



DEERFIELD VILLAGE *News*

April 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,

If you have kids or grandchildren, I hope you enjoyed the Easter party and egg hunt at the recreation center. Also, I hope you had an amazing Spring Break, and spent some quality family time. I had the opportunity to take my two granddaughters Melodi and Kaci to Disney World, and I'm so grateful that the Spring Break holiday allowed me to spend time with them.

The **2024 DVCA Trustee Elections** are coming up, and we have posted six applications on the elections tab on our website and in this newsletter. This is a good place for you to learn about the candidates seeking to run and make an educated vote. The elections will 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 accommodate resident schedules. To access all the information on the election and more, go to www.deerfieldvillageonline.com/ec2024.

The **Annual Garage Sale** will be held on Saturday, April 6th this year, so please sign up early, if you would like to participate. You can register online on our website (recommended) or turn in a printed registration form with check to the Deerfield office, during office hours or drop box after hours.

It is tradition for the first **Music on the Green** to be held on the day of the garage sale, so come out and enjoy the music and good company. The event starts at 6PM, so bring a chair, your favorite beverage and arrive early. The band is called Bayouneers.

If you have a child interested in swim team, the **Deerfield Dolphin** registration has begun, and you can still sign up by going to <https://deerfielddolphins.swimtopia.com> or access the link through our website.

At the March Board meeting I announced that Hak Dickenson had resigned his position on the Board. He served as Trustee, and Secretary, and board liaison between Deed's and the Board. Hak is a long-time

resident, and he made countless contributions for Deerfield, and I am deeply grateful. His presence will be greatly missed.

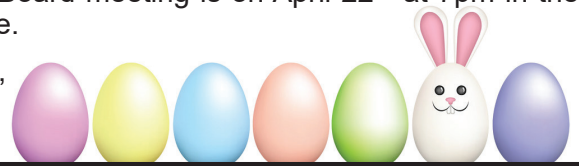
The **Annual Meeting of the Members**, followed by the **Annual Meeting of the Board**, is on Tuesday May 14th starting at 7PM in the Clubhouse. The newly elected Trustees will be announced, and we will cover financials and other topics of interest. Immediately after the Annual Meeting of the Members is the Annual Board Meeting, at which the Board will seat our new Trustees, elect officers, and conduct our annual training. I hope you can attend.

The **AG Committee** is restructuring based on resident feedback from the Townhall meeting, and we will have our next meeting on April 17th, at 7PM in the Clubhouse. If you are interested in participating or being a member of the committee, please come to this meeting. The agenda will be posted 10 days in advance on our website and on the notice board at the Rec. Center. The Board agrees that this document will be voted in by the residents, before being voted in by the Board. Any feedback should be sent to AGC@deerfieldvillageonline.com by April 15th.

The next Board meeting is on April 22nd 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

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.

**DVCA OFFICE CLOSED
APRIL 15, 2024**

Landscape Committee

It seems like the green belt dead tree removals is always at the top of our list of activities. Hopefully the shorter winter freeze and a rainier Spring and Summer will ease the stress on our trees. As the landscape committee tries to keep up with common area tree removals, we notice there are quite a few stressed trees on residents' properties. Our arborist, SavaTree, has offered to provide quality service from a certified and bonded company at an attractive price if we can bundle a day or two of work together. If you are interested, please contact the Deerfield office preferably by email and Landscape will get you a quote. Regarding trees, Harris County Precinct 4 is having a free tree giveaway day on April 6th from 9am to 11am at the Radack Center on Clay Road. They offer: 1,000 trees; up to five per customer; Redbud, Myrtle, Red Oak and of course Loblolly pine. You can get more information at: Free Tree Giveaway (hcp4.net)

If the past two summer droughts and voluntary drought restrictions have you wondering about best practices for watering your lawn, Texas A&M AgriLife Extension Service offers an app called Water my Yard that combines local weather and rain gauge data with your lawn profile provide weekly watering recommendations. Get the app at: <https://watermyyard.org/#/Location>

Urban Dirt is really good monthly newsletter offered by Texas A&M AgriLife covering vegetable and ornamental gardening, native vs exotic plants, pests and bugs, recipes and events listings, plus responsive personal Q&A's. You can sign up for it at <https://hcmga.tamu.edu/2024-urban-dirt-newsletter/>

The Landscape Committee meets on the second Monday of each month at 7PM in the small meeting room across from the office. Interested residents and new members are welcome. We are happy for community input. Our next two meetings will be held on April 8th and May 13th. All are welcome.

