



DEERFIELD VILLAGE *News*

March 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,

The Architectural Guidelines Committee has posted the new draft Guidelines document on the website, so we can get resident feedback and will hold a meeting on March 6th at 7PM in the clubhouse. Here is the link to the website: www.deerfieldvillageonline.com/guidelines. The purpose of these guidelines is to ensure that decisions made by Deeds would be consistent and fair over time to homeowners, 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 already approved by the Board over time. This document has been a work in progress between the AG Committee and Deeds for over 2 years. Now it is being presented to residents for review, before it is adopted by the Board. **Email:** AGC@deerfieldvillageonline.com has been established to receive your comments.

Next, I need to address the elephant in the room. The recently adopted fine policy. This has generated a lot of controversy in Deerfield I didn't expect. The purpose of this policy is to help the Association with a situation when a resident refuses to comply with the first and second violation letters, and not communicate with Deeds or the office to tell us they need more time to correct a violation. The 3rd letter would be a \$25 fine, which is better than threatening to get an attorney involved, costing all of us residents. When we send an attorney letter, it costs you and me about \$200, if a resident still refuses to comply, it gets very expensive, and the lawyers are the real winners. We understand from other HOA's that such a policy reduces legal expenses, and it gets their attention. Trust me, we are not making money on a \$25, \$50 or \$100 fine. Other subdivisions' fines start at \$150, but we are not like other subdivisions. Based on the feedback from residents coming to the meetings, our intention was this would be a positive approach to keep Deerfield beautiful, since this only affects those that don't take care of their property and don't want to resolve it. As Board members, it is our commitment to run the association and adopt policies for the good of the neighborhood. We work for the people of Deerfield, and if this approach is not desirable, nothing is irreversible. However, I would like input at the meeting,

which now seems to cover both topics. We still would like to resolve the issue, in a way that the people agree. Another reason we adopted this type of policy is due to the change in resident behavior over time. When our original rules were written in the 70's, most residents receiving a letter were embarrassed. Now some residents wait for the letter before taking care of some basic things, like mowing your grass. I absolutely want to continue to be a friendly HOA, but I also want to live in a place I can be proud of. Let's continue the conversation, and work on a policy that may be less ridged but achieve the end goal.

2024 DVCA Trustee Elections are coming up, and we will post all applications on the elections tab on our website for you to learn about the candidate seeking to run. We will also have a pancake breakfast on Saturday, March 23rd for you to speak with the candidates. The elections will now be held on the second week of April, from April 9th through Saturday, April 13th. See the newsletter for the times during this week, as they vary. To access all the information I described above, go to www.deerfieldvillageonline.com/ec2024.

As a result of the changes, the Annual Meeting of the Members and the Annual Meeting of the Board will now be held on Tuesday, May 14th, starting at 7PM.

The next Board meeting is on March 25th at 7pm in the Clubhouse

Take care,
Eric

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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.

Landscape Committee

Spring is here and the Landscape Committee is springing into action. The winter round of tree work is expected to be completed by mid-March. Spring color will be going in at entrances and around the clubhouse soon. Included in the Spring planting is new rose bushes in the round garden in front of the new stockade fence. The sidewalk along the athletic field will get some attention this month to be repaired some cracks and improve drainage as part of our ongoing project to reduce areas of standing water and silt deposits. As a reminder residents are responsible for maintenance of their own sidewalks.

The Spring weather brings out the gardener in many of us, but at times some of our residents have ended up extending their garden into the common areas. A reminder – subdivision rules prohibit homeowners planting in common areas unless they request permission in writing from the association and get approval. The association has the right to remove anything placed in the common area. So please keep your gardens within your property lines.

The Landscape Committee meets on the second Monday of each month at 7:00 PM in the small meeting room across from the office. Our next two meetings will be held on March 11th and April 8th. All are welcome!

