



DEERFIELD VILLAGE *News*

October 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 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,

A reminder that the Budget Board meeting is on Monday, October 19th at 7PM in the Clubhouse to review the 2027 budget and set the Annual 2027 Assessment. You are invited to comment on the budget and provide feedback. We are all feeling the higher cost of electricity, water, various services, etc. and having to adjust.

Last month the Board voted for a policy that prohibits motorized vehicles from being used on the Greenbelt or the Deerfield common areas. Motorized e-bike or e-scooter are prohibited unless the motor is off and safety rules are followed. Motorized wheelchairs or other devices protected under the Americans with Disability Act (ADA) are permitted when used by an individual with a disability. If we identify a person breaking this policy that lives in Deerfield or is involved in an accident, they may lose their Recreation Center facility use privileges, including the Greenbelt, as determined by the DVCA Board.

We will host the Fall Garage Sale on Saturday, October 10th, and you must register on the website or with the office. If you didn't think that wasn't enough in one day, starting at 6PM on same day, we will have our last Music on the Green for the year, so please come meet your neighbors and bring a chair and your favorite beverage to share.

On October 17th we will have Document 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. Please go to the article in the newsletter on page 5 about items accepted and items not accepted.

I'm continuing to announce that the Security Committee is seeking volunteers. The committee meets once a month and offers a meaningful way to help improve neighborhood security and keep Deerfield a safe place to live. Please consider donating one hour per month to support this effort. If you are interested, contact

Catherine in the office or attend the next Security meeting to learn more.

At the October Board meeting, the Board is expected to vote on an agreement with Ezee Fiber to allow them to provide their services in the Patio Home Sections. We think providing our Patio Home residents with more options is the right thing to do and should reduce pricing with the other carriers. Please attend if you feel different.

Don't forget about Trunk or Treat for the kids on Halloween this year, 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. Also, if interested, bring a carved or painted pumpkin for the pumpkin contest. Have fun and be safe!

All Deerfield homeowners and residents are welcome to attend the upcoming Board meeting, which will be held at 7pm on October 26th in the Clubhouse.

Take care, Eric



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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
October 12th (COLUMBUS DAY)
Friday, October 23rd



On Your Mark! Get Set! SHOP!!!
48th 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 6th & 7th.

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.

- 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 no longer have any booth space available.

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.

We work together to advertise, stage the market, festively decorate, set up vendor spaces, undecorate, and clean up afterwards. Each vendor has the opportunity to go home with BUNDLES OF CASH from their sales!

For any questions with this unique organization, contact our chairperson, Smitty Haver, by calling 281-541-8061 for details. It is a truly rewarding experience where we work together, sell together, and celebrate together!

Our final vendor planning meeting will be **Wednesday, October 21, 7pm**, at the rec center.

Deerfield Village residents MARK YOUR CALENDARS NOW for November 6th and 7th!

Bazaar Dates & Times:

Vendor Setup -Thursday, Nov. 5 – 9am to complete

Friday, Nov. 6 - 10am to 6pm

Saturday, Nov. 7 - 10am to 4pm

Deerfield Village Spring Garage Sale

Saturday, October 10, 2026

7:00 AM – 2:00 PM

Location: Each resident's house



Rules and Regulations:

You must register to participate.

You must be a Homeowner or Tenant residing in Deerfield Village to participate. Your Homeowners Assessment Fees must be current.

Garage Sale must be confined to participant's property. Do not use the cul-de-sac or street as cars need to have access to them.

There is **no** rain date. The Garage Sale will be held on October 10th.

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

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

Forms and payment may also be dropped off at the office during office hours or you may place completed forms with registration fee in the metal drop box next to the office.

Early Registration: September 1st – October 10th \$ 15.00

Late Registration: (after hours) October 9th-10th \$ 25.00

I, _____ have read, understood and will abide by the above rules and regulations for the October 10, 2026 Deerfield Village Garage Sale.

Address: _____

Phone #: _____

Email address: _____

For Office Use Only:

eunify _____ Participant # _____ Added to Spreadsheet _____

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

upcoming

EVENTS in DEERFIELD



Shredding & Electronic Recycling

Saturday, Oct. 17 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 FUN

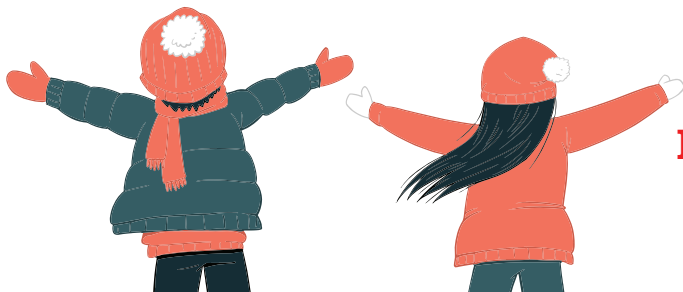
SATURDAY, NOV. 7th Campfire start 7 PM.