MUSIC on the GREEN

Saturday, April 6 from 6pm-9pm.

Our first concert of the season.

The Men's Group will be grilling burgers and hot dogs

Band name is "Bayouneers".

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. A Town hall was held on March 6th at 7PM in the Clubhouse to allow a thorough discussion of the Guidelines, including comments and questions. It was an active discussion with some constructive discussion and suggestions. To facilitate continuing discussions, a website has been set up at AGC@deerfieldvillageonline.com to allow everyone to comment on the proposed guidelines and offer constructive suggestions. Please take this opportunity to improve the guidelines. The committee will take all comments received by April 15, 2024 and begin the process of modifying the document to reflect resident concerns at its next meeting on Wednesday April 17th at its normal time of 7:00 pm at the clubhouse. The committee will be expanded to additional Members and all residents are welcome to attend and offer feedback. It will hopefully provide a sound foundation for the future of Deerfield Village and its residents. An agenda will be posted on our website.

Join the mighty Deerfield Dolphins for our 46th year of swimming and community fun!
What: Competitive Swim Team for ages 4-18. Member of NWAL (Northwest Aquatic League)

Young swimmers do not have to know the strokes but they do need to be able to doggie paddle or tread water.

When: Practice starts in April thru June with meets on Saturdays.

All information can be found on www.deerfielddolphins.org
Registration has begun online!



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 upcoming events.

Thanks to all who came out to the Pancake Breakfast and the Kids Egg Hunt and Easter party. It was a fun time for all who attended.

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 April 15-20th. 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.

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

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

MUSIC on the GREEN- (MOG)- Saturday, April 6 from 6pm-9pm. Our first concert of the season. The Men's Group will be grilling burgers and hot dogs. Band name is "Bayouneers".

The Recreation Committee is now meeting on the first Thursday of the month at 7pm. The next meeting will be on April 4. We are always looking for new volunteers to help with these events and hopefully they will bring us new ideas & new energy! We need VOLUNTEERS!

Security Stats ~ February 2024

Alarm	3
Animal	0
Assistance	4
Burglary of Habitation	1
Burglary of Motor Vehicle	0
Calls to Hotline	0
Damage/Defacing of Property	0
Dispute	0
Disturbance/Noise	5
EMS / FD / PD	1
Information	3
Solicitors	11
Suspicious Activity	1
Suspicious Person(s)	6
Suspicious Vehicle(s)	13
Theft	1
Vacation Watches	14
Vehicle Collision	0

Security Committee

If you would like a Seal Security magnet, please contact the office to get one.

In general Deerfield continues to be calm from a security standpoint. There is usually more suspicious activity at night, so remember to remove the mail from your mailbox, lock your cars on the driveway and streets and keep your property as well-lit as possible. Some homeowners have added video cameras, and we think it is a good idea.

If an incident does occur or you see suspicious activity, please do the following:

- If you feel in danger personally, call 911 or HCSO first and then SEAL Security.
- If you do not feel in imminent danger, call SEAL Security.

There have been incidents noticed in the past where someone felt in danger and posted on the Nextdoor website before calling 911, HCSO, or Seal Security. Your safety is worth calling.

Also, if you are the victim of a crime, please call HCSO and report it.

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, April 2nd and May 7th at the recreation center. We hope you'll join us.

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!

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 **April 16, 2024**.

The following is a summary of financial activity through February 29, 2024.

