



DEERFIELD VILLAGE *News*

October 2025

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,

Thank you for signing up on the new homeowner's portal, and I heard we have some problems with the first 48 hours with the instructions, but it appears most of you are signed up. We may reach out to those that have still not registered with a follow-up letter. Please log in to the new homeowner's portal and report any issues to the office manager.

A reminder that the Budget Board meeting is on Monday, October 20th at 7PM in the Clubhouse to review the 2026 budget and set the Annual 2026 Assessment. You are invited to provide feedback. Please be aware that homes with cluster mailboxes will incur a small fee to cover replacement and maintenance costs that were previously covered by USPS. Patio Homes will not be affected by this additional charge, as it is already covered with their higher assessment, which also covers private streets, lighting, curbs, etc..

I understand that Ezee Fiber is 99% done with the easement construction and they are connecting homes to their network. I hear they are repairing any damage they have caused promptly. I'm hoping it will be a good experience for us, and the competition will push for lower pricing. For construction issues or damages, call 346-644-3788 or email construction@ezeefiber.com.

Please note that Saturday, October 11th will be the Fall Garage Sale, you must register on the Deerfield website or the new portal. On that same day we will have Shredding and Electronic Recycling from 9AM to Noon in the Deerfield parking lot, sponsored by MUD #136 and the help of the Men's group. If you didn't think that was enough in one day, starting at 6PM we will have a Music on the Green, so come meet your neighbors and bring a chair and your favorite beverage to share.

At the last Board meeting, we had a concerned resident address the Board about creating a sub-committee to bring awareness about broken residential sidewalks which is creating a safety issue in Deerfield. Although the HOA takes great care of the Greenbelt and other Common

areas it owns, some residents are not maintaining their sidewalks. He pointed out that they may not be aware that it is their responsibility to maintain the sidewalks, and they can be held responsible if someone falls or hurts themselves. Although the Board did not agree to create a subcommittee, they did agree it is important to bring awareness and support a group of concerned residents. He provided 30 homes for the board to review and take appropriate action. He suggested that we offer residents dates when we are doing sidewalk repair work, so we can provide lower cost solutions for residents. We have done that in the past.

Don't forget about Trunk or Treat for the kids on Sunday, Oct. 26th, starting at 5PM at the Recreation Center parking lot. Those wanting to participate should be there and parked by 4:45PM at the latest. Costumes and decorations are nice but not required. Then we can do it all over again on Halloween, Friday Oct. 31st. Have fun and be safe!

The next HOA Board meeting will be on October 27th at 7pm in the Clubhouse, all residents are invited.

Take Care,
Eric

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US POSTAGE
PAID
BRAZORIA TX
PERMIT NO 3

Important Information

DEERFIELD HELPFUL NUMBERS

DVCA Office:

4045 Deerfield Village Dr	281-463-2624
Website: www.deerfieldvillageonline.com	
Email: dvmgr@deerfieldvillageonline.com	
SEAL Neighborhood Patrol	832-408-0200

GOVERNMENT

County Clerk's Office 16715 Clay Rd #8	832-927-7230
Justice of the Peace 16715 Clay Rd #4	713-274-0800
Harris Co. Sheriff's Office Non-Emergency	713-221-6000
Fire & EMS Non-Emergency	281-550-6663
State Highway Public Information	713-802-5076
Harris County Precinct 4 Commissioner's Office:	
Must have address to report	713-755-6444
Graffiti, Street Signs, Curb Repair, Road Damage (Except for Patio Homes)	
Bear Creek Library 16719 Clay Rd.....	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 High School	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 (Best Trash)	281-313-2378
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 Co Public Health & Env Svcs (HCPHES) Public Nuisance	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 call or stop by the DVCA office, Monday through Friday, between the hours of 9:30 am and 1:30 pm. 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 Best Trash and trash pick-up is on Tuesdays and Fridays, with recycling pick-up on Tuesdays. 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 Best Trash.

