



# DEERFIELD VILLAGE News

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

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

At the last Board meeting we moved all Statutory Deeds related items from the General Policies and moved them over to the Supplemental Policies, which already contained only those types of policies. We also renamed it Supplemental Statutory-Deeds Policies. We did not change any of the language or any additional policies, as the purpose was for residents to go to one document, rather than search through two different documents. This will also assist with having one reference document when moving to a consolidated Protective Covenant. In my opinion, it is important for residents to know that there are additional laws, above the Protective Covenants, that allow them to use their property in a certain way.

If you're new to Deerfield, we have a December tradition you might be excited about attending. We will host a **Snow Day Party** for the kids and family. On Sunday, December 14<sup>th</sup> from 3-5PM, we will have two snow mounds, photo opportunities with Santa, train rides, crafts and hot chocolate.

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

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

As we get close to the end of year, I want to thank all

those that volunteered in 2025 and graciously gave their time to make Deerfield such a wonderful place to live. Additionally, our office team, Catherine Guiberteau, Lisa Gilpin and Rose Rodriguez. We truly appreciate your help; we wouldn't have been able to achieve huge wins without you!

One more push for you to get setup on the new homeowner's portal. If you can't access your portal, or had trouble in the past, just call the office and give them your email, and they will send you a link to create your password and then you are in. That's very easy.

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

The next Board meeting is on January 26<sup>th</sup> at 7pm in the Clubhouse. All Deerfield homeowners and residents are invited to attend. No Board meeting on December 22, 2025 for the Christmas holiday.

I wish you and your family a happy holiday!

Eric

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# Important Information

## DEERFIELD HELPFUL NUMBERS

### DVCA Office:

4045 Deerfield Village Dr .....	281-463-2624
Website: <a href="http://www.deerfieldvillageonline.com">www.deerfieldvillageonline.com</a>	
Email: <a href="mailto:dvmgr@deerfieldvillageonline.com">dvmgr@deerfieldvillageonline.com</a>	
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 inquires, you may contact the DVCA office at 281-463-2624 or email [dvmgr@deerfieldvillageonline.com](mailto:dvmgr@deerfieldvillageonline.com). Visit our website, [www.deerfieldvillageonline.com](http://www.deerfieldvillageonline.com) to learn more and see a complete list of our Deed Restrictions.

## Receive Emergency and Informational E-mails...

If you would like to be put on an e-mail list to receive emergency or last minute informational e-mails, please go to our website: [www.deerfieldvillageonline.com](http://www.deerfieldvillageonline.com) and Click on "Create a Resident Account." Then fill in the information requested.

## Keep Deerfield Bright at Night...

Please report 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  
December 24, 25 & 31  
and January 1st**

# Recreation Committee

The EVENT CALENDAR is on the DV website [www.deerfieldvillageonline.com](http://www.deerfieldvillageonline.com). Click on any red number on the calendar and it will show you details of the event, and information on the next 6 upcoming events.

Thank you to those who participated in Trunk or Treat, the Craft Bazaar and the Family Campfire.

## ONGOING ACTIVITIES

**Weekly groups:** Friday's Coffee & Donuts, Mahjong, The Men's Group, Pickleball.

**Monthly groups:** Bunco, MESA Food Drive, Mahjong, Deerfield Day Trippers, Mexican Train Dominos, Ladies' Happy Hour, Quilting, Malties, Sewing Bees, Men's Book Club, Texas Hold 'em Poker, Garden Club.

## UPCOMING EVENTS ARE LISTED BELOW:

**FOOD DRIVE-** This month the MESA-Outreach Food Drive will be held during the week of December 15-20. Drop off your non-perishable donations in the box outside the office.

**CHRISTMAS SOCIAL DINNER** Friday, Dec. 5 from 6:30-9:30 pm. Traditional holiday menu. The theme is "An Old Fashioned Christmas." Entertainment, prizes and lots of fun. Tickets are \$15/person, available from the DVCA office. BYOB.