Financial Status:

SUMMARY OF FINANCIAL ACTIVITY: FEBRUARY 2024	This Month	Year to Date
Income: Better/(Worse) than Budget	\$ (3,710)	\$ (5,092)
Operating Expenses:		
Actual	56,858	118,142
Budget	61,902	119,034
Better/(Worse) than Budget	5,044	891
Net Operating Income:		
Better/(Worse) than Budget	\$ 1,334	\$ (4,201)
Less budget timing differences (see Comments)	-0-	-0-
Net Operating Income: Better/(Worse) than Budget after adjusting for timing differences	\$ 1,334	\$ (4,201)
Annual Operating Expense Total Budget		\$ 867,875
Board Approved Additions		-0-
Total Authorized Expenditures for 2024		\$ 867,875
Total Reserves Spent	\$ 6,100	\$ 6,173

Noteworthy Expenses this Month:	
PH Curb Repair	4,250
Repair Broken Pipes at Rec Center	2,535
Repair Damage to Fence	1,150
Reduction of Loan Principal	3,624
Total	\$ 11,559

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 plus 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 Patti Averitt at Consolidated Management Services, 281-296-9775, to request a duplicate.

Collection rate as of the end of the month was 85.1% (vs 88.6% same-month-average for the previous 5 years). If you are among those who have not paid your 2024 assessment, we encourage you to pay soon to avoid further accrual of late payment penalties, interest, and other associated charges.

MUD 136 Report

MUD 136 – Brent Phelps

Harris County MUD 136 (the District) monthly meeting was held in the Deerfield Village Recreation Center Clubhouse at 6:00 PM on Thursday, March 14, 2024. Presentations were made by MUD 136 consultants and issues affecting the District were discussed.

The District's fiscal year ends March 31, 2024. McCall Gibson Swedlund Barfoot has been engaged to perform the annual audit of the District's 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 year ending 2024 audit report on the District's web site when available.

At the March 14 meeting, the amended contract with the District's trash service provider Texas Pride was approved. A cost increase of \$1.35 per month for each home will be effective April 1, 2024. An increase to the cost of the Region Water Authority of 5% or \$0.22 was also approved. The Region Water Authority billing will go to \$4.57 per 1000 gallons. District residents are going to see an increase in their April water bill.

The annual budget for fiscal year ending March 31, 2025 was reviewed and approved. The rising cost of labor and inflation are contributing to these increased costs and are compounded by the aging infrastructure of the District and the regional waste water treatment plant. The operator of the waste water treatment plant notified the District of a capital outlay of \$1,751,600 for Clarifier #2, with the work expected to be completed prior to July 31, 2024. MUD 136 placed this expense in our next year's budget, and will pay its share of approximately 10% of this expense when it occurs.

MUD 136 maintains an asset management program which includes video inspection of the sanitary sewer lines. Analysis of the recent inspections is not yet complete. The District will prioritize 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 repairs to the sanitary sewer lines.

There was no update on the proposed emergency interconnect with the Amesbury Park subdivision. We expect this interconnect to be installed in the future. It would be constructed at no cost to MUD 136 and provide Amesbury Park an alternate water source during an emergency.

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. MOC's information is found at: <https://municipalops.com> Our next monthly meeting is scheduled for Thursday, April 11, 2024 at 6:00 PM in the Deerfield Village Recreation Center Clubhouse. Then agenda will be posted on our website: www.hcmud136.org.

Swim Pool Committee

Hi neighbors. Off-season work at the pool continues, with new coping installed around the perimeter of the main pool as well as the baby pool. Additionally, our wonderful Men's Group stepped in to finish off a painting job in the men's bathroom after a pipe leak repair, and the men also will be installing a new fan in the pavilion. Thanks Men's Group! You are an invaluable part of Deerfield Village.