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



Everyone come out and enjoy cobbler and smores next to the campfire and
meet new neighbors. Bring a chair or two or even a TENT. See you there!

SNOW DAY IS COMING!



Deerfield Village Annual Snow DAY

Sunday, Dec. 13 3pm – 5pm

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

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

SATURDAY OCTOBER 31st - RAIN OR SHINE!!
DFV RECREATION CENTER PARKING LOT 5:00PM

Pumpkin carving contest: All pumpkins submitted must be already carved or painted to be in contest. Drop them off around 4:45pm



If you plan to hand out candy, be in the parking lot by 4:45 pm.

Get a jump on Halloween night and come out and enjoy some treats with our DVCA community!

HAPPY HALLOWEEN!!



Mesa “Share the Table” Food Drive is underway and will run through **October 30**. They are preparing to serve more than **300 families**. Help us make it happen!

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

TEXAS CHILDREN’S DONATION BOOK DRIVE - October 1-30th

Orange bin will be placed in breezeway for this collection.

Accepted: Clean board books, picture books, bilingual books, and chapter books in good condition.

Rejected: Damaged or moldy books, outdated textbooks, reference materials, and workbooks with filled-out page.

Our Deerfield resident that volunteers to help with benefiting the Texas Children’s Hospital’s West Wing will be checking the bin daily to bring books to the hospital.

Texas Children’s

Let’s help THEM accomplish their goal for the children.



~ September ~
Indoor Music Event with Live Band



Trunk or Treat

VISIT IF YOU DARE
Madame Fortuna's booth
during our halloween
event on Oct. 31 at 5pm.



MUD 136 Report

The Harris County MUD 136 (the District) held its regular monthly meeting at 6:00 PM on Thursday, September 10, 2026, at the Deerfield Village Recreation Center.

Trash service was discussed and no comments or concerns were received from residents. Best Trash did present that a valet service is available to residents with either short term or continuing mobility issues. If you are interested in applying for valet service, please notify Best Trash and fill out their request form. Recycling collection is every Tuesday and includes paper, metal, glass, and plastic items. Recycling does not include clothing, mirrors, batteries, paint, styrofoam or hazardous waste. A complete list of acceptable recycling materials is available at [Best Trash Recycling Information](#).

A repeated reminder, DO NOT park in or block driveways to the MUD's Lift Stations or water plant. Our Operator, must have unobstructed access to these facilities to ensure continued operation. Signs identify these locations. Please help to ensure unrestricted access.

The annual recycling event is scheduled for October 17, 2026. Paper and electronics will again be accepted, and on-site paper shredding services will be provided at the Deerfield Village Recreation center's parking lot from 9AM-Noon.

We are now past the peak of Hurricane season, but high-risk remains through October. So stay prepared. Harris County offers a hurricane preparedness guide and more on their website: cp4.harriscountytexas.gov/hurricanes

District meetings are open to the public. Meeting information and agendas are posted at the Recreation Center and online at [Harris County MUD 136](#). Our next regular meeting is scheduled at Deerfield Village Recreation Center on Thursday, October 8, 2026 at 6:00 PM.

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:**
Operations & Consulting (MOC)
Phone (281) 367-5511
Website: <https://municipalops.com>
- **Trash collection:** Best Trash Phone (281) 313-2378
Email customerservice@besttrashtexas.com
- **Hazardous waste:** Harris County Household Hazardous Waste Facility
Phone [346-286-4299](tel:346-286-4299)
Website: <https://oce.harriscountytexas.gov/Services/Household-Hazardous-Waste>

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 2026 on October 8, 2026, 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, Neil Polansky, Adam Rodriguez and Jody Shipman

AGAINST the proposal: None

PRESENT and not voting: None

ABSENT: Barry Greer

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
	Adopted	Proposed
Total tax rate (per \$100 of value)	\$0.15500/\$100	\$0.16900/\$100
Difference in rates per \$100 of value	\$ 0.01400/\$100	
Percentage increase/decrease in rates (+/-)	9.03%	
Average appraised residence homestead value	\$342,459	\$333,868
General homestead exemptions available	\$0	\$0
(excluding 65 years of age or older or disabled person's exemptions)		
Average residence homestead taxable value	\$342,459	\$333,868
Tax on average residence homestead	\$530.81	\$564.23
Annual increase/decrease in taxes if		
proposed tax rate is adopted (+/-)	\$33.42	
and percentage of increase (+/-)	6.29%	

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.