**CHRISTMAS KIDS SNOW PARTY** Sunday Dec. 14 from 3-5 pm. Snow hills for snowball fun. Santa in the clubhouse and the kid's holiday train. Also, there will be coloring crafts, cookies and hot chocolate. Come out and enjoy this very popular annual event.

The Recreation Committee will meet at 10 am on the first Friday of the month. This is so we can solicit input and help from the folks who attend Coffee and Donuts. The next meeting is Friday, Jan. 2, 2026. We are always looking for new volunteers to help with these events and hopefully they will bring us new ideas & new energy!



Deerfield Boy Scout Troop 120  
selling **MULCH**  
ON SALE  
thru January 31, 2026  
Help a scout go to summer camp.  
[www.bsatroop120.com/mulch](http://www.bsatroop120.com/mulch)

# Community Services

As usage has increased during holidays with our recreation facilities we remind everyone about proper care for our interior and exterior spaces. The simple guidelines we have shared previously are 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. 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. The next meeting will be on January 5, 2026. No meeting in December. If you're interested in helping to maintain Deerfield, be a great place to live, we'd love to have you join us! Happy Holidays!



# MUD 136 Report

The Harris County MUD 136 Board held its regular monthly meeting on Thursday, November 13, 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](http://www.hcmud136.org).

Representatives from Best Trash attended the meeting to discuss trash collection services. Best Trash noted improved response time for their customer service group. No specific complaints were received from residents at the meeting. Residents are encouraged to share comments and feedback at any time.

Remember recycling is every Tuesday, and includes Paper, metal, glass and plastic. Recycling does not include clothes, mirrors, batteries and paint and solvent materials. Go to <https://best-trash.com/> for complete lists on recycling.

## Water Conservation Reminder

Please remember to conserve water. Fix leaks promptly--even a slow drip can waste gallons of water over time. Regularly check toilets, faucets and outdoor hoses for leaks. You can find helpful tips on water conservation and access free online courses at <https://wateru.whcrwa.com>.

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>

Our next monthly meeting is scheduled for Thursday, December 11, 2025 at 6:00 PM at Deerfield Village Recreation Center. Agendas are posted at the Deerfield Recreation Center and online at [www.hcmud136.org](http://www.hcmud136.org).

## Contact Information

- **Water, sewer, billing, and operations:** Municipal Operations & Consulting (MOC)  
Phone (281) 367-5511 Website: <https://municipalops.com>
- **Trash collection:** Best Trash Phone (281) 313-2378  
Email [customerservice@besttrashtexas.com](mailto:customerservice@besttrashtexas.com).

# 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 2<sup>nd</sup> Monday of the month at 7pm at the Clubhouse. The next meeting will be on January 12<sup>th</sup>. No meeting in December. Happy Holidays!

## 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



# 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. We have a number of trips and community service projects planned during the upcoming months. Also, we have monthly Astros watch parties during the baseball season.. 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 Nov. Dec.15-20. Drop off your non-perishable donations in the box outside the office. No glass containers or items 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 TRES. We collect used tennis balls and take them to Special Pals or the dog park.

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

**PAPER SHRED/E- RECYCLE** results are in and we had record amounts of paper shredded, and electronics recycled. So much so that next year we will have to get a bigger truck for the electronics.

**CHRISTMAS LIGHTS** As in previous years, TMG members installed Christmas lights, and other decorations, at both the Clay Rd. and north entrances, and around the clubhouse.

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

**SERVICE PROJECTS:** This past month TMG held another successful Food Drive for Mesa Outreach and completed some carpentry and electrical jobs, including completely rebuilding the last two trash cans in the pool area. In addition, we installed several new motion activated lights at the NW corner of the tennis courts to illuminate the sidewalks in the area. Working with Landscape, we planted trees, shrubs and plants along the greenbelt and around the clubhouse. We completed our project of sanding and restaining all of the benches and trash cans along the greenbelt. Our

next big project is to repair and paint all eight of the benches at the tennis courts. We are in the process of redoing a survey of residential sidewalks previously done 5 years ago and will be looking for tripping hazards. 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"**

## ATTENTION WIVES!

Is your retired husband constantly under foot at the house? Everywhere you turn—there he is! Then send him to the Men's Group at 9am every Thursday morning. There, he can participate in meetings, work on projects, go on trips, enjoy meals, etc. It's lots of fun and rewarding for those involved.



