

INTRODUCTION

WELCOME TO DEERFIELD! We believe you will find your neighborhood to be a friendly and community-minded environment, and one in which you can be proud to live and to participate. To acquaint you and your family with the organizational structure of the Deerfield Owners Association, below is an overview of [“What makes Deerfield a great place to live!”](#)

PURPOSE

The Deerfield Owners Association, Inc. (DOA) was created (under the Texas Non-Profit Corporation Act) shortly after the neighborhood was developed (in approximately 1985) to provide a means by which all residents can participate in and enjoy their neighborhood and to protect the investments in their homes. Upon purchasing homes in Deerfield, all owners receive various Association closing documents, including a copy of the Association’s Declaration of Covenants, Conditions and Restrictions (“the Covenants”) and the Bylaws. The documents should be thoroughly read by owners for future reference and use.

The intent of the Declaration of Covenants, Conditions and Restrictions is to insure and enhance the value of each home and the integrity of the neighborhood as a whole and for the future. The Covenants are effective for an initial term of 30 years and automatically renew unless opposed by a proper vote of the homeowners. Any homeowner, through the various standing committees and the Board of Directors of the DOA, may enforce the Covenants. The Bylaws work hand-in-hand with the Covenants; they outline the rules under which the corporation (the DOA) agrees to govern through the Board of Directors and the committees that the Board appoints. The Bylaws specify the number of Board members and the process by which they are selected. Their powers and duties are also listed, as is the method by which the Bylaws may be amended by the members of the corporation.

The Deerfield Owners Association should be regarded as a business. The annual budget is equal to that of a small business. All monies spent come from assessments levied against lots owned by residents and builders (if any). Although it is a non-profit corporation, the DOA requires good management to avoid unnecessary assessments. The election of effective volunteer Board members and the operation of the various volunteer committees within the community are vital for good management. To facilitate the work of the Board, certain committees, whose members are fellow residents, have been established. Any

resident (“owner of record” of a Deerfield property) is free to run for Board membership, to join any committee, and is urged to do so. The Association will only be as good as the members who serve on its Board of Directors and on its committees. On the following pages are brief descriptions of the Board’s tasks, its various committees, and other community services and amenities provided.

BOARD OF DIRECTORS

The Board of Directors consists of seven (7) Deerfield residents. The Board is charged with the overall management, policy, and planning for the Deerfield Owners Association. Officers of the Board include the President, Vice President, Secretary, and Treasurer. Additionally, one of the Board members is the liaison person for landscaping; another oversees security issues; another person is responsible for the Recreation Center; and, yet another Board member is in charge of the Architectural Control Committee. Board members are elected for alternating two-year terms, so there is always an overlap of new and previously elected members.

MEMBERSHIP MEETINGS

An annual homeowners General Meeting is held in March of each year. It is at the General Meeting that those attending in person or by proxy elect the Board members. A minimum of ten percent (10%) of the owners must attend before the March meeting can proceed. (NOTE: “Attend” means either (1) appearing in person at the meeting or (2) naming another resident who will be attending the meeting to represent an owner by signed proxy). Special meetings may be called by the Board or by a signed petition of twenty-five percent (25%) of the homeowners.

PROFESSIONAL COMMUNITY MANAGEMENT SERVICES

The Board has delegated day-to-day operation of the Association to Management Professionals of Texas, Inc. (MPOT). MPOT oversees the financial, administrative, regulatory, and maintenance services of the DOA, under the direct supervision of the DOA Board of Directors. MPOT can be reached as follows:

Management Professionals of Texas, Inc.
7613 Tezel Road, San Antonio, Texas 78250
Phone: 210/523-1320; FAX: 210/523-0381
E-mail: mpotex@swbell.net

(NOTE: For warranty/maintenance concerns about your own property, homeowners should follow the procedures furnished by a builder or a contractor. The management office should be contacted only on matters concerning the neighborhood as a whole, such as Association assessments, pool/tennis court operation, enforcement of Restrictive Covenants, etc.).

COURTESY SAPD SECURITY PATROL
Call 771-DEER (3337) Any Time!