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 by 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, including legal review to verify compliance with state laws and our governing documents. It was presented to Deeds, the Board and Homeowners. It was posted on our website for all to review on February 1st, 2024. We will hold a Town hall on March 6th at 7PM in the Clubhouse to allow a thorough discussion of the Guidelines, including comments and questions. The Guidelines committee will conduct one final review reflecting comments and suggestions made by residents. After completion, the revised document will be submitted to the Board for discussion and approval. It will hopefully provide a sound foundation for the future of Deerfield Village and its residents.

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. We have been approved and scheduled for 32 events this year.

Congratulations to the Men's Group who celebrated their 7th anniversary in February. Happy 7 years of work to THE MEN's GROUP!

ONGOING ACTIVITIES-

<u>Weekly:</u>	<u>Monthly:</u>	<u>Monthly (cont'd)</u>
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
<i>Some Pickle Ball groups play on Sundays, Mondays, Wednesdays, and Fridays.</i>		

UPCOMING EVENTS BELOW:

FOOD DRIVE- This month the MESA-Outreach Food Drive will be held the week of March 11-16. 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, March 23 from 8:30-10 am. It's FREE. Donations accepted. Proceeds go to the Men's Group charity work. Come and meet your neighbors. This is the annual "Meet the Candidates" event, where you can meet those who are up for election to the DV Board

KIDS EASTER PARTY – Sunday, March 24 from 3-5 pm. Easter egg hunt, the Easter bunny, games, crafts, snacks. Always a fun time for all.

WINE TASTING - We are looking at having an off-site wine tasting in the next couple of months. Look for more info in the near future. Possible in April or May.

GARAGE SALE - The Spring Garage Sale will be on Saturday, April 6 from 7 am-2 pm. Sign up **online** or at the office. The form is in this newsletter.

MUSIC on the GREEN - Saturday, April 6 from 6-9 pm. Our first concert of the season. The Men's Group will be grilling burgers and dogs. Enjoy the food, music and mingle with neighbors.

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

GARAGE SALE - APRIL 6th
APPLICATION FORM PAGE 8

Security Committee

The Security Committee hopes everyone will have a prosperous year!

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. Our next two meetings will be at 7pm on Tuesday, March 5th and April 2nd at the recreation center. We hope you'll join us.

Security Stats January 2024

Alarm	1
Animal	2
Assistance	6
Burglary of Habitation	0
Burglary of Motor Vehicle	0
Calls to Hotline	0
Damage/Defacing of Property	0
Dispute	0
Disturbance/Noise	3
EMS / FD / PD	5
Information	8
Solicitors	5
Suspicious Activity	2
Suspicious Person(s)	4
Suspicious Vehicle(s)	8
Theft	1
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!

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. It is tax time again and several TMG members are doing free tax prep for low income families. Words that guide us, "You can't help everyone, but everyone can help someone."

PANCAKE BREAKFAST-Sat. March 23 from 8:30-10 am. It's FREE. Donations accepted. Your donations go towards the Mens 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. Donations at last year's breakfasts allowed us to make 60 Christmas stockings for needy Meals on Wheels clients and make cash donations to the Special Pals animal shelter and the local Mesa Outreach food pantry.

FOOD DRIVE The monthly Food Drive will be held March 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.

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.

SERVICE PROJECTS: This past month TMG held another successful Food Drive for Mesa Outreach, and we completed some misc. carpentry and electrical jobs. We cleaned all the trash out of the culverts along Windsong and cleaned out the Purple Martin houses prior to their arrival back in Texas. In addition, we cleared the drains between the playground and tennis courts to drain the lake that had formed. We are monitoring the greenbelt exercise equipment monthly and making repairs as needed. "It's amazing what a team can accomplish when no individual wants the credit!"



SwimPool Committee

During the off season the Swimming Pool Committee works independently and with our pool management company, A-Beautiful Pools, to identify repairs we need to make to get the pool, pump house equipment, and pool deck in great shape for the summer season.

As every year, our pool will open in May on weekends once school is out.