THE OFFICE WILL BE CLOSED ON
Monday, October 13th &
Friday, October 31st

Recreation Committee

The EVENT CALENDAR is on the DV website www.deerfieldvillageonline.com. Thanks to those who attended the Labor Day pool party, Music on the Green and the Pancake Breakfast.

UPCOMING EVENTS ARE LISTED BELOW:

FOOD DRIVE- This month the MESA-Outreach Food Drive will be held during the week of Oct. 20-25. Drop off your non-perishable donations in the box outside the office. No glass containers or items more than one year passed their expiration date. **MESA's food pantry especially needs jelly, cereal, canned beans, rice and pasta.**

NEW CLUB A Garden Club welcomes anyone interested in plants and gardening. The next meeting is on Wednesday, Oct. 8 at 9:30 am.

PAPER SHRED/ELECTRONICS RECYCLE- Saturday, Oct. 11 from 9AM until Noon in the parking lot at the Rec Center. Again, this year we will be working with MUD 136 to shred paper and recycle electronics.

MUSIC on the GREEN Saturday, Oct. 11 from 6-9pm. Bring your lawn chairs, your favorite beverage and enjoy the music. The Men's Group will be grilling hot dogs and burgers.

GARAGE SALE Saturday, Oct. 11 from 7am - 1pm. Pick up some hidden treasures.

TRUNK or TREAT Sunday, Oct. 26 from 5-6pm in the Rec Center parking lot. Lots of candy, a Fortune Teller and the Scarecrow. It's always lots of fun.

Family Campfire Saturday, Nov. 1 from 7-10pm. Campfire, cobbler with ice cream and Smores.

The next meeting will be on Nov. 7. We are always looking for new volunteers to help with these events and hopefully they will bring us new ideas & new energy!

Swim Pool Committee

Hello neighbors. The first weekend in September marked the end of our life guarded hours at the pool. We had a great swim season with high attendance at the pool. We love to see this!

For those who want to continue lap swimming while the pool is closed, the Swim at Your Own Risk program, S.A.Y.O.R., extends until November 1st (unless the pool water drops below 72 degrees), so if you're interested in registering, please contact the office to sign up.

As we move into the off season, the Swimming Pool Committee will once again look to completing needed maintenance and repair projects. We've already identified a need to replace the contact joints on our pool deck. We completed the perimeter joints last year and now need to do the remaining ones. We secured a bid in Spring 2025, but since then our committee has discussed ways to cut costs on this project, so we are pursuing those avenues before we make a decision. We're also looking to make repairs to our perimeter fence and purchase new lounge chairs. The broken step in the deep end will be repaired after SAYOR ends, so expect to see that work done sometime in November or December.

If anyone would like to join our meetings, we meet at 7PM in the Clubhouse on the second Tuesday of each month. Our next meeting is Oct. 14 and we welcome your input, suggestions, comments.

MUSIC ON THE GREEN

🎵 Saturday, October 11th 🎵

6-9 pm

Don't forget your lawn chairs

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

SUNDAY OCTOBER 26th - RAIN OR SHINE!!

DFV RECREATION CENTER PARKING LOT

5:00 - 6:00PM

FORTUNE TELLER & CANDY
for the kiddos!

**HAPPY
HALLOWEEN!!**



WATER DISTRICT NOTICE OF PUBLIC HEARING ON TAX RATE

The HARRIS COUNTY MUNICIPAL UTILITY DISTRICT #136 will hold a public hearing on a proposed tax rate for the tax year 2025 on October 9, 2025, at 6:00 p.m. at 4045 Deerfield Village Drive, Houston, TX 77084. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

FOR the proposal: Brent Phelps, Barry Greer, Jody Shipman

AGAINST the proposal: None

PRESENT and not voting: None

ABSENT: Neil Polansky, Adam Rodriguez

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	This Year
Total tax rate (per \$100 of value)	\$0.15200/\$100	
\$0.15500/\$100		
	Adopted	Proposed
Difference in rates per \$100 of value	\$0.00300/\$100	
Percentage increase/decrease in rates (+/-)	1.97%	
Average appraised residence homestead value	\$327,964	\$342,660
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$0	\$0
Average residence homestead taxable value	\$327,964	\$342,660
Tax on average residence homestead	\$498.50	\$531.12
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)	\$32.62 6.54%	

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

Community Services

The Annex room painting project inside is completed and looks great! The project consisted of repairs to walls and ceilings and then paint which will help maintain the quality and appearance of this community room. The next project will consist of replacing the outside stairs.