Biggest benefit of all—you get a few hours to yourself!

## Tennis Committee

The Tennis Committee meets on the first Wednesday of each month at 7pm in the Clubhouse. Residents are welcome to attend our meetings.

We need committee members, so please come visit if you are interested.

We are pleased to see much usage of our beautiful courts and many residents also enjoying pickleball on the newly resurfaced courts 3 and 4. We have also installed some new windscreens.

All Tennis and Pickle Ball players should sign up for a court with your FIRST and LAST name on the sign-up sheets located on the window outside the Deerfield office. The resident them self must book the court needed and the max allowed at one time is a 2-hour time slot. Residents can have up to 3 guest players per day. All Players are asked to check and see their shoes have NON-MARKING soles. Black sole shoes should not be worn. This will reduce the scuff marks on the courts playing surface.

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 loud music or radios are allowed on the courts.

Pickle ball players are asked to ensure that the pickleball NETS are moved to the side of court 4 when they are finished.

All players are to ensure that the court gates are fully CLOSED and LOCKED after playing.

The next Tennis Committee meeting will be on Dec. 3<sup>rd</sup> and January 7,2026.

upcoming

# EVENTS IN DEERFIELD

HAVE A  
**Merry Christmas**  
& HAPPY NEW YEAR



## Deerfield Village Annual

# SNOW DAY

Sunday, Dec. 14<sup>th</sup>

3pm – 5pm

Train ride & Santa



*Come join us for a simpler time with an Old Fashion Christmas.*

Friday, December 5 • 6:00 pm to 9:00pm • BYOB • Entertainment

Tickets: \$15 per person at the office

A time of family, a time of innovation, a time when entertainment was the radio and board games at home, a time when gasoline was \$0.18 a gallon.

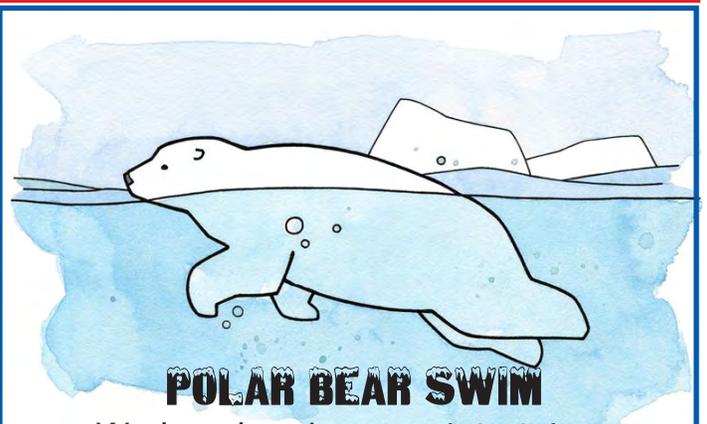
**TOY DRIVE-** This year we are collecting toys for a local charity from November 28 to December 10.

A Collection Box will be in Breeze Way near the office with kids requests on the tree.

## Swim Pool Committee

Hello neighbors. Although off season at the pool is pretty quiet, there is a bit of fun that happens every year – the Polar Bear Swim! Each year on Jan. 1 at 1 p.m. we invite everyone out to have some cookies, hot chocolate and – hopefully – a chilly dip in the pool. With Texas weather what it is, we never know what we're gonna get in terms of water temperature.

Nevertheless, the Polar Bear Swim is an annual tradition to kick off the new year, and we hope you'll join us. Our December meeting is canceled, as usual, but we will meet back again in January on Tuesday, Jan. 13 at 7PM in the Clubhouse. We hope to see you there if you have any concerns, questions, or helpful input.



Wednesday, January 1st at 1pm

Come join us and dive into the new Year with a splash.