A courtesy security patrol is provided by off-duty San Antonio Police Department (SAPD) police officers to the residents in Deerfield. Their services are paid as part of the Deerfield owners' annual fees. A uniformed SAPD Patrol officer in a private vehicle patrols Deerfield twenty-four hours each day. The Patrol officer checks for open garage doors and other circumstances that could invite unwanted intrusion or theft, and the officer advises owners of appropriate corrective actions, as necessary. At any time, residents may contact the Patrol officer on duty (the officer on Patrol carries the Deerfield cell phone), if concerned about suspicious activities within the neighborhood. Deerfield SAPD Patrol officers will respond quickly to Deerfield residents' calls for assistance or inquiry.

Residents going out-of-town may notify the Deerfield Patrol, and the patrolling officers will include the residence on the "out-of-town watch" list. Each month, there is an article in the neighborhood newsletter about neighborhood security activities noted by the Patrol officers.

"THE DEERFIELD DIALOGUE"

"The Deerfield Dialogue" is the neighborhood newsletter, which is published every month. A copy is mailed to each household owner address. Generally, the deadline for submitting an article to the Editor is the 13th of the month, preceding the month that the article is to be published. Articles detailing subjects of particular and current interest to Deerfield residents are often included in each issue. These articles are the President's report, the Security report, Architectural Control Committee report, gardening hints, recreation center activities, and other reports and information that are important to the Deerfield community.

The monthly newsletters are also available on the Deerfield website. There are usually several neighborhood projects detailed in each issue of the newsletter. These projects include the Deerfield Helpers, Deerfield

Book Club, Deerfield classifieds, teen services, tennis information, and other upcoming events and services.

SPECIAL EVENTS

Over the years, the DOA has sanctioned a number of special events that have been organized and conducted in an effort to bring the community closer together. Examples include an Easter egg hunt, family gatherings on Memorial Day and Labor Day, a Fourth of July children's parade, a National Night Out (NNO) event held in October, an annual Holiday Season decorations judging with awards, "Yard of the Month" during spring/summer months, and musical events in the Parks (Deer Crest and Thrush Ridge). The staging of such events depends entirely upon the work of volunteers, so all who are interested in supporting the Deerfield community in this fashion are encouraged to come forward. At times, the planning and implementation of these activities has fallen on a small group of people who tend to grow even smaller as they relocate out of Deerfield or simply experience a bit of burn-out.

The goal is to establish a large enough number of volunteers to support all of these events while more equitably sharing the time and labor required. Please don't assume that your help is not necessary. By constantly refreshing the volunteer pool, we gain not only more help, but also a wider variety of ideas. Planned events will be announced in the Deerfield newsletter along with points of contact. If you are interested in participating in volunteer activities for Deerfield, you can also contact any of the Board of Directors members listed in "The Deerfield Dialogue" for more information on what is needed from the community of residents.

WEBSITE

Deerfield has a website, which displays important announcements, notices, meeting schedules, photographs, community events, and links to various agencies. These may consist of local schools, the current issue of "The Deerfield Dialogue," the community Bylaws and Covenants, the community SAPD Patrol, and government offices. The website is located at www.neighborhoodnews.com. Once on the home page, type in the Deerfield zip code number (78248), select "Deerfield," and proceed to the website. The secure area code number for Deerfield is printed on the front page of each issue of the newsletter, "The Deerfield Dialogue." That four-digit code would need to be entered into the website to access the secure area for Deerfield.

The website is updated by the 20th of each month, so if a resident loses a recent issue of the “Deerfield Dialogue,” one can go to the website for the information the information needed.

GARBAGE AND RECYCLING PICK-UP SERVICES

Deerfield has converted to the City of San Antonio’s once-a-week trash and recycling pick-up services, using only automated trucks (one driver per truck and no other personnel). Two large heavy-duty plastic containers on wheels have been provided to each residence’s address by the City of San Antonio’s Environmental Services Department (ESD). Residents can request more than one can per residence for a fee. The capacity of each of the City-owned containers is approximately 96 gallons (residents can also request smaller 48-gallon volume trashcans). The dark **brown** container is for bagged trash/garbage only (picked up on **Tuesdays**), and the **blue** container is for recyclable materials only (picked up on **Fridays**), as of this writing. Items (boxes, bags, limbs, etc.) placed outside of the trashcans will NOT be picked up by the City services.