As usage increases during holidays with our recreation facilities we remind everyone about proper care of our interior and exterior spaces. The simple guidelines we have shared previously remain very important to: please avoid using tape, staples, nails, or push pins on walls when decorating for events. While we understand the desire to personalize spaces for special occasions, these items damage paint and underlying surfaces and create openings for moisture and insects that lead to costly repairs down the road.

Our room rental checklist provides comprehensive guidance for keeping our facilities in excellent condition. Beyond avoiding wall damage, renters can help preserve our shared spaces by lifting rather than dragging furniture, using coasters for drinks, and promptly cleaning or mopping up any spills. These small actions make a significant difference in extending the life of our improvements and furnishings and keeping maintenance costs manageable.

Our room rental application is located on our website. Rental fees are \$120 for the first four hours and a \$100 refundable deposit with additional hourly rates for extended use. Deposit is returned once the facility rental room is inspected, the cleanup list has been initialed by renter and returned in the Dropbox. The resident renting must be present throughout their event and are responsible for their guests' conduct. A comprehensive room rental clean-up checklist is provided to ensure proper care of the facilities. All tables should be put away and cleaned with Windex or Lysol. Furniture must be returned to original positions, and trash properly disposed of in the receptacles behind the fence. Please use coasters for drinks, avoid placing sharp objects on wall or any surfaces, and clean up floor spills promptly. Restrooms must be left clean and locked, including toilet paper replaced for the next person renting. Do not exceed that a maximum of 75 people allowed in the Clubhouse or Annex per Fire Code, and all attendees must remain in the rented facility area. Your resident access key badge card will be used for room entry during the hours slotted to rent. To reserve a room, please contact the Association Office for availability.

The Community Services Committee continues to meet on the first Monday of each month at 7PM at the Rec Center. Next meeting is October 6th.



**CONGRATULATIONS
TO
18226 Longmoor
4615 Farnington**

MUD 136 Report

The Harris County MUD 136 Board held its regular monthly meeting on Thursday, September 11, 2025, at 6:00 PM at the Deerfield Village Recreation Center. Meetings are open to the public, with agendas posted at the Recreation Center and online at www.hcmud136.org.

Property tax rates were discussed and the MUD 136 property tax hearing will be during the October 9, 2025 regular meeting.

Best Trash representatives attended this meeting and discussed trash operations including their call center response. If you need to contact Best Trash they suggested trying the Chat option on their website, in addition to the email and phone call options. MUD 136 continues to work with Best Trash to improve trash collection service and welcomes your comments and feedback.

Ezee Fiber is finalizing their construction in Deerfield. Please stay alert for potential issues in your area. Check your sprinkler systems and report any damage to Ezee Fiber representatives.

Recycling Event – Saturday, October 11

Join us at 9:00 AM at the Deerfield Recreation Center for the annual **Deerfield Cleans Up Day!**

- Paper shredding and electronics recycling available from 9 AM - 1 PM
- Co-sponsored by MUD 136 and DFV Men's Group.

Water Conservation Reminder

Cooler days are coming, but continue to conserve water. Fix leaks promptly. Even a slow drip can waste water. Regularly check toilets, faucets and outdoor hoses. You can find helpful tips on water conservation and access free online courses at <https://wateru.whcrwa.com>.