# 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 the next couple of meetings. However, based on the current process, we will go into early 2026 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 meeting will be on Thursday, December 4 at 7pm in the Clubhouse. This will be the last meeting for 2025.

# Landscape Committee

The Fall color plantings around the clubhouse and the main entrances are in and Christmas decorations are in place. We did some end-of-year planting of shrubs around the tennis courts and at the main entrance, East and West of Clay Road. Some tree trimming along the green belt is completed and some progress was made in elevating tree limbs along the main thoroughfares. We also planted a few small replacement trees along the green belt. Our tree replacement program will kick off in a big way in the new year. We are looking for suggestions as to where trees should be planted including residents lots as well as in common areas. The one stipulation is that someone nearby has to be willing to step up and take responsibility for watering the new trees. You can send your comments to [dvcagardner@gmail.com](mailto:dvcagardner@gmail.com).

The leaves will be falling soon; please remember it is the homeowner's responsibility to clean up and dispose of the leaves on their property responsibly. Nothing should go into the storm sewers except rainwater. All in all, it was a pretty good year with no major tree falls. After a break in December, the Landscape Committee will meet 2<sup>nd</sup> Monday of each month at 7:00PM in the small meeting room across from the office. Please help keep our neighborhood beautiful and join our committee. Our next two meetings will be on Monday, January 12<sup>th</sup> and February 9<sup>th</sup> 2026. Everyone is welcome to attend.

# Security Committee

As the year comes to a close, our Security Committee would like to thank everyone for helping keep our neighborhood safe and connected throughout 2025. Your vigilance, communication and community spirit truly make a difference!

## Holiday Safety Reminder:

- Package deliveries: Try to schedule deliveries for times when you'll be home or use secure pick-up lockers.
- Lighting: Keep outdoor lights on timers or motion sensors—well-lit homes discourage theft.
- Travel Plans: If you'll be away, let a trusted neighbor know and pause mail or package deliveries. Sign up for vacation watches with SEAL. (Form is available online)
- Lock up: Always lock doors and vehicles, even when parked in your driveway.

## Meeting update:

- We will not hold a regular meeting in December.
- First meeting of 2026 will be held on Tuesday, January 6 at 7:00pm

We appreciate everyone who volunteers time, reports concerns, and keeps our neighborhood safe. Wishing all our neighbors a joyful, peaceful, and secure holiday season.

## Security Stats ~ October 2025

Alarm	2
Animal	1
Assistance	2
Burglary of Habitation	0
Burglary of Motor Vehicle	0
Calls to Hotline	0
Damage/Defacing of Property	0
Dispute	0
Disturbance/Noise	1
EMS / FD / PD	2
Information	4
Solicitors	0
Suspicious Activity	0
Suspicious Person(s)	4
Suspicious Vehicle(s)	6
Theft	0
Vacation Watches	23
Vehicle Collision	0



*A Merry Christmas  
to all*





# Bazaar & Toy Drive

## Holiday Safety Checklist

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

1. When out shopping **always** be alert. **Before leaving a store, always have your keys in your hand.** Keep your cell phone close by, using only if and when necessary. **Remember,** if you are distracted by talking or texting on your phone, it is an open invitation to criminals.
2. If you see something that makes you uncomfortable when walking to your vehicle, go back to the store and request an employee or security guard to watch or walk you to your vehicle.
3. Do not leave packages or other valuables in plain view inside your vehicle as this is an invitation for criminals.
4. When shopping, watch your purse and bags, thieves watch for any opportunity to catch you unaware. **Do not leave your child, purse or other purchases in your basket and walk away to look at something further down the aisle.**
5. When at home, lock your doors and use your alarm systems. Keep your garage door closed.
6. If you are traveling, put your home on Vacation Watch with SEAL. Put a vacation hold on your mail and newspaper or have a neighbor collect them for you. If possible, set up timers to go on and off at various times so that it appears that someone is home.
7. During extremely cold weather, remember the 3 P's: Pets, Plants, and Pipes. Bring pets inside or provide a warm safe place for them to go, cover tender vegetation, and wrap pipes if needed. These precautions can save a lot of heartache and money!
8. Call and report any suspicious activity, persons, or vehicles you see right away! And in an emergency, Call 9-1-1!