Speaking of appreciation, I'd like to introduce new committee member Melissa Auer. She has already stepped up with excellent suggestions for better cleaning of our pool furniture and assisted in testing the product before moving forward with purchase. This is the type of new insight and energy committees benefit from. I encourage anyone who wants to contribute to Deerfield to consider joining a committee. It's fun and easy and a great way to ensure Deerfield remains a wonderful place to live.

As every year, our pool will open in late May on weekends once school is out. The Deerfield Dolphin's Swim Team season starts in April with swim practices and registration has begun. To register for the Deerfield swim team – see website: <https://deerfielddolphins.swimtopia.com>

You can expect activity at the pool with the beginning of the Deerfield Dolphins' swim season. The pool is not officially open yet, but you will see the swim team practices begin on Wednesday, April 17. There's still time to sign up! The swim team has been a part of Deerfield for more than 40 years and is tons of fun for kids and teens of all ages!

Be advised that the swim team practices will be from 7am-10:30am during the first two weeks of June. Additionally, the pool will be closed to swimmers during May 4 for the "time trials" meet as well as two swim meets on May 11 and June 1. During these events the pool will open from 2pm – 9pm therefore opening hours will vary. See the pool schedule on the website.

In addition, our pool management company focuses on this time of year to recruit and train 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. If your teens or college students are looking for summer work, consider talking to them about becoming a lifeguard. For more information, check out www.a-beautifulpools.com.

Lastly, every homeowner must have their 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.

The Swimming Pool Committee meets the second Tuesday of each month at 7 p.m. Our next meeting is April 9th. We'd love to welcome you as a new member or simply a resident with a constructive comment.



WHY BE A LIFEGUARD?

- 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

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!



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 on April 8 and May 13, 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. 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 BREAKFASTS There have been two events so far this year and three more are scheduled. Your donations go towards the Men’s Group charity efforts. 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. These get-togethers are an excellent chance to meet other DV residents. At one of the upcoming meetings, we will invite members of our local Fire Station.

FOOD DRIVE The monthly Food Drive will be held April 15-20. Drop off your non-perishable donations in the box outside the office. A reminder, no glass containers or items long 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. We completed some carpentry jobs including repair of the picnic table by the bocce ball court, extending our outside storage area and replacing broken/missing slats on the trash cans along the greenbelt. In addition, TMG washed the clubhouse windows and in April we will be tending to the mulch in the playground. 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. 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!”

Our Motto is simple:

“DO WHAT YOU CAN, WHEN YOU CAN”

APRIL 15th - TAX DAY

Community Services

Happy Spring, everybody! Time for spring cleaning and getting ready for summer.

Warmer weather means the return of mosquitoes and other pests. Historically, May and June are the two wettest months of the year in Houston, so this is the perfect time to survey your property and eliminate breeding grounds. The most common breeding grounds for mosquitoes are standing water, yard debris, clogged gutters and drains, and water for animals and birds.

1. Standing Water - While you may know that stagnant water is the best place for mosquitoes to breed, you may not be aware of just how little of this water they actually need to do so. Mosquitoes don't need a wheelbarrow full of water or whole pond to reproduce; they can lay their eggs in as little as a bottle cap of water! It can be very difficult to get rid of every single source of standing water around your yard, so it's important to know some of the most common sources you may not be already aware of, including trashcan lids, buckets, flower pots, grill covers, discarded cups, and tires. The easiest fix to these sources is to get rid of them. If you can't, drill holes in the bottoms so that water is able to drain when it rains and can't collect to make a perfect nest for mosquitoes.
2. Yard Debris - To stay out of the wind, mosquitoes will often take refuge in debris that may be lying around your lawn. When bushes and grass go unchecked and overgrow, they become a perfect shelter from wind for mosquitoes. Grass clippings, raked leaves, piles of downed branches, and compost piles are all attractive hiding places for mosquitoes. If you've got yard debris around your home, do yourself a favor and get rid of it. Not only will it help minimize the number of mosquitoes in your yard, but your lawn will look even more beautiful than it already does!
3. Clogged Gutters and Drains - A very common mistake many homeowners make is not to keep gutters and drains properly cleared. When leaves, pine needles and twigs are allowed to gather and clog drains, gutters, and drainage pipes, mosquitoes get an ideal home that's a combination of tips 1 and 2: standing water and a place to hide. With standing water trapped from debris in drains, mosquitoes are given everything they need to reproduce and invade your yard. One of the best ways to keep mosquitoes from your home is proper drain and gutter maintenance and cleaning!
4. Animal Bowls and Bird Baths - When your pets get too hot, they need to cool off with a big bowl of water. However, you should never leave your pet's water bowl outside for extended periods of time. The undisturbed, fresh water will attract mosquitoes straight to your home. The same goes for bird baths-these provide a source of shallow, stagnant water for mosquitoes to lay their eggs. The birds may be pretty, but mosquito bites certainly aren't!