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 recently took a Metro trip downtown, visited the Museum of Fine Arts and also had a tour of the MUD136 water plant. 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. 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 Oct. 12-17. 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 goes to TREX. We collect used tennis balls and take them to Special Pals or the dog park. We also collect used glasses and cases.

BACK AT IT This summer we will be redoing our sidewalk safety survey and studying ways the HOA can reduce electrical usage. We have put together a list of jobs and activities, and a schedule for the fall season.

SHREDDING/E-RECYCLE Sat. Oct.17 from 9 am-Noon in the parking lot. FREE document shredding and electronics recycling.

SERVICE PROJECTS: This past month TMG held another successful Food Drive for Mesa and completed some small carpentry and electrical jobs including With Landscape we replaced parts of the irrigation system in the new paver area and then added more (a lot more) mulch. We also removed and trimmed a bunch of the small trees overhanging the air conditioners. TMG completed the repair of one of the tennis fence poles and took down a huge (honkin' big) tree limb that had fallen onto the road but was still attached to the tree-way up there. Once that is done, we will be able to clean up the existing two storage rooms. 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!



Landscape Committee

As we sweat through the hottest part of summer the landscape committee wishes to extend a sincere "thank you" to all those who water and care for plants and trees on our greenbelt and other common areas, including Carol & Tom Jeffers, Charlotte & George Benincasa, Blanca Elder and Janice Englander. We know there are many others we may not have identified here but thanks to all! The Landscape Committee is interested in recommendations for tree planting locations along the green belt. We are especially interested in volunteers willing to water new green belt trees near their home. Thank you to all who have volunteered. Please send comments and suggestions to dvcagardner@gmail.com

The next garden club meeting is planned for October 14th at 9:30am.

Unfortunately, in Sept. we had four more emergency dead tree issues that were removed and handled.

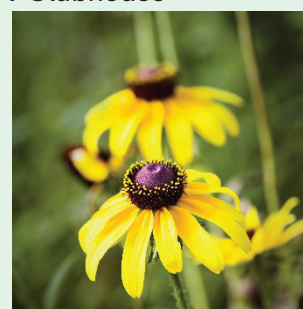
Our tranquility garden next to the pool house and playground continues to blossom beautifully.

The landscape committee meets every second Monday of the month at 7pm in the small meeting room across from the office. Our next meeting is on Oct. 12th. Come and join us!



Deerfield's Garden Club

Wednesday, October 13, 2026
9:30 am. at the DV Clubhouse



Deeds Committee

The Deeds members meet on the 2nd Monday of the month. The next meeting is on Oct. 12th at 7pm in the Clubhouse. This Committee is responsible to review architectural applications (AA's) submitted. If an application is not submitted prior to the improvement work done, then a homeowner is liable to an admin fee for the violation. The \$50 admin fee will begin in January of 2027. The application submitted must be approved by Deeds before any work begins.

1. **ARCHITECTURAL APPLICATIONS:** 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. The AA 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 LIGHTS and ANY HOLIDAY DECORATIONS** should be removed from your home and landscaping in a timely manner.
5. **MILDEW** is always a problem. With spring on the horizon, please remove mold and mildew that may be growing on your home.
6. **DRIVEWAYS OR EXTENTIONS must be done in CONCRETE ONLY. (No gravel, rocks or asphalt)** See current Driveway policy on our website for more details.
7. **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.
8. **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 and please do not block your neighbor's driveway, especially in the Patio Homes where streets are less wide.
9. **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.
10. **LIVESTOCK OR POULTRY ARE NOT ALLOWED. NO CHICKENS or ROOSTERS**

BSA DEERFIELD TROOP 120 NEWS UPDATE:

With the start of school comes high demands for our scout's presence. School sports and band take up a lot of their attention, but we will not miss a campout. The brave few made their way westward towards Utopia! (Texas that is) They spent their time with a service project in the local park and cooled off at the Lake Nueces Dam, 50 miles past Utopia, Tx. Camping space was provided by friends of our troop in Leaky Tx. We thank these retirees for their service as Fireman and Interpreter for the deaf at Katy ISD.