The Deerfield Dolphin's Swim Team season starts in April with swim practices and registration starting in March. To register for the Deerfield swim team – see website: <https://deerfielddolphins.swimtopia.com/>

In addition, our pool management company focuses on this time of year is recruiting and training lifeguards. For those who don't know this information, teens ages 15 and up can apply for this job. They will have an interview and, if hired, they will sign up for a two-day lifeguard certification course, which runs anywhere from \$100-\$200 depending on how early in the year they take the class. Once the class is completed, the trainees take a test at the end of day two and, if they pass, they will be good to go and ready to start lifeguarding. Many of our SPC parents have teens who have worked at the Deerfield pool and other neighboring pools, and we think it's a great summer job! If any of your teens, or even college students, are looking for summer work consider talking to them about becoming a lifeguard.

For more information, check out www.a-beautifulpools.com.

Please remember that every homeowner must have a Pool ID card registered through the Deerfield office to swim. If you already have one set up, there is no need to redo them yearly. The pool ID cards must remain in the pool office during the swim season. Please do not take the cards home. Children over the age of 14 can register for their own Pool ID card and attend the pool without a parent. Residents swimming when the pool is open are allowed up to three guests and must remain with their guests during their time at the pool.

As always, the SPC loves to hear any suggestions from the community, and we welcome new members to our group. SPC meets the second Tuesday of each month at 7pm in the Clubhouse. Our next meeting is scheduled for March 12th.



**DVCA Office will be closed
March 15th & 29th**

Community Services

Happy Springtime everyone!

The Community Services Committee handles a variety of issues related to maintenance and upkeep of Recreation Center facilities. In past years, we have contracted for repair and painting of building exteriors, replaced flooring, handled painting of interiors, refurbished and updated bathrooms and kitchens, supervised electrical and plumbing repairs, replaced worn-out rugs and furniture, updated lighting, and replaced roofing, among other activities needed as our facilities age. We are involved in pest control contracts, assist the Deerfield office with area lighting and electrical issues, and prepare annual budgets for all these areas. In short, we help to "maintain" Deerfield Village in attractive shape, as we are all long-time residents who have roots in the neighborhood and want it to continue to be a nice place to live. If you would like to help with this effort, please come to our meeting! We are a friendly and welcoming group.

In February, we completed the work on improving the walkways around the Rec Center, improving the surface to reduce the chance of slips and falls. We also repaired some Annex lighting issues and continue to handle greenbelt light issues as 3 issues have been completed.

If you have other ideas for improvements to our facilities, come to the meeting and share them with us.

Our next meetings will be on March 4th, the first Monday of each month, at 7pm in the Clubhouse. See you there!



- FLEXIBLE HOURS
- BONUS'S, REWARDS, & DRAWINGS
- LEARN LIFESAVING SKILLS
- FUN OUTDOOR JOB
- TEAM ATMOSPHERE

GET INVOLVED IN A ROLE THAT CAN
REALLY MAKE A DIFFERENCE.

APPLY HERE:

WWW.A-BEAUTIFULPOOLS.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 **March 19, 2024**.

Financial status: Report for the month ended January 31, 2024.

SUMMARY OF FINANCIAL ACTIVITY: JANUARY 2024	This Month	Year to Date
Income: Better/(Worse) than Budget	\$ (1,382)	\$ (1,382)
Operating Expenses:		
Actual	61,284	61,284
Budget	57,131	57,131
Better/(Worse) than Budget	(4,153)	(4,153)
Net Operating Income:		
Better/(Worse) than Budget	\$ (5,535)	\$ (5,535)
Less budget timing differences (see Comments)	-0-	-0-
Net Operating Income:		
Better/(Worse) than Budget after adjusting for timing differences	\$ (5,535)	\$ (5,535)
Annual Operating Expense Total Budget		\$ 867,875
Board Approved Additions		-0-
Total Authorized Expenditures for 2023		\$ 867,875
Total Reserves Spent	\$ 73	\$ 73

Noteworthy Expenses this Month:	
Reduction of Loan Principal	3,612
Total	\$ 3,612

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.

