



# DEERFIELD VILLAGE *News*

January 2026

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

Happy New Year 2026!!

A reminder that 2026 DVCA Trustee Elections are coming at the end of March, and if you are interested in running for Trustee, please fill out an application. Applications are available on our website or in this newsletter. We have 3 spots available. Application deadline is February 13<sup>th</sup>, 2026. We will post all applications on our website for you to learn about the candidate seeking to run.

A reminder that you can pay your Annual Assessment through the new DVCA Portal, by mail or drop it off in the office, as it is **due by January 1<sup>st</sup>**, and becomes delinquent after **January 31<sup>st</sup>, 2026**. The late fee is \$100, and interest will accrue **after the 31<sup>st</sup>**. New residents, if you have not received an invoice or are unsure, please contact the office (281-463-2624) before the January 31<sup>st</sup> deadline. Please note that **payment plans** are available if needed and there is a \$50 administrative fee, please contact the office.

In 2025 we had two large goals, which were to **1)** Fix the perimeter fence with no or minimal cost to residents, and **2)** Implement new HOA software to modernize Deerfield and eliminate the need for an expensive financial management company and become independent. I'm happy to say we have accomplished these two goals and more. I believe we are saving 6K per year and making 12K per year for a return of 18K back to the budget.

For 2026 we will continue to implement the second stage of our new software to bring in internal efficiencies and speed up architectural requests submitted by residents and tracking of Deeds violations. In addition, we have heard from residents that it is taking too long to address certain properties that have a very visible violation, such as tall grass or certain items in view that make the property look trashy. Our first letter in these cases take 30 days with the first notice, then another 30 days with the second notice, etc. During the summer 90 days to take action is just too long when a resident takes the position that they are not going to take care of it. We have reviewed our internal policy and are shortening

certain letters from 30 days' notice to 14 days' notice. Keep in mind that if any resident contacts us asking for more time, we will gladly consider an extension, as we know it will be resolved. Silence will lead to another letter. In order for everyone to adjust, this will not go into place until April 1<sup>st</sup>, 2026, and to provide time for anyone that would like to know more can come to a Deeds or Board meeting and ask questions.

As we make New Year resolutions & goals, I ask you to consider volunteering on one of Deerfield's committees that you would enjoy serving on. You can decide the amount of commitment. There are one-time events and options to serve more regularly. It is also a fantastic way to meet your neighbors and make new friends.

Deerfield Boy Scout Troop 120 is still selling mulch, topsoil, and fertilizer for their annual fundraiser until the end of January. 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. [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, and all Deerfield homeowners and residents are invited to attend.

I wish you and your family a prosperous 2026!

Take care, Eric

PRSR STD  
US POSTAGE  
PAID  
BRAZORIA TX  
PERMIT NO 3

# 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  
January 9th & 19th - MLK Day**

# Recreation Committee

The EVENT CALENDAR is on the DV website [www.deerfieldvillageonline.com](http://www.deerfieldvillageonline.com). Thanks to those who participated in the Christmas Social and the Snow Party.

## 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. 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 during the week of January 12-17. Drop off your non-perishable donations in the box outside the office.

**PANCAKE BREAKFAST** Saturday, January 17 from 8:30-10 am. It's FREE-donations accepted. Your donations help fund the Men's Group charity work. Come meet your neighbors.

**VALENTINES SOCIAL** Saturday, February 14 from 6:30-9:30 pm. Catered dinner meal, entertainment, prizes. BYOB. Tickets are \$15/person and can be purchased at the office.

**GARAGE SALE** Deerfield's Spring Garage Sale will be on Saturday, April 14 from 7am-2pm. Sign up cost is \$15- at the office or online by pay pal.

The next meeting is Friday, February 6. We are always looking for new volunteers to help with these events and hopefully they will bring us new ideas & new energy!



**FREE**  
pancake  
breakfast



**Saturday, January 17**  
**8:30 - 10 am**  
**Rec. Center**

# Community Services

As usage always increases 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. 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!

*Be my Valentine*

Join us for the Annual Deerfield Valentine Social.  
**Saturday, February 14, 2026**  
**6:30 pm to 9:30 pm**



**Catered Dinner**  
Entertainment to complete your evening.  
Bring a loved one, a friend, yourself.  
\$15/person - Purchase tickets at Deerfield office.

# MUD 136 Report

Happy New Year!!

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

Representatives from Best Trash attended the meeting to discuss trash collection services. No specific complaints were received from residents at the meeting. Residents are encouraged to share comments and feedback at any time. 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.

Bob Leared Tax Office representative reported the deadline for 2025 Tax payments is January 31, 2026. Be sure to complete tax payments by that date to avoid late payment penalties!