School has now begun and 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

ScoutingAmericaisopenyear-round: www.beascout.org



Recreation Committee

The EVENT CALENDAR is on the DV website www.deerfieldvillageonline.com. Thanks to ALL those who came out for the Labor Day Pool Party, Music on the Green and the Pancake Breakfast. The next RC meeting is Friday, October 2, at 10 am. We are always looking for new volunteers to help with these events and bring us new ideas & new energy!

ONGOING CLUBS & 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 group, Sewing Bees, Men's Book Club, Texas Hold 'em Poker, Garden Club. Several Pickle Ball groups play all week.

~ OCTOBER EVENTS ~

FOOD DRIVE: This month the MESA-Outreach Food Drive will be held during the week of Oct.12-17. Drop off your non-perishable donations in the box outside the office.

GARAGE SALE: Sat. Oct. 10 7 am-2 pm. Sign up is \$15 in the office or online on the website.

MUSIC on the GREEN: Saturday. Oct. 10 from 6-9 pm. One of your favorite bands is back. The Men's Group will be selling grilled hot dogs and burgers. We will celebrate OCTOBERFEST and will also have grilled bratwurst and sausage on a stick for sale. So, get your lederhosen on, bring your lawn chair, favorite beverage and enjoy the music with your neighbors.

SHREDDING/E-RECYCLE: Saturday, Oct. 17 from 9 am-noon in the parking lot.

TRUNK or TREAT: Saturday, Oct. 31 5-6pm in the parking lot. ON Halloween DAY!

~ NOVEMBER EVENTS ~

HOLIDAY Christmas BAZAAR Market: Friday, November 6 and Saturday 7.

CAMPFIRE: Saturday, Nov. 7, 7-10pm. Campfire & Cobbler with ice cream and smores. Always fun for the whole family.

TOY DRIVE: starts on November 23

~ DECEMBER EVENTS ~

CHRISTMAS SOCIAL DINNER: Friday, December 11, 6:30pm-9:30pm Clubhouse. Tickets \$15 each. Purchase in DVCA office.

KIDS SNOW PARTY- December 13, 3-5pm -Snow hills for snowball fun. Santa Claus will be visiting in the Clubhouse for pictures. Our fun kids "Holiday Train" will be there to take you for a ride around our Rec. center. Kids coloring crafts, hot chocolate and cookies available. Come enjoy the popular annual event!

Community Services

Our Clubhouse and Annex rooms at the recreation center are an option to rent for birthday parties and family gatherings. The rooms get much use weekly; therefore, we remind everyone to be conscious of proper care for our interior and exterior spaces when you rent the facility rooms. Please avoid using tape, staples, nails, or push pins on walls when decorating for events. Decorations placed on our walls cause damage to the paint and cause underlying surface damage that can lead to costly repairs down the road.

Our room rental clean-up checklist provides comprehensive guidance for homeowners in keeping our rooms 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. The 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. The comprehensive room rental clean-up checklist is provided upon rental to ensure proper care of the facilities. All tables should be wiped down with Windex or Lysol and put away. 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 65 people. 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 meets on the first Monday of each month at 7PM in the clubhouse. The next meeting is on Oct. 5th.

Swim Pool Committee

The pool committee is working to line up off-season repairs at the pool, including sprucing up the pool house and possibly replacing a toilet in the women's restroom.

For those interested in continuing to swim while pool is closed, the Swim At Your Own Risk program, S.A.Y.O.R. is still available to register until Nov. 1st. SAYOR rules require a signed waiver with signed pool rules as long as the water temperature is at or above 72 degrees. You can swim daily from 6am-9pm. No guests are allowed for SAYOR. Pool restrooms & deep end of pool are closed during SAYOR. As the program comes with certain conditions and requirements, for more details, contact the office at 281-463-2624.

Our SPC committee meets on the second Tuesday of each month at 7pm in the Clubhouse. Next meeting is Oct. 13th. We'd love to see you!

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!



MUSIC ON THE GREEN SEPTEMBER



DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.
4045 Deerfield Village Drive
Houston, Texas 77084
Tel: (281) 463-2624 Fax: (281)-463-7679
dvmgr@deerfieldvillageonline.com

Public Notice of Trustee Vacancy

A trustee position, formerly filled by Amy Lacy, has recently become vacant. The term for this position runs through April 2027.

We are accepting applications from any member (in good standing) who would like to be considered for the opening. Applications will be accepted at the Deerfield Office through close of business day on November 16, 2026.