2024 Assessments and Collections:

Yearly Assessments are the source of funds for operation of the Deerfield Village Community Association for the benefit of Deerfield residents. Invoices for 2024 Assessments (and outstanding balances from prior years) were mailed in November of 2023. Payment was due by January 1, 2024 and was considered late after January 31, 2024. Beginning in February, late fees, interest, and other penalties started to accrue. 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.

Collection rate as of the end of January was a low 71.6% (vs 81.0% same-month-average for the previous 5 years). If you are among those who have yet not paid your 2024 assessment, we encourage you to pay soon

Financial Services Committee cont'd ...

to avoid accrual of late payment penalties, interest, and other associated charges.

Payment Plans for 2024

2024 payment plans can still be arranged via the DVCA office. Amounts owed at the end of 2023 must be cleared before a payment plan for 2024 assessments can be considered. 2024 late fees and interest already accrued in 2024 will be included in the amount to be paid by any payment plan started at this time. Pay plans for 2024 are intended to be completed by the end of May.

Tennis Committee

The Tennis Committee is pleased to see many 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 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. We also 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 which should go in the trash outside the courts. Please refrain from using the Blue Tennis Ball Recycling baskets on the courts for trash cans.

All players are encouraged to leave any old used tennis balls they no longer want in the two (2) **Blue Tennis Ball Recycling baskets** located close to the court gates.

Please ensure that the court gates are closed properly after you have finished playing. We do not want to find courts being misused because a resident did not close the gate properly.

The next Tennis Committee meeting will be at 7pm on Wednesday, April 3rd in the small conference room.

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. The times we meet may change as spring is coming and it gets warmer for summertime. Contact Walter (Scottie) Scott at 832-593-4724 for more information.



MUD 136 Report

Brent Phelps, President

Harris County MUD 136 (the District) monthly meeting was held in the Deerfield Village Recreation Center Clubhouse at 6:00 PM on Thursday, February 8, 2024. Presentations were made by MUD 136 consultants and issues affecting the District were discussed.

The Districts fiscal year ends March 31, 2024. McCall Gibson Swedlund Barfoot has been engaged to perform the annual audit of the Districts activities, records and financial statements. Texas law requires the completed audit report to be filed with the Texas Commission on Environmental Quality. MUD 136 will post the audit report on the Districts web site when available.

A draft of the annual budget for next year was reviewed. MUD 136 continues to experience an increase in the cost of services. The rising cost of labor and inflation are contributing to these increased costs and are compounded by the aging infrastructure of the District. MUD 136 maintains an asset management program which includes video inspection of the sanitary sewer lines. Results of these inspections identify areas with tree roots, broken or collapsed pipes, settling and other issues. The District prioritizes the need to repair and maintain reliable service. Due to age of assets and response to the inspection program, the District expects increased expenses for maintenance and replacement of sanitary sewer lines.

At the February 8th meeting, the Districts trash service provider, Texas Pride, discussed increased labor and fuel costs they have experienced and proposed increased trash service rates. These increased costs will be in effect soon. District residents are going to see increases in their MUD 136 bills in about two months.

There has been no update from Amesbury's MUD on the proposed emergency interconnect with the Amesbury Park subdivision. MUD 136 has provisionally agreed to this interconnect. It would be constructed at no cost to MUD 136 and provide Amesbury Park an alternate water source during an emergency.

There was no update available on the previously mentioned rehabilitation work at the regional waste water treatment plant. As stated, MUD 136 will pay its share of those rehab costs as they occur.

REMINDER: Please sign up for MUD 136's text alert system by texting "hcmud136" (without quotation marks) to 74121, or by creating an account using an email address at <https://mobile-text-alerts.com/hcmud136>. Registered residents will receive alerts about drought conditions and water, sewer, trash and recycling services.

Questions on usage, billing, and general operations should be referred to our operator MOC. Their information is found at: <https://municipalops.com> Our next monthly meeting is scheduled for Thursday, March 14, 2024 at 6:00 PM in the Deerfield Village Recreation Center Clubhouse. Agenda will be posted on our website: www.hcmud136.org

Deeds Committee

Seasonal/Holiday lighting and decorations must be removed NO later than one month after the date of the holiday, which means the end of January, in order to be compliant.