Hurricane season is not over. Stay prepared for a late season storm. For resources and checklists, visit Harris County precinct 4 hurricane preparedness page. <https://cp4.harriscountytexas.gov/hurricanes>

Stay Informed – Sign Up for Alerts

Sign up for text alerts from MUD 136 to receive updates on drought conditions, and water, sewer, trash, and recycling services:

Text hcmud136 to 74121, or register online at <https://mobile-text-alerts.com/hcmud136>

Contact Information

- **Water, sewer, billing, and operations:** Municipal Operations & Consulting (MOC)
Phone (281) 367-5511 Website: <https://municipalops.com>
- **Trash collection issues:** Best Trash

Phone (281) 313-2378 Email customerservice@besttrashtexas.com. Or Chat

Deeds Committee

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.
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 and EDGE WALKWAYS AND CURBS** and **REMOVE ANY DEAD SHRUBS** that did not survive the winter or heat.
3. **TRIM TREE LIMBS AWAY from STREET LIGHTS:** If your tree is obstructing a streetlight, please trim it so the street is properly illuminated at night.
4. **CHRISTMAS and HOLIDAY DECORATIONS and LIGHTS** should be removed from your home and landscaping in a timely manner.
5. **MILDEW** is always a problem. Please remove any mold and mildew that may be growing on your home.
6. **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. **See Fence Policy Non-Perimeter** document on the DVCA website under the Deeds tab.
7. **PARKING:**
 - a. **No cars, boats, trailers, campers, or vehicles of any kind, may be parked or stored on a public street or in your driveway for over 72 hours. This includes the Patio Homes section.**
 - 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 the Patio Homes where streets are less wide.
8. **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.
9. **NO LIVESTOCK OR POULTRY ARE ALLOWED. NO CHICKENS OR ROOSTERS ALLOWED.**

Deeds members meet on the 2nd Monday of the month at 7pm at the Clubhouse. The next meeting will be on October 13.

HAPPY HALLOWEEN



On Your Mark! Get Set! SHOP!!!
47th Annual Deerfield Village Christmas
Bazaar and Market Weekend

***November will be here sooner than you can
say “Merry Christmas”!***

We know you CAN'T WAIT to visit and **sHOp sHOp sHOp!!**
Please come out to enjoy the **Annual Deerfield Village
Christmas Bazaar and Market on November 7th & 8th**. Located
at the Deerfield recreation center.

Our planning committees and vendors have been working hard to bring new and exciting events and products to the bazaar this year!

- Upon arrival you will be given a ticket for DOOR PRIZES that will be rewarded throughout both days.
- You will then be given the opportunity to purchase raffle tickets for an A-M-A-Z-I-N-G gift basket that features a two-night stay in a beach house that sleeps 8-10 people--plus a host of getaway goodies for those two nights!
- We will have some light snacks to munch on while you visit all our vendor booths.
- And last, but not least...**SANTA CLAUS** himself will join us on Saturday from 10am to 2pm! Bring your camera and your kids and grandkids, nieces and nephews, friends and neighbors to visit with Santa, snap pictures, and then shop til you drop!

We still have space for a few **new vendors** from Deerfield Village to join us for the bazaar. If you have a special talent: crafts, art, gardening, quilting, sewing, floral design, baking, jewelry making, basket weaving. and LOVE THE HOLIDAYS, don't miss this opportunity to share your passion with us, your neighbors and friends. Our booth fees are the lowest you'll find anywhere. We work together to advertise, stage the market, festively decorate, set up vendor spaces, undecorate, and clean up afterwards. And then each vendor goes home with BUNDLES OF CASH from their sales!

If you would like to claim your space with this unique organization, contact our chairperson, Smitty Haver, by calling 281-541-8061 for details. She will provide you with all the information you need and will get you set up as a vendor with us. It is a truly rewarding experience where we work together, sell together, and celebrate together!

Our final vendor planning meeting will be **Wednesday, October 22, 7pm**, at the rec center. Deerfield Village residents MARK YOUR CALENDARS NOW for November 7th and 8th!

Bazaar Dates & Times:

Vendor Setup -Thursday, Nov. 6 – 9am to complete
Friday, Nov. 7 - 10am to 6pm
Saturday, Nov. 8 - 10am to 4pm

Men's Group

The Men's Group (TMG) meets weekly on Thursdays at 9AM at the Rec Center. We have stimulating and lively roundtable discussions on topics of interest to the group. Besides our projects for DFV, and the community at large, we mix in some fun and fellowship which includes a monthly book club. Earlier this year TMG toured the Transtar facility, and we recently toured the new fire station. In addition, we have resumed our monthly Astros watch parties. 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, give rides to medical appointments and work with St. Vincent de Paul to aid the needy. It Words that guide us, "You can't help everyone, but everyone can help someone."