As every year, Deerfield has contracted a pest control company to treat sewers with larvicides regularly so that inaccessible standing water in the storm drainpipes won't provide breeding grounds. Spraying will be done on an as-needed basis.

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

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.

GARAGE SALE - APRIL 6th

APPLICATION FORM 



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 _____

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, **April 9th** thru **April 13th**, from 9:30am - 1:30pm, and Thursday evening, **April 11th**, from 6:00pm - 8:00pm, and **Saturday, April 13th**, between 10:00am - 2:00pm.

Annual Meeting of the Members

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

Annual Board Meeting

May 7th 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 2024 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.

<u>Name of Candidate(s)</u>	<u>For:</u>
Kim Samman	_____
Philip Lanham	_____
Jim LaRue	_____
Amy Lacy	_____
Eric Toureilles	_____
Lilly Jefferson	_____

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.

2024 APPLICATIONS FOR TRUSTEES

NAME: Philip Lanham LENGTH OF RESIDENCY: 8 yrs
 ADDRESS: 18203 Oak Hampton
 PHONE NUMBER: 717-419-0376 EMAIL: Philip@BinaryAni11.com
 EXPERIENCE: 10+ years accountant, previous member of both Finance & security Committee
 COMMUNITY SERVICE: Currently Volunteering With MS-13E
 WHAT DO YOU HOPE TO ACCOMPLISH AS A BOARD MEMBER: Keep Deerfield a wonderful place to live,
 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.
Philip Lanham 3/8/2024
 Signature Date

NAME: Jim LaRue LENGTH OF RESIDENCY: 23 yrs
 ADDRESS: 18122 Cadbury Dr.
 PHONE NUMBER: 281-831-0063 EMAIL: Jim@TLarueServices.com
 Experience -
 I have amassed extensive experience in the construction industry spanning over 25 years. Throughout my career journey, I've held key roles such as new construction superintendent, project manager, building inspector, New Construction Phase Inspector, and Professional Inspector. My responsibilities have consistently involved overseeing projects from their conception to completion. Regularly conducting thorough inspections and ensuring adherence to standards has been a cornerstone of my work ethic.
 I have dedicated myself to continuous education throughout my career, accumulating years of ongoing learning mandated by the State of Texas to maintain and uphold my professional license.
 In addition to my current role as a home inspector, I provide support and oversight for an Architectural Committee and HOA in a neighborhood in south Houston. This involves supervising a diverse range of construction projects, each with its own unique scope and complexity. I actively engage in resolving construction challenges and addressing the needs of the ARC. Additionally, I collaborate with the board to identify potential solutions and pathways for improvement. I think my experience working in this position between homeowners, the ARC, and HOA board has given me a unique perspective of how to resolve issues between parties.
 What do I hope to accomplish as a board member?
 I aspire to be a positive force within the community and among the members of the board. It is my goal to ensure that the actions of the board align closely with the needs and desires of the community we serve. By doing so, I aim to contribute to the well-being and prosperity of all residents. As a board member, I understand that my primary responsibility is to represent and advocate for the best interests of the community as a whole.
 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.
Jim LaRue 3/8/2024
 Signature Date