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 two meetings will be March 11, and April 8, 2024.

Deerfield Village Spring Garage Sale

Saturday, April 6, 2024

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.

There is **no** rain date. Garage sale will be held on April 6th.

Please place garage sale permit sign or online permit # at end of driveway or in view.

If paying online using PayPal, email the signed Deerfield registration form to the office at dvmgr@deerfieldvillageonline.com.

Forms and payment may also 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: February 5 – April 4 \$ 15.00

Late Registration: April 5 – April 6 \$ 25.00

I, _____ have read, understood and will abide by the above rules and regulations for the April 6, 2024 Deerfield Village Garage Sale.

Address: _____

Phone #: _____

Email address: _____

For Office Use Only:

CMS _____

Participant # _____

Added to Spreadsheet _____

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

FREE PANCAKE BREAKFAST

SATURDAY- March 23RD 8:30am –10am

at RECREATION CENTER Clubhouse



Come out to MEET our trustee Candidates
and neighbors!



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.



THE ANNUAL DEERFIELD EASTER EGG HUNT



SUNDAY—MARCH 24 from 3-5 PM

KIDS EGG HUNT & INFLATABLE SLIDE

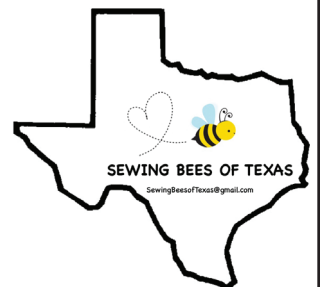
HERE COMES PETER COTTON TAIL...
hopping down the DEERFIELD TRAIL...

PICS WITH EASTER BUNNY TREATS, GAMES & CRAFTS!

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!



MARCH 5TH PRIMARY ELECTIONS
WILL BE HELD AT
STEVE RADDACK COMMUNITY CENTER
(not at the Deerfield Village Clubhouse)

Bike safety and etiquette on the greenbelt.

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

Safety Guidelines

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

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

Trustee Election Notice:

Posting of Applications

Applications received for the Trustee Election will be placed in Newsletter after the deadline of March 8th and then available on the DVCA website at www.deerfieldvillageonline.com.

The Election Committee will invite the Candidates to present themselves at the Pancake breakfast on March 23 at 9am.

Election Dates

Voting will occur Tuesday thru Friday, **April 9th** thru **April 12th**, from 9:30am to 1:30pm, Thursday evening, **April 11th**, from 6:00pm -8:00pm, and Saturday, **April 13th**, between 10:00am and 2:00pm.

Annual Meeting of the Members

May 14th at 7:00 PM to announce the election results.

Annual Board Meeting

May 14th 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)

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.

4045 Deerfield Village Drive * Houston, TX 77084

Office: (281) 463-2624 * Fax: (281) 463-7679

Email: dvmgr@deerfieldvillageonline.com

DVCA 2021 Annual Trustee Election

Tuesday, April 9th – Saturday, April 13th

Ballot for Election

Vote for up to three (3) candidates by placing a mark (“x” or a check) in the “For” space below. Write-in Candidates are allowed.

Name of Candidate(s)

For:

Amy Lacey

Eric Toureilles

Kim Samman

OTHER (Write-in):

Voting Process Instructions:

1. Cast a single vote for up to three positions. (No multiple votes for a single candidate. Total of votes for identified candidates plus write-ins not to exceed 3.)
2. Place the completed ballot in the envelope.
3. Seal the envelope and write the applicable street address of your Deerfield property across the seal. (Ballots in envelopes without a written address **across the seal** will not be counted.)
4. Place the sealed envelope with written address in the ballot box.

NOTE: Official ballot will be on colored paper & without watermark

NEWS FROM THE DEERFIELD WOMEN'S DAY-TRIPPERS

Ladies, if you have a flair for decorating and are itching to learn woodworking, we have the perfect outing for you! Sign up now to learn a new skill **Wednesday, March 27**, when the Deerfield Women's Day-Trippers visit **Board & Brush Creative Studio** at 23930 Westheimer Parkway in Katy.