FOOD DRIVE The monthly Food Drive will be held Oct. 20-25. Drop off your non-perishable donations in the box outside the office. Please no glass containers or items long past their expiration date.

ONGOING ACTIVITIES Each week we sort the thin films that we collect. The grocery bags go to local Food Pantries—Mesa, KCM, and Meals on Wheels, and the rest go to TREC. We collect used tennis balls and take them to Special Pals or the dog park.

USED EYEGLASSES So far, we have collected about 300 pairs and are now well on our way to our goal of 500. There are two collection boxes at the Rec Center near lending library.

PAPER SHRED/ELECTRONICS RECYCLE Sat. Oct. 11 from 9AM until noon in the parking lot at the Rec Center. Again this year we will be working with MUD 136 to shred paper and recycle electronics.

BACK AT IT In October we will resume work on some of our larger projects. We have quite a list to work from during the next few months including re-staining the benches along the greenbelt.

SERVICE PROJECTS: This past month TMG held another successful Food Drive for Mesa Outreach and completed some carpentry and electrical jobs, including rebuilding 3 of the trash cans in the pool area, replacing broken boards on several benches on the greenbelt and repairing several of the air vents in the clubhouse. Working with Landscape, we completed our semi-annual tree trimming/planting work and planted 4 new trees along the greenbelt. We continued trenching along the ditch and the pipeline ROW to improve drainage and eliminate standing pools of water where mosquitos breed. In addition, we replaced several of the Poop Bag Dispensers on the trash cans and added several new ones and repainted the warning signs on the greenbelt and. At the request of the HOA, TMG did an inventory of the cluster mailboxes in the subdivision and sorted 22 boxes of records in preparation for shredding on Oct. 11. 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"

Tennis Committee

The Tennis Committee meets on the first Wednesday of each month at 7pm in one of the Rec Center rooms. Any resident is welcome to attend our meetings. We need Committee members so please come if you are interested. The resurfacing of courts 3 and 4 has been completed. The project included 2 extra pickle ball courts on Court 3 which will be marked with blue lines.

All Tennis and Pickle Ball players should legibly sign up for a court with a FIRST and LAST name on the sign-up sheets on the window outside the Deerfield office for the 2-hour time slot. The resident them self should book the court required. Any resident can have up to 3 guest players per day. Players are asked to remove any TRASH after playing and put it in the respective trash bins outside the courts. There is 1 **BLUE** bin on each of the 2 courts for used tennis balls only which are no longer required... these bins are not for trash.

Players are asked to be respectful and considerate of other players and are reminded that no music or radios are allowed on the courts.

Pickle ball players are asked to ensure that the nets are moved to the side of court 4 when they are finished. All players are particularly asked to ensure that the court gates are fully closed and locked after playing.

The next Tennis Committee meeting will be on Wednesday, October 1st.

Pickleball

Pickle Ball Pickleball play is popular and stays strong! You can reserve the **Court #4** on the signup sheets posted just outside the DFV office. The pickle ball net is located on court 4 to roll out for players. Use your DF access card for entry 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 about getting started. We can provide an extra paddle set if requested. Come out and join us...It is so much FUN!

Bocce Ball

Come and join the fun of playing Bocce Ball. It is a game that can be played by young ones and old ones! Very simple rules and easy to learn. We will be playing at the Bocce ball court located on the back side of the tennis courts. There is a new concrete pathway to make it easier to get to the bocce ball court. The time we meet may change as the weather gets warmer & closer to summertime. Please Contact Walter (Scottie) Scott at 832-593-4724 for more information to come play with a group.



upcoming

EVENTS IN DEERFIELD



Shredding & Electronic Recycling

Saturday, Oct. 11 9am - Noon.