NAME: Amy Lalaj LENGTH OF RESIDENCY: 20 yrs
 ADDRESS: 18322 Mountfield Dr
 PHONE NUMBER: 281-550-0143 EMAIL: amylalajlaw@gmail.com
 EXPERIENCE: I have served on the board in previous years and recently joined the board again in mid 2023. Work in the legal and real estate field.
 COMMUNITY SERVICE: I serve as a judge at the UH Law School Negotiations/Mediation Contest. I also Captain 24 Tennis league teams for adults. I occasionally provide pro bono legal assistance.
 WHAT DO YOU HOPE TO ACCOMPLISH AS A BOARD MEMBER: I will continue to use my knowledge and experience to help better the Deerfield community by listening to residents' concerns and collaborating with others to find optimal solutions.
 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.
Amy Lalaj 3/7/24
 Signature Date

NAME: ERIC TOUREILLES LENGTH OF RESIDENCY: 24 YEARS
 ADDRESS: 18302 Wilstone Dr.
 PHONE NUMBER: 281 855-0312 EMAIL: eric.dvca@gmail.com
 EXPERIENCE: I have served on the DVCA Board for 14 years, and currently serve as President. I have held a many businesses leadership position over the past 30 years, with a focus on tech and project management.
 COMMUNITY SERVICE: I have served in Cub Scouts and Boy Scout for over 25 years in multiple leadership positions. I've served on a few committees, including the Perimeter fence, and AGC in Deerfield.
 WHAT DO YOU HOPE TO ACCOMPLISH AS A BOARD TRUSTEE:
As a trustee, I pledge to protect the assets and manage the affairs of Deerfield in accordance to the By-Laws, Policies and Articles of Incorporation. I will continue to support our Committees as they strive to keep our community a secure, attractive and fun place to live. I will do my best to bring the community together and a place we are all proud to call home!
 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.
Eric Toureilles 3/7/2024
 Signature Date

NAME: Kim Samman LENGTH OF RESIDENCY: 5+ years
 ADDRESS: 5130 Glenworth Court
 PHONE NUMBER: 832 419-9375 EMAIL: KSammanjd@gmail.com
 EXPERIENCE: HOA Board member - currently I am a licensed attorney. Prior to serving on the HOA board, I have been heavily involved with the recreation committee in DFV.
 COMMUNITY SERVICE: In addition to my involvement in the neighborhood, I am very involved with our local schools. I serve on the Superintendents Parent Leadership Forum, as well as the CPDC forum at Oatis Middle School.
 WHAT DO YOU HOPE TO ACCOMPLISH AS A BOARD MEMBER: I will work to keep our neighborhood safe and beautiful. I think it is important to support our DFV events and facilities that make our neighborhood so special.
 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.
Kim Samman 3/7/24
 Signature Date
 Version 2.6 - 6/2018

NAME: Lilly Washington Jefferson LENGTH OF RESIDENCY: 13 years
 ADDRESS: 18319 Longcliff Drive Houston, TX 77084
 PHONE NUMBER: 832-881-2300 EMAIL: lillyseason53@yahoo.com
 EXPERIENCE: Real Estate Broker/CEO(30+ yrs) Safety Engineer/Retired Served as Board of Director HBREA/NAREB (previous trade board member/ various committee chairperson HAR/TAR
 COMMUNITY SERVICE: Hombuyers workshop for 1st time buyers
 WHAT DO YOU HOPE TO ACCOMPLISH AS A BOARD MEMBER: to serve the best interest of our community, promote a high quality of life for all residents and ensure Deerfield Village remains a desirable place to live for years to come.
 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.
Lilly Washington Jefferson 0219/2024
 Signature Date



Pancake
Breakfast



PICTURES



HAPPY EASTER



NEWS FROM THE DEERFIELD WOMEN'S DAY-TRIPPERS

Ladies, do you love Texas history or simply want to learn more about our state's rich and colorful story? If so, make plans to be on board **Wednesday, April 24**, when the Deerfield Women's Day-Trippers visit **The Bryan Museum at 1315 21st Street in Galveston.**

Housed in a structure originally built as an orphanage in 1895 and partially destroyed by the Great Galveston Hurricane of 1900, The Bryan Museum presents a chronological history of Texas and the American West.