The goal of this extraordinary studio is to turn each customer into a "DIY master" through education about the beauty of raw materials – the wood, the knots, the color variations and the simple imperfections -- that make each project unique. Techniques such as distressing, sanding with the grain and staining, combined with the latest trends and custom graphics, are among the steps the staff will guide you through so your personalized wood sign will resemble a vintage heirloom.

Each person will have an option of what project to make. Items range from \$25 for small projects to \$45 for larger ones. Once your spot is confirmed on the trip, you will be given all the information on how to sign up/pick out your project and pay prior to the outing through a link on the store's website. **FYI: There will be no refunds if you cancel; however, you will receive a store credit.**

Next, we'll dine at **Mia's Table**, 23235 Kingsplace Drive. A Carrabba's restaurant, Mia's Table offers virtually any dish your palate desires – from sassy salads to sandwiches, tacos and sides, to succulent seafood

and meat entrées, as well as mouth-watering desserts. **Of course, every person is responsible for payment of her own meal.**

PLEASE NOTE: Kindly RSVP no later than Monday, March 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 9:15 a.m. and return between 3:00 and 3:30 p.m.

Those who register will be notified if plans change.



**THANK YOU ALL from our Deerfield
BOY SCOUTS TROOP 120 for all the support
received with the MULCH Sales!**



4071 Heathersage (Patio Homes)
18019 Shireoak (Standard home)
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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	Buddy Scott	
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 March 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
LEGEND: A Annex CH Clubhouse SM Small Mtg Room C&D Coffee & Donuts					1 9am C&D-CH	2
3	4 7pm Community Svcs-CH	5 1pm Mahjong-CH 7pm Troop 120- A 7pm Security- C/H	6 5:45pm Yoga-A 7pm Town Hall Guidelines mtg-CH 7pm Tennis mtg- SM	7 9am TMG-CH 7pm Recreation-CH	8 9am C&D-CH 4pm Election Mtg-SM Trustee Application Deadline	9
10 Daylight Savings Time Begins 	11 7pm Deeds-CH 7pm Landscape-SM CFISD Spring Break FOOD DRIVE BEGINS	12 1pm Mahjong-CH 7pm Swim Pool-CH CFISD Spring Break	13 12pm Quilting-CH 5:45pm Yoga-A CFISD Spring Break	14 9am TMG-CH 1pm Mexican Train Dominos- CH 6pm MUD 136- CH 7:30pm Tx-Poker- A CFISD Spring Break	15 9am C&D-CH OFFICE CLOSED CFISD Spring Break	16 FOOD DRIVE ENDS
17 St Patrick's Day 	18	19 1pm Mahjong-CH 7pm Finance-CH	20 9:30am Sewing-CH 5:45pm Yoga-A	21 9am TMG-CH 7pm Bunco-CH	22 9am C&D-CH	23 8:30-10am Pancake Breakfast and Meet the Trustee Candidates- CH
24 3-5pm EASTER PARTY with EGG HUNT Recreation Center	25 6pm Election Committee Mtg-SM 7pm Board meets-CH	26	27 11am DV Day Trippers 5:45pm Yoga-A	28 9am TMG-CH 4pm Ladies Hour-CH	29 OFFICE CLOSED	Saturday 30 Sunday 31 EASTER SUNDAY



Deerfield Malties
meet once a month,
in the Clubhouse

Check the Calendar



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/>

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DEERFIELD VILLAGE MARKET REPORT

AUGUST 2022

8
TOTAL ACTIVE LISTINGS*

6
TOTAL SOLD LISTINGS

\$397,167
AVERAGE SALES PRICE

37
AVERAGE DAYS ON THE MARKET

*As of 9/2/2022

CONTACT ME FOR A COMPLIMENTARY MARKET ANALYSIS OF YOUR HOME
I WOULD LOVE AN OPPORTUNITY TO EARN YOUR BUSINESS
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