The Bazaar Members want to thank all our Deerfield customers, friends and families for supporting our awesome 47<sup>th</sup> Bazaar in 2025. We hope you enjoyed all our one-of-a-kind special items and your gifts will be cherished forever. We hope to see you next year for our 48<sup>th</sup> Christmas Bazaar.

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

As each year, we have decorated the Clubhouse Christmas tree.

**Merry Christmas and Happy New Year!**

At this time of year, please remember your charitable donations to help MESA Outreach with their programs and food pantry



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

# Trunk or Treat



Madame Fortuna!  
Brings good luck!  
Thank you, Shirley for your  
years of service!

## The Men's Group - Planting Trees



# CAMPFIRE 2025



## **Trustee Election Notice:**

### **Applications Deadline**

Trustee Applications must be received by **February 13, 2026**.

### **Posting of Applications**

The Trustee Election applications will be included in the Newsletter and will be available on the DVCA website at [www.deerfieldvillageonline.com](http://www.deerfieldvillageonline.com) **after the deadline**.

### **Election Dates**

The voting will occur Tuesday through Friday, **March 24<sup>d</sup>** through **March 27<sup>th</sup>**, from 9:30am to 1:30pm, Thursday evening, **March 26<sup>th</sup>**, from 6:00pm -8:00pm, and Saturday, **March 28<sup>th</sup>**, between 10:00am and 2:00pm.

### **Annual Meeting of the Members and Annual Board Meeting**

**On Tuesday, April 14<sup>th</sup>** at 7:00 PM The election results will be announced and immediately after the Annual Meeting of the Members, the new Trustee(s) will be seated as at the Annual Board meeting.

### **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.

### **2026 Election Committee**

Kim Samman – Chair

Eric Toureilles – Vice Chair

Lisa Gilpin – Member

David O’Brian – Observer (no committee vote)

Catherine Guiberteau – Administrator (no committee vote)

# APPLICATION FOR TRUSTEE- 2026

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

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

# Financial Services Committee

Meetings to review the financial status of our community are generally held in the clubhouse on the 3<sup>rd</sup> Tuesday of the month at 7:00 PM. The next scheduled meeting is **Jan. 20, 2025**.

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

## Financial Status:

<b>SUMMARY OF FINANCIAL ACTIVITY: OCTOBER 2025</b>	<b>This Month, \$</b>	<b>Year to Date, \$</b>	<b>Year End Forecast, \$</b>
Income: Better/(Worse) than Budget	457	40,520	43,705
Operating Expenses:			
Actual	60,442	789,990	916,744
Budget	67,539	789,949	910,082
Better/(Worse) than Budget	7,097	(41)	(6,662)
Net Operating Income:			
Better/(Worse) than Budget	7,554	40,480	37,043
Total 2025 Operating Budget		910,082	910,082
Board Approved Additions		-0-	-0-
<b>Total Authorized Operating Expenditures for 2025</b>		<b>910,082</b>	<b>910,082</b>
<b>Total Reserves Spent</b>	<b>5,557</b>	<b>74,718</b>	<b>104,884</b>
<b>Noteworthy Expenses this Month:</b>			
Reduction of Loan Principal	3,934		
<b>Total</b>	<b>3,934</b>		

**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 were 96.3%; 0.5% lower than last September and 1.3% lower than the same-month-average for the previous 5 years.

Invoices for 2026 Assessments plus outstanding balances from 2025 and prior years were mailed in early November. If you have not received yours, please contact the office. Payments are due by January 1, 2026 and will be considered late after January 31, 2026. Late fees, interest, and other penalties are accruing on open balances and new penalties and interest will be imposed next year on late 2026 charges. **YOU CAN PAY ONLINE VIA THE EUNIFY PORTAL OR YOU CAN SEND PAYMENT TO THE DVCA OFFICE.**  
<https://dvca.eunify.net/>



## HOLIDAY GREETINGS FROM THE DEERFIELD WOMEN'S DAY-TRIPPERS



As we look back on 2025, we have fond memories of the new places we have been, the different experiences we had and the things we learned. We did all of this while having the opportunity to visit with our neighbors, who are friends, both old and new.