At its core is The Bryan Collection, assembled by J. P. and Mary Jon Bryan, which includes approximately 70,000 items – from ancient Native American cultural artifacts to modern 21st century objects – spanning more than 12,000 years. Six galleries tell the Lone Star State's adventurous past through fine art, religious art, folk art, and portraits.

VISITOR TIP: A sweater is strongly suggested for our docent-led tour. In order to preserve the artwork and rare documents, the interior temperature of the museum must be kept at 65 degrees.

Lunch will be at Katie's Seafood House, 2000 Wharf Road, where its popular "boat to table" menu sports an appealing assortment of salads, sandwiches, wraps, entrees, and pasta dishes. **Of course, every person**

is responsible for payment of her own meal.

PLEASE NOTE: Kindly RSVP no later than **Sunday, April 7** to Leslie Denney at 281-705-0237. A charge of \$12 per person is due prior to the trip and the deadline for payment will be given once your RSVP has been made. As of this printing, space for these trips is limited to 25 and advance reservations are required.

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

Those who register will be notified if plans change.



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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	David O'Brian	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 Lacy		
Architectural Guidelines	See schedule below	4:30 PM	Eric Toureilles	Terry Gray	

Deerfield Village April 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
	7pm Community Svcs-CH	1pm Mahjong-CH 7pm Security- C/H 7pm Troop 120- A	5:45pm Yoga-A 7pm Tennis mtg- SM	9am TMG-CH 7pm Recreation-CH	9am C&D-CH 4pm Election Mtg-SM	7am-2pm Garage Sale 6pm-9pm Music on the Green
7	8	9	10	11	12	13
	7pm Deeds-CH 7pm Landscape-SM	DVCA Election-SM 9:30am-1:30pm 1pm Mahjong-CH 7pm Swim Pool-CH 7pm Troop 120- A	DVCA Election-SM 9:30am-1:30pm 12pm Quilting-CH 5:45pm Yoga-A	9 DVCA Election-SM 9:30am-1:30pm 6pm-8pm 9am TMG-CH 1pm Dominos- CH 6pm MUD 136- CH 7:30pm Tx-Poker- A	DVCA Election-SM 9:30am-1:30pm 9am C&D-CH	DVCA Election-SM 10am-2pm
14	15	16	17	18	19	20
	 TAX DAY OFFICE CLOSED FOOD DRIVE BEGINS	1pm Mahjong-CH 7pm Finance-CH 7pm Troop 120- A	5:45pm Yoga-A 7pm Arch Guidelines Mtg-CH	9am TMG-CH 7pm Bunco-CH	9am C&D-CH 3pm Book Club-CH	FOOD DRIVE ENDS
21	22	23	24	25	26	27
SAN JACINTO DAY 	6:30pm Election Comm. Mtg-SM 7pm Board Mtg-CH	1pm Mahjong-CH 7pm Troop 120- A	9:30am Sewing-CH 8am DV Day Trippers 5:45pm Yoga-A	9am TMG-CH 4pm Ladies Hour-CH	9am C&D-CH	
28	29	30				
		1pm Mahjong-CH 7pm Troop 120- A				LEGEND: A Annex CH Clubhouse SM Small Mtg Room C&D Coffee & Donuts



Deerfield Malties
meet once a month,
in the Clubhouse

Check the Calendar



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DEERFIELD VILLAGE MARKET REPORT

AUGUST 2022

8
TOTAL ACTIVE LISTINGS*

6
TOTAL SOLD LISTINGS

\$397,167
AVERAGE SALES PRICE

37
AVERAGE DAYS ON THE MARKET

*As of 9/2/2022

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