Location: Recreation Center Parking Area



ELECTRONICS RECYCLING:

Items Accepted:

Computers, Laptops, Monitors, Desk Top Copiers
TVs (LCD/Plasma) any size, CRT TVs up to 36" (No wooden cased TVs)

Printers, Keyboards, Mice, Hard Drives, IPADs, Tablets, Cable Boxes, Power Cords and Cables, Telephones, Stereo Amplifiers, VCRs, Toner Cartridges, Rechargeable batteries.

Items Not Accepted

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

DOCUMENT SHREDDING:

All documents will be shredded onsite. You can bring documents in boxes or bags. Remove all documents from spiral notebooks or binders. Remove all binder clips or any other metal binding materials that cannot be easily bent by hand.

PRESCRIPTION GLASSES AND CASES

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

**DONATE
GLASSES
HERE**



Deerfield Family CAMPFIRE

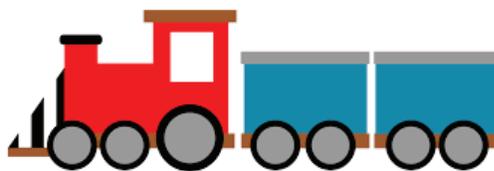
SATURDAY, NOVEMBER 1 Campfire begins at 7 PM.

Recreation Center on lawn where we host Music on the Green.

Residents are welcome to come out and enjoy cobbler and smores next to the campfire and meet new neighbors. Bring a chair or two. **Hope to see you there!**



SNOW DAY IS COMING!



Deerfield Village Annual Snow DAY

Sunday, Dec. 14 3pm – 5pm

Train ride, Santa visit, kid crafts & **SNOW!**

Architectural Guidelines Committee

The AGC (Architectural Guidelines Committee) meets twice a month in the Deerfield Clubhouse. Meetings are at 7pm on the first Thursday and the fourth Tuesday of each month. The meeting agenda will be posted on the website and outside the DVCA Office three days prior to the meeting date. Meeting minutes will be posted on the website once the committee has approved them.

The AGC has made great strides and continues to update the new Unified Protective Covenant (PC) document with modernized language from the 10 original Protective Covenants, and pertinent language from existing policies. At this time, the AGC is focused on the existing provisions, and whether they should be kept, modified, or deleted. In addition, there will be a focus on the Matrix in these next two meetings of October. However, based on the current process, we will go into late 2025 before completing the document. All document changes will be discussed and approved at a later date, and subject to community vote. All residents are welcome to attend the AGC meetings. The next two meetings will be on Thursday, Oct. 2 and Tuesday, Oct. 28 at 7pm in the Clubhouse.

Landscape Committee

The next meeting of the **Deerfield Garden Club** will be Wednesday October 8th at 9:30 AM at the Deerfield Club house. We are also planning an evening meeting in November and hope to have a speaker from Trees 4 Houston to talk to us about what trees are best for our yards and common areas considering the increasingly more challenging climate conditions. The purpose of the club is to exchange ideas on lawn and gardening topics, arrange for speakers, organize outings and to provide a social outlet for garden minded residents. The featured topic for October is kitchen gardens, four season gardening for the kitchen table. For more information email dvcagardner@gmail.com

The **Landscape Committee** is continuing with sidewalk repairs and tree trimming. As the weather cools off, we will be doing more perennial plantings.

We meet the second Monday of each month at 7PM in the small meeting room across from the office. Our next meeting will be held on October 13th and our final meeting of the year will be November 10th. All are welcome.



**DEERFIELD
YOGA CLASS**

*Looking for a volunteer to teach
yoga for our community.*

*Please contact the office
if interested.*

Security Committee

As the fall season arrives and evenings grow darker earlier, the Security Committee would like to share a few reminders to help keep our neighborhood safe:

- **Lighting Check:**
Please ensure exterior lights are working properly and consider using timers or motion sensor lighting for added visibility at night.
- **Holiday Deliveries:** With increase package deliveries during fall and holiday season, please pick up items promptly or use secure delivery option to reduce theft risks.
- **Secure Belongings:**
Remember to lock vehicles, close garage doors, and store bicycles, lawn equipment, and packages out of sight.
- **Vacation Watch:**
If you'll be away for a few days, consider filling out a vacation watch form with SEAL. These forms are available on the Deerfield website and need to be submitted one week prior to travel. Hold your mail, set indoor lights on timers, and avoid posting real-time travel plans on social media.