Our next outing will be December 10 for a musical, White Christmas, at The Hobby Center. Since the tickets had to be pre-purchased a few months ago, we communicated the signup for the trip with all the current members on our roster via email. The trip is full and we now have a wait list. The cost for the ticket to this musical is \$40.00. We will also be dining at Birraporetti's before the performance at each individual's expense. The bus will leave the Deerfield Rec. Center at 3:45PM that day and return around 11:00PM. If you would like to be added to the wait list, please contact Leslie Denney at 281-705-0237.

*"Happy Holidays" to all of you and your families! May we all have a prosperous, healthy and adventurous year in 2026.*



**Deerfield Garden Club**  
*You are cordially invited*

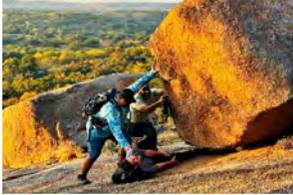
to the next meeting of  
**Deerfield Garden Club**

Wednesday, December 10th 9:30am  
 at the Deerfield Club House



## BSA DEERFIELD TROOP UPDATE

November was a special trip caving at Longhorn Caverns and rock hugging in Enchanted Rock. A few made it up early enough for the sunrise view. We also celebrated all the hard work the boys have done in the past 6 months at our Court of Honor's award ceremony held at Wilson Elementary.



Our leadership team.

We meet every Tuesday at 7pm in Peggy Wilson Elem cafeteria. If you are interested in joining our group, please come by or visit our website at [www.bsatroop120.com](http://www.bsatroop120.com)

Scouting America is open year-round: [www.beascout.org](http://www.beascout.org)

DON'T FORGET OUR MULCH FUNDRAISER STARTING December 1 thru January 31ST.

## Pickleball

We have two great pickleball courts co-existing with DFV tennis courts #3 and #4. Pickleball is popular and the fastest growing sport in the country for players for all ages and skill levels! You can already reserve play time on sheets posted on the east window of the Deerfield office. Please treat the portable pickleball nets with care and reminder to dispose of trash outside of courts when done playing.

For those who want to learn this game or improve their skills there are thousands of introductory and high-level pickleball videos available on YouTube.

You can also contact Terry Frommel at 713-494-6418 who can inform you about the sport and groups that enjoy getting together to play.

## 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. Come out to enjoy and play 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.



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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 December 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 1 <sup>ST</sup> DAY for TOY DRIVE 	2 1pm Mahjong-CH	3	4 9am TMG-CH 7pm AGC Mtg-C/H	5 9am C&D-CH 10am Recreation-SM	6 6pm-9:30pm  Christmas Social Tickets \$15
7	8	9 1pm Mahjong-CH	10 Day Trippers field trip 9:30am GARDEN CLUB LAST DAY for TOY DRIVE 	11 9am TMG-CH 1pm Dominos-CH 6pm MUD 136 7pm Poker- Annex	12 9am C&D-CH	13
14 3pm-5pm Snow Day! 	15 FOOD DRIVE BEGINS	16 1pm Mahjong-CH	17 3pm Book club	18 9am TMG-Christmas party	19 9am C&D-CH	20 FOOD DRIVE ENDS
21 NO Board meeting	22	23	24 OFFICE CLOSED Christmas Eve 	25 OFFICE CLOSED Merry Christmas! 	26	27
28	29	30 1pm Mahjong-CH	30 OFFICE CLOSED New Year's Eve 	OFFICE CLOSED Jan 1	9am C&D-CH	LEGEND: A Annex CH Clubhouse SM Small Mtg Room C&D Coffee & Donuts



### DEERFIELD YOGA CLASS

Looking for a volunteer to teach  
yoga for our community.  
Please contact the office  
if interested.



**Deerfield Malties**  
meet once a month  
in the Clubhouse  
  
Check the Calendar



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