## 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.whcra.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, January 8, 2026 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)
- **Bob Leared Tax Office**  
Phone 713-932-0011  
Website: <https://bli-tax.com/>



**CONGRATULATIONS  
TO  
18303 Spruce Creek  
18026 Longcliffe**

# 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>. Happy New Year!

# 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. Upcoming trips include a Metro trip downtown and a visit to the Museum of Fine Arts. In April, we will resume 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. Once tax season starts again several members will be doing tax prep for low-income families. Words that guide us, "You can't help everyone, but everyone can help someone."

**FOOD DRIVE** The monthly Food Drive will be held January 12-17. Drop off your non-perishable donations in the box outside the office. 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 goes to TRES. We collect used tennis balls and take them to Special Pals or the dog park.

**PANCAKE BREAKFAST** Saturday, Jan. 17 from 8:30-10 am. It's FREE, donations accepted. This activity funds The Men's Group charity work.

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

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

**LONG LIST TMG** has generated a long list of projects which we hope to get done in the winter and spring months.

**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 repainted the warning signs on the greenbelt and installed a new net on the volleyball court. 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. TMG removed the kitchen microwave, determined it

was shot and installed a new one. Our next big projects are to repair and paint all eight of the benches at the tennis courts and to build storage under the landing of the new stairs to the annex. We are in the process of redoing a survey of residential sidewalks (that we did 5 years ago) 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!

## ← DON'T FORGET →

Deerfield Boy Scout Troop 120  
**MULCH FOR SALE**  
thru January 31, 2026  
**Help a scout go to summer camp.**  
[www.bsatroup120.com/mulch](http://www.bsatroup120.com/mulch)

# 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 January 7, 2026.

# Swim Pool Committee

Hello neighbors. Although off season at the pool is normally quiet, there is a bit of fun that happens every year... it is our Polar Bear Swim! Each year on January 1<sup>st</sup> at 1 pm we invite everyone out to have some cookies, hot chocolate and – hopefully – a chilly dip in the pool. With the Texas weather, 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 next meeting will be on Tuesday, January 13 at 7PM in the Clubhouse. We hope to see you there if you have any concerns, questions, or helpful input. Happy New Year!

# Landscape Committee

The Fall color plantings around the clubhouse and the main entrances were completed in December and our Christmas decorations will be taken down 2<sup>nd</sup> week of January. 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 throughfares. 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 whether 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. The Landscape Committee will meet on the 2<sup>nd</sup> Monday of each month at 7PM 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 and Happy New Year 2026!

# 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.



# 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. The Matrix has been approved by the Board and will go into effect on April 1, 2026. 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, January 8 and Tuesday, January 27, 2026 at 7PM.



## 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



# Security Committee

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! Happy New Year to 2026!

## 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:

- First meeting of 2026 will be held on Tuesday, January 6 at 7pm

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 ~ November 2025

Alarm	0
Animal	0
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	2
Information	9
Solicitors	1
Suspicious Activity	1
Suspicious Person(s)	4
Suspicious Vehicle(s)	6
Theft	3
Vacation Watches	30
Vehicle Collision	0

## BSA DEERFIELD TROOP UPDATE

December was a very busy month for the scouts. Camping at a DV resident's property in Anderson TX. Thank you Mr. Aaronson! The boys worked on skills to prepare for January's campout. Wilderness Survival, can YOU do it?? Our boys CAN and this is their favorite of the year, even though it is the coldest. Not sleeping in tents, but a shelter they build themselves from the land. Also, some scouts went to our Council's Winter Camp.

All participated in our Christmas tradition dinner and story circle gift exchange (a quite amazing story of the "Grinch"- "who" didn't know "who" to give to!!!)

All through January, we will be seeking help for our Scout's adventures fundraising with **Mulch sales**. And the last weekend of January is our Scouting for Food Drive, please be thoughtful.

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)



**Coming this March ...**



## JOIN THE SWIM TEAM!

<https://deerfelddolphins.swimtopia.com/>

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

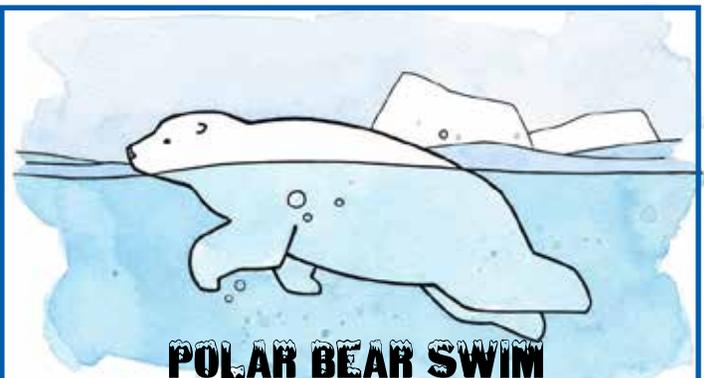


[MESA-Outreach.org](http://MESA-Outreach.org)

## BSA Troop 120 FOOD DRIVE

LOOK for the Scout flyer at your door on Jan. 24th.