A Special meeting will be held to select the new trustee from all the applicants immediately preceding the November 23, 2026 Regular Board Meeting.

You may pick-up an application at the Deerfield Office or online at www.deerfieldvillageonline.com.

HAPPY HALLOWEEN

Tennis Committee

The Tennis Committee meets on the first Wednesday of each month at 6pm in the Clubhouse. Residents are welcome to attend our meetings. The next Tennis meeting is on Oct. 7nd at 6pm. Please report any issues or problems with the courts to DVCA office. For court entry, you must register through the office for an access card with the AC application.

We have four great Pickle ball courts to play on. For all Tennis and Pickle ball players, please 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 located on each of the 2 courts for used tennis balls only. 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.

No pets 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 must ensure that the court gates are fully **CLOSED** and **LOCKED** after

playing. The Deerfield resident must be playing with and/or at the courts with their guest.

Pickleball

We have FOUR great pickleball courts co-existing with DVF 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 for beginners.

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.

Financial Services Committee

Financial Services Committee meetings are scheduled in the clubhouse on the 3rd Tuesday of each month at 7:00 PM. The October meeting will be on **October 20, 2026**.

The following is a summary of financial activity through August 31, 2026:

SUMMARY OF FINANCIAL ACTIVITY: AUGUST 2026	This Month, \$	Year to Date, \$	Year End Forecast, \$
Income: Better/(Worse) than Budget	9,227	43,749	44,536
Operating Expenses:			
Actual	62,801	662,535	953,360
Budget	68,466	672,014	950,496
Better/(Worse) than Budget	5,665	9,479	(2,864)
Net Operating Income:			
Better/(Worse) than Budget	14,893	53,228	41,672
Total 2026 Operating Budget		950,496	950,496
Board Approved Additions		-0-	-0-
Total Authorized Operating Expenditures for 2026		950,496	950,496
Total Reserves Spent	-	57,610	77,274
Noteworthy Expenditures this Month:			
Tree Maintenance	5,000		
Reduction of Loan Principal	3,996		
Total	8,996		

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.

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. 2026 Collection rate as of the end of the month (95.4%) was 0.6% lower than last July and 1.9% lower than the same-month-average for the previous 5 years.

Invoices for 2026 Assessments plus outstanding balances from prior years were mailed in November of 2025. If you have not received yours, please contact the office. Payments were due by January 1, 2026 and late after January 31, 2026. Late fees on unpaid assessments accrued after the late date, interest on unpaid assessments accrue monthly, and other fees and penalties accrue as appropriate. 45-Day Notice letters that triggered an associated demand letter processing charge - were sent to delinquent accounts in May. **DELINQUENT ACCOUNTS BECOME SUBJECT TO LEGAL REFERRAL AND ACCOUNT COLLECTION ACTIVITIES. YOU ARE ENCOURAGED TO BRING YOUR ACCOUNT TO CURRENT STATUS TO AVOID FURTHER DELINQUENT ACCOUNT FEES AND PENALTIES. YOU CAN PAY ONLINE VIA THE EUNIFY PORTAL OR YOU CAN SEND PAYMENT TO THE DVCA OFFICE.** (Note to new residents: If you receive mail from DVCA addressed to the previous owner, it may be a bill for amounts due on your property - homeowner name is subject to change. You should call the office to confirm if payments are due. Non-payment will result in additional fees to you).

Security Committee

- Light it Up - Check that exterior lights are working, especially around walkways and driveways.
- Protect Packages - Bring deliveries inside promptly and avoid leaving valuables visible in vehicles.
- Halloween Safety - Keep walkways clear, watch for children and pedestrians, and drive slowly through the neighborhood.
- See Something? Say Something - Stay alert and report suspicious activity.

A safer neighborhood starts with all of us! Our next meeting will be held on Oct. 6th at 7pm in the clubhouse.

Security Stats ~ August 2026

Alarm	1
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	3
EMS / FD / PD	3
Information	1
Solicitors	4
Suspicious Activity	1
Suspicious Person(s)	3
Suspicious Vehicle(s)	7
Theft	0
Vacation Watches	27
Vehicle Collision	0

Come join us for a cozy time

SOCIAL DINNER

Friday, December 11 • 6:30pm to 9:30pm

Entertainment & BYOB

Tickets: \$15 per person - purchase at the office

Also, this year we will be collecting toys for a local charity in November.

A Collection Box will be in Breezeway near the office.

