareness of the cultural, political, economic and personal dimensions of art. Drawing from a fusion of fine, folk and public art, the museum showcases the most imaginative, elaborate and artfully constructed art cars, low riders and mobile contraptions as well as revolving exhibitions of art by local, national and international artists of all media. There is no charge for admission.

Next, we'll visit **Killen's** at 101 Heights Boulevard. Although Killen's is often associated with top-notch barbecue, this restaurant is also known for its Southern comfort food. The menu features an enticing variety of appetizers, soups, salads, and sandwiches as well as scrumptious seafood, poultry, beef and pork entrees. Peach bread pudding, carrot cake, and pumpkin cheesecake are among the many desserts that are sure to pamper your sweet tooth. **Checks will be separate and every person is responsible for payment of her own meal.**



Happy Holidays!

BUYING | SELLING | LEASING | RELOCATION

PROPERTY MANAGEMENT

Top Producing Realtor

Deerfield Village Resident

713 - 724 - 7684 | tmcshay@bernsteinrealty.com | [f](#) [@](#) [in](#) [t](#) [v](#) [m](#)



Thea
MC SHAY

ACCREDITED LUXURY HOME SPECIALIST

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 January 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
LEGEND: A Annex CH Clubhouse SM Small Mtg Room C&D Coffee & Donuts	1 New Year's Day!  7pm No Com.Srv mtg	2 OFFICE CLOSED 7pm Security- C/H	3 7pm No Tennis mtg-	4 9am TMG-CH 7pm Recreation-CH	5 9am C&D-CH	6
7	8 7pm Deeds-CH 7pm Landscape-SM	9 1pm Mahjong-CH 7pm Swim Pool-CH	10 5:45pm Yoga-A 12pm Quilting-CH	11 9am TMG-CH 1pm Mexican Train Dominoes-CH 7:30pm Tx-Poker-A 6pm MUD 136-CH	12 9am C&D-CH	13 PANCAKE BREAKFAST 8:30AM- 10AM
14	15 Martin Luther King OFFICE CLOSED FOOD DRIVE BEGINS	16 1pm Mahjong-CH 7pm Finance-CH	17	18 9am TMG-CH	19 9am C&D-CH	20 FOOD DRIVE ENDS
21	22	23 1pm Mahjong-CH 7pm Malties-CH	24 9:30am Sewing-CH 5:45pm Yoga-A	25 9am TMG-CH 4pm Ladies Hour-CH 7pm Bunco-CH	26 9am C&D-CH	27
28	29	30	31 5:45pm Yoga-A	HOA FEES- PAST DUE!		

**The OFFICE will be CLOSED on
Monday, Jan. 1st & Tuesday, Jan. 2nd
for New Years.
Happy New Year 2024 !**



RE/MAX Signature

Jackie Kresse

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

281-650-2668

www.House-Sold.com

Jackie@House-Sold.com

<https://www.facebook.com/JackieAKresse/>

Deerfield Resident 25+ Years- Your Neighborhood Specialist.



SCHEDULE YOUR FREE ESTIMATE TODAY



RESIDENTIAL

COMMERCIAL

MULTI-FAMILY

DEERFIELD VILLAGE RESIDENT

City Nails
Professional Nails Spa
Walk-in Welcome
BUSINESS HOUR
Mon-Thurs: 9:30am -7:00pm
Fri & Sat: 9:00 am -7:00pm * Sunday: Closed
Gift Certificate Available

Craig Carrell

Master Plumber

MPL 41595

Carrell Plumbing

We treat you like family!

carrellplumbing@yahoo.com

832-767-3716

INTERIOR & EXTERIOR
CUSTOM PAINTING
EST. 1999 HOUSTON | TEXAS

- Carpentry
- Pressure Washing
- Refinish/Stain
- Sheetrock/Texture
- HardiePlank
- Crown Molding
- Fences

OVER 24 YEARS EXPERIENCE
FAMILY OWNED
REFERENCES
BONDED & INSURED

BBB MEMBER Greater Houston
Angi Super Service Award 2022

www.cphou.com
281-345-9800
Call or Text
estimates@cphou.com

Master Card VISA DISCOVER AMERICAN EXPRESS
FREE Estimates



PROTEXAIR HVAC SERVICES, LLC
LICENSE# TACLB13166E

**YEAR-ROUND COMFORT:
EXPERTS YOU CAN TRUST!**

OUR SERVICES

- AC & HEATING REPAIR
- AC & HEATING INSTALLATION
- AC & HEATING MAINTENANCE
- DUCT CLEANING
- PREVENTATIVE MAINTENANCE

WHY CHOOSE US?

- 23 YEARS OF HVAC EXPERIENCE
- RELIABLE AND QUICK
- EMERGENCY SERVICES AVAILABLE
- SAFE WORK PRACTICES
- LICENSED AND INSURED



832-617-3234



WWW.PROTEXAIR.COM



DEERFIELD'S TRUSTED ROOFER FOR 36 YEARS

FREE HAIL INSPECTIONS | CALL TODAY 713-465-8090

- ✓ FULLY INSURED FOR YOUR PROTECTION
- ✓ ANGIE'S LIST SUPER SERVICE AWARD WINNER FOR 9 YEARS IN A ROW
- ✓ CERTANTEED DIAMOND APPROVAL AWARD WINNER FOR 2016, 2017, 2018, 2019
- ✓ A+ RATING WITH THE BBB AND ZERO COMPLAINTS



WWW.CRADDOCKROOFING.COM



KELLI BIGBY, REALTOR®
DEERFIELD VILLAGE RESIDENT
713.497.7222
kelli.bigby@garygreene.com
kellibigby.garygreene.com



GARY GREENE

MAKE LIFE GREENER

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

CONTACT ME FOR A COMPLIMENTARY MARKET ANALYSIS OF YOUR HOME
I WOULD LOVE AN OPPORTUNITY TO EARN YOUR BUSINESS
TRUST • REALIABILITY • HONESTY • INTEGRITY
LOCAL TO HOUSTON, PROVIDING EXCELLENT SERVICE FOR 60 YEARS



Serving Houston since 1975

BILLY'S PAINTING

281-859-4663

Interior - Exterior Residential Custom Painting

- Interior Painting
- Exterior Painting
- Stain • Varnish
- Exterior Wood Replacement
- Sheetrock Repair
- Tape & Float
- Texture Matching
- Color Matching

**FREE
ESTIMATES**

- Residential Custom Painting
- All Painting Done with Brushes & Rollers (NO SPRAYING)
- No Payment In Advance
- Payment Made upon Complete Satisfaction
- References On Request



WE INSTALL SHEETROCK

**Deerfield
Village
Resident**

Fully Insured