Thank you for your continued support in making our neighborhood safe and welcoming for everyone.

If you are interested in volunteering with the Security Committee, we invite you to attend our monthly meetings at 7pm on the first Tuesday of each month. Next meeting is on October 7th.

Security Stats ~ August 2025

Alarm	2
Animal	1
Assistance	5
Burglary of Habitation	0
Burglary of Motor Vehicle	0
Calls to Hotline	0
Damage/Defacing of Property	0
Dispute	0
Disturbance/Noise	2
EMS / FD / PD	1
Information	1
Solicitors	4
Suspicious Activity	1
Suspicious Person(s)	2
Suspicious Vehicle(s)	7
Theft	0
Vacation Watches	19
Vehicle Collision	1



Deerfield Village FALL Garage Sale

Saturday, October 11, 2025

7:00 AM – 1:00 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. The Garage Sale will be held on October 11th.

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

Forms and payments 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: September 5th - October 10th \$ 15.00

Late Registration: October 10th - October 11th \$ 25.00

I, _____ have read, understood and will abide by the above rules and regulations for the October 11, 2025 Deerfield Village Garage Sale.

Address: _____

Phone #: _____

Email address: _____

For Office Use Only:

eUnify _____ Participant # _____ Added to Spreadsheet _____

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

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 **May 20, 2025**.

The following is a summary of financial activity through March 31, 2025.

Financial Status:

SUMMARY OF FINANCIAL ACTIVITY: MARCH 2025	This Month, \$	Year to Date, \$	Year End Forecast, \$
Income: Better/(Worse) than Budget	5,582	7,628	8,204
Operating Expenses:			
Actual	56,834	201,825	901,429
Budget	70,026	204,703	910,082
Better/(Worse) than Budget	13,191	2,877	8,653
Net Operating Income:			
Better/(Worse) than Budget	18,773	10,505	16,857
Total 2025 Operating Budget		910,082	910,082
Board Approved Additions		-0-	-0-
Total Authorized Operating Expenditures for 2025		910,082	910,082
Total Reserves Spent	24,256	29,795	112,531
Noteworthy Expenses this Month:			
Pool Furniture	4,049		
Tree and Stump Removal	3,220		
Playground Mulch	2,160		
Reduction of Loan Principal	3,986		
Total	13,415		

Note: Budgeted expenditures that have not yet been expensed but are expected to be expensed in subsequent months are reflected in the Year End Forecast.

2025 Assessments and Collections:

Yearly Assessments are the primary source of funds for operation of the Deerfield Village Community Association for the benefit of Deerfield residents. 2025 Collection rate as of the end of the month (89.0%) slightly better than last March but 2.3% lower than the same-month-average for the previous 5 years.

Invoices for 2025 Assessments plus outstanding balances from 2024 and prior years were mailed October 2024. Payment was due by January 1, 2025 and was considered late after January 31, 2025. Beginning in February, late fees, interest, and other penalties started to accrue. **If you have not received your 2025 invoice or are unable to locate it, please contact the DVCA office to request a duplicate. All payments to DVCA should be sent to the DVCA office.**



Our next outing will be Wednesday, October 22 to Enchanted Gardens, 6420 FM 359, Richmond. It is Richmond's Best Garden center and plant nursery. We will have a short seminar, at no cost, on fall container plantings. After this we will have time to shop. Help is available from the staff that includes Professional Arborists, Master Gardeners, Texas Certified Nursery Professionals and Texas Certified Water Smart Professionals. The inventory includes annuals, perennials, bulbs, seeds, trees, shrubs, houseplants, vegetables and more. In addition to the wide variety of plants, soil and fertilizers, garden accents and pots, garden gifts are also available.