**BE PREPARED** for a scout to pick up your food donation on January 31st before 1 p.m.



## **POLAR BEAR SWIM**

Wednesday, January 1st at 1pm  
Come join us and dive into the new Year with a splash.

# 2023 SNOW DAY



## **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 November 30, 2025.

## Financial Status:

SUMMARY OF FINANCIAL ACTIVITY: NOVEMBER 2025	This Month, \$	Year to Date, \$	Year End Forecast, \$
Income: Better(Worse) than Budget	5,692	46,212	25,066
Operating Expenses:			
Actual	58,952	848,942	907,179
Budget	58,097	848,046	910,082
Better(Worse) than Budget	(855)	(896)	2,903
Net Operating Income:			
Better(Worse) than Budget	4,837	45,316	27,969
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>
Total Reserves Spent	2,600	77,318	101,984
<b>Noteworthy Expenses this Month:</b>			
Tree Maintenance	5,000		
Mailing & Postage	1,400		
Reduction of Loan Principal	8,881		
<b>Total</b>	<b>10,281</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 96.7%; 0.5% lower than last November 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.**



## NEWS FROM THE DEERFIELD WOMEN'S DAY-TRIPPERS

Our next outing will be a day for "Bubbles, Bites and Bargains". On Wednesday, January 28, 2026 we will go to Clothes Mentor, 814 Katy Fort Bend Rd., Suite 250, Katy, Texas. Clothes Mentor is a store that buys and sells new and gently used women's designer clothing, shoes and accessories. So if you enjoy bargain hunting and dining with your friends and neighbors, please join us on this trip.

After shopping, we will have lunch at Tan Tan Wok in Katy Asian Town. Tan Tan Wok serves a blend of authentic Chinese and Vietnamese cuisine; known for its "wok hei" (smoky flavor) dishes, such as noodle soups, fried rice, and popular items like House Special Rice Cakes and Vietnamese Fried Egg Rolls, offering a fusion taste reflecting its owner's heritage. The atmosphere is casual, family-style dining.

After lunch, if time allows, we may go to H Mart to shop a little.

PLEASE NOTE: KINDLY RSVP NO LATER THAN MONDAY, JANUARY 12, 2026 to Leslie Denney at 281/705-0237. You will be responsible for the cost of your lunch and any purchases you make.

As of this printing, space is limited to 25 and advanced reservations are required.

The bus will depart from the Deerfield Rec. Center at 9:00AM and return by ~ 4:00PM.

## December Ladies Night Fun





# Deerfield Christmas Social



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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 January 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 <b>OFFICE CLOSED</b> New Year's Day! 	2 9am C&D-CH 9am TMG-CH 10am Recreation-SM	3
4	5 7pm Comm Svcs-SM	6 1pm Mahjong-CH 7pm Troop 120- Wilson 7pm Security -C/H	7 7pm Tennis Mtg- C/H	8 9am TMG-CH 1pm Dominos-CH 6pm MUD 136 7pm AGC Mtg-Annex 7pm Poker- Annex	9 9am C&D-CH <b>OFFICE CLOSED</b>	10
11	12 7pm Deeds-CH 7pm Landscape-SM <b>FOOD DRIVE BEGINS</b>	13 1pm Mahjong-CH 7pm Troop 120- Wilson 7pm Swim Pool-Annex 7pm AGC Mtg-CH	14 10am Quilting-CH	15	16 9am C&D-CH	17 8:30am-10am Pancake Breakfast-CH- FREE! <b>FOOD DRIVE ENDS</b>
18	19 <b>OFFICE CLOSED</b> <b>MLK DAY</b>	20 1pm Mahjong-CH 7pm Troop 120- Wilson 7pm Finance Svcs-CH	21 Day Trippers field trip 9:30am <b>GARDEN CLUB</b>	22 3pm Book club	23 9am C&D-CH	24
25	26 7pm Board Mtg-CH	27 1pm Mahjong-CH 7pm Troop 120- Wilson 7pm AGC Mtg-CH	28	29	30 9am C&D-CH	31 <b>HOA Fees Past Due</b> 



## 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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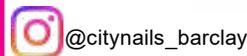
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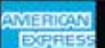
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