TUESDAY

NOVEMBER 3

7am - 7pm

**@ Steve Radack
Community Center
18650 Clay Rd,**



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 new Matrix is in place and the administrative fee that has been approved by the Board and will go into effect on May 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, Oct. 8th and Tuesday, Oct. 27nd at 7PM.

NEWS FROM THE DEERFIELD WOMEN'S DAY-TRIPPERS



Our next outing will be on Wednesday, October 28, 2026 to Bryan/College Station. Our first stop will be Texas A&M University in College Station where we will take two, 30- minute guided tours. Our first tour will be of the Bonfire Memorial. The Bonfire Memorial is a tribute dedicated to the twelve students who lost their lives and the twenty-seven students who were injured during the tragic 1999 log-stack collapse. Next, we will tour the Memorial Student Center. The Memorial Student Center is a gathering place for students and is also a memorial dedicated to all Aggies who lost their lives while serving their country.

After our tours, it will be lunch at Fritella Italian Café in Bryan. There will be table service, separate checks and a 20% gratuity will be added to everyone's check.

KINDLY RSVP NO LATER THAN Friday, October 9, 2026 to Leslie Denney at 281-705-0237. You will be responsible for the cost of your lunch. Space is limited to 25 and advanced reservations are required. The bus will depart from the DVCA Rec. Center at 8:15am and will return by 4:30pm.

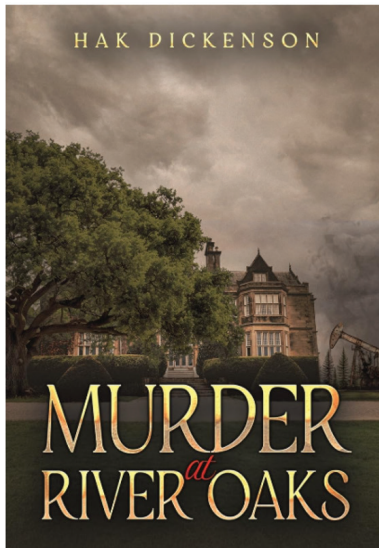
Date and Time of Committee and Board Meetings...

* 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	Eric Toureilles	Rick Johnson	
Deed Restrictions	2nd Monday	7:00 PM	Lloyd Hampton	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	David O'Brian		
Architectural Guidelines	See schedule below	4:30 PM	Eric Toureilles	Terry Gray	

Deerfield Village October 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
LEGEND: A Annex CH Clubhouse SM Small Mtg Room C&D Coffee & Donuts		Join us every week- Deerfield scouts www.bsatroop120.com 		1 9am TMG-CH 4pm Ladies Happy Hour- bingo - CH	2 9am C&D-CH 10am Recreation committee mtg-CH	3
4	5 7pm Community Services-CH 	6 1pm Mahjong-CH 7pm Security- C/H 	7 7pm Tennis mtg- SM 	8 9am TMG-CH 1pm Dominos- CH 6pm MUD136- CH 7pm AGC-Mtg-SM 7:30pm Poker- Annex	9 9am C&D-CH 	10 7am- GARAGE SALE 6pm- Music on Green live band, food & fun!
11 OFFICE CLOSED COLUMBUS DAY 9:30am Mahjong-CH 7pm Deeds-CH 7pm Landscape-SM FOOD DRIVE BEGINS	12	13 1pm Mahjong-CH 7pm Swim Pool-CH 	14 12pm Quilting-CH 9:30am Garden Club 	15 9am TMG-CH 7pm Bunco-CH 	16 9am C&D-CH 	17 SHRED Day- parking lot 9am - Noon FOOD DRIVE ENDS
18	19 7pm Annual Special Budget Meeting	20 1pm Mahjong-CH 7pm Finance-CH 	21 7pm Bazaar mtg-CH	22 9am TMG-CH	23 9am C&D-CH  OFFICE CLOSED	24
25	26 9:30am Mahjong-CH 7pm Board Mtg-CH 	27 1pm Mahjong-CH 7pm AGC-Mtg-CH	28 8:00am DV Day Trippers field trip 9:30am Sewing-CH 7pm MALTIES -CH	29 3pm Book Club-CH 	30	31 TRUNK OR TREAT 5-6pm 



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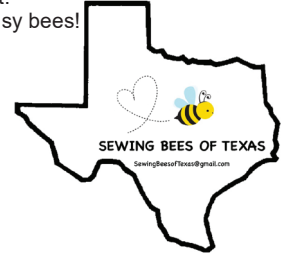
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