Next, we will have lunch at Burger Barn, 1101 Damon St., Rosenberg. Burger Barn has been striving to satisfy customers' cravings for authentic burgers and wings since 2009. They are known for homemade delicious fresh, never frozen 100% ground chuck burgers and a great selection of toppings. Also on the menu are salads, spicy tacos and robust chicken wings.

After lunch, if time allows, we can shop the stores in downtown Rosenberg.

PLEASE NOTE: KINDLY RSVP NO LATER THAN MONDAY, OCTOBER 6 to Leslie Denney at 281-705-0237. You will be responsible for the cost of your lunch and any purchases you make.

Remember, space is limited to 25 and advanced reservations are required.

The bus will depart from the Deerfield Rec. Center at 9AM & return by 4PM.



BSA Deerfield Troop update

Our first troop campout took us up to Lake Buchanan for fun on the water. Thank you, Danny Reeves, for the campsite and boat! They worked in a little advancement as well.



We moved the meeting location to Wilson elementary every Tuesday at 7pm. If you are interested in joining our group, please come by or visit our website at www.bsatroop120.com Scouting America is open year-round: www.beascout.org

Music on the Green last month



Last Month's Pancake Breakfast with our wonderful Cy-Fair Fire Department



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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	Bill Wilkinson	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	Steve Gunzelman	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	281-381-9303
Security	1st Tuesday	7:00 PM	Brent Burris		
Swimming Pool	2nd Tuesday	7:00 PM	John Murphy	Carissa Lamkahouan	
Tennis	1st Wednesday	7:00 PM	Amy Lacy		
Architectural Guidelines	See schedule below	4:30 PM	Eric Toureilles	Terry Gray	

Deerfield Village October 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
LEGEND: A Annex CH Clubhouse SM Small Mtg Room C&D Coffee & Donuts			1 7pm Tennis mtg- SM 	2 9am TMG-CH 4pm Ladies Happy Hour-bingo- CH 7pm AGC-Mtg-CH	3 9am C&D-CH 10am Recreation committee mtg-CH	4
5	6 7pm Community Services-CH 	7 1pm Mahjong-CH 7pm Security- C/H 	8 12pm Quilting-CH 9:30am Garden Club 	9 9am TMG-CH 1pm Dominos- CH 6pm MUD136- CH 7:30pm Poker- Annex	10 9am C&D-CH 	11 7am- GARAGE SALE 9am – Noon: SHRED Day- parking lot 6pm- Music on Green live band, food & fun!
12	13 OFFICE CLOSED COLUMBUS DAY 9:30am Mahjong-CH 7pm Deeds-CH 7pm Landscape-SM	14 1pm Mahjong-CH 7pm Swim Pool-CH 	15	16 9am TMG-CH 7pm Bunco-CH 	17 9am C&D-CH 	18
19	20 7pm Annual Special Budget Meeting FOOD DRIVE BEGINS	21 1pm Mahjong-CH 7pm Finance-CH 	22 8:30am DV Day Trippers field trip 9:30am Sewing-CH 7pm Bazaar mtg-CH	23 9am TMG-CH 3pm Book Club-CH 	24 9am C&D-CH 	25  FOOD DRIVE ENDS
26 TRUNK OR TREAT 5-6pm 	27 9:30am Mahjong-CH 7pm Board Mtg-CH 	28 1pm Mahjong-CH 7pm AGC-Mtg-CH	29 7pm MALTIES -CH	30	31 OFFICE CLOSED HALLOWEEN 	Join us every week- Deerfield scouts www.bsatroop120.com 



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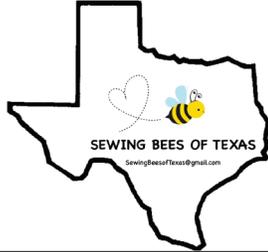
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SEWING BEES OF TEXAS

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! Ann Holmes 713-703-7060



Deerfield Malties
meet once a month
in the Clubhouse

Check the Calendar

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Contact: jennifer@mesa-outreach.org www.mesa-outreach.org **281-599-8536**

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