Each container carries a serial number, which designates that container only for a specific address. The containers are City-owned (not privately owned). Therefore, the containers must be left with the residence and not taken by residence owners when they move from Deerfield. The City requires residents to place the receptacles in a specified manner inside the street at curbside on the mornings of pick-up days so that the automated trucks can safely pick up the containers.

As provided in the Deerfield Covenants, between pick-up days, it is necessary for Deerfield residents to accommodate the large receptacles in a manner that does not allow the containers to be in “full public view” from the street or from individual lots when not at curbside for pick-up. Shielding of the containers may include storage of the cans inside garages, behind privacy fencing, or behind Deerfield Architectural Control Committee-approved enclosures.

If any Deerfield resident has questions about the City’s trash and recycling pick up services, feel free to contact the City of San Antonio’s Environmental Services Dept. (210/207-6410, x. 311). The ESD website address is: www.sanantonio.gov/enviro.

Additionally, the City’s “311” Consumer Service Call Center number is an excellent source for information on all City services, including the trash/recycling conversion program.

WELCOME COMMITTEE

There is a Block Captain assigned to every street in Deerfield. As part of the Welcome Committee, the Block Captain will greet and deliver a "Welcome Packet" to each new owner on his/her designated block. Please contact your Block Captain if you have any questions about your neighborhood or your street. The names and phone numbers for Block Captains are listed in the monthly "Deerfield Dialogue" newsletter mailed to each Deerfield home. If you are interested in becoming a Block Captain, please contact the Block Captain Chairperson for information.

ARCHITECTURAL CONTROL COMMITTEE

The Architectural Control Committee (ACC) works with Deerfield residents who want to make alterations/improvements to the original structure, exterior of homes, fences, and yards. Additions of in-ground pools, children's play structures, sports courts, basketball courts/hoops, extensive exterior lighting, exterior storage enclosures, and alterations to driveways must be reviewed by the ACC before construction begins. When exterior revamping includes a change from original materials or colors (i.e., exterior painting, fencing, or roofing) or alterations in work that might change the "foot print" of the original residence structure or alter water flow around the property, an ACC request will need to be filed, reviewed, and approved.

Plans for any changes must be submitted to the management office for ACC review PRIOR TO STARTING ANY ALTERATIONS. The burden of responsibility on the ACC is to encourage compliance with the Declaration of Covenants, Conditions and Restrictions as to use, aesthetics, and quality of workmanship, to ensure that drainage, utility easements, and setback lines are not adversely affected, and to maintain the consistency of the architectural design, integrity, and beauty of the community. The Covenants state that a resident may expect either an approval or disapproval within 30 days of submitting a request and plans; response from the ACC is usually within one week after all required documentation is provided.

For more details on how the ACC works and what is included, please refer to the section dedicated to, "Questions Asked About ACC Procedures," at the end of these pages for information. A copy of the Deerfield ACC Improvement Request Form is located in this Directory. Also, the Form can be downloaded and printed from the Deerfield website under the "Forms" section of the website.

POLITICAL SIGNAGE

During election and political seasons, as State law dictates (Texas House Bill 873, passed in 2005), “homeowner associations may not prohibit a property owner from displaying a political preference in the form of a sign, poster, flag, or banner, except for the protection of public health or safety.” There are limitations as to placement of signs on telephone poles and trees, and signs may not be larger than 36 square feet in area. In Deerfield, political signs are not cited until after the elections have taken place; then, it would be appreciated if all political signs are removed from lawns in a timely manner.

YOUR CHILDREN’S SCHOOLS

Deerfield is in the Northeast Independent School District (NEISD). School districts are taxing entities. Residents should contact NEISD (210/804-7000) to be sure you are receiving all applicable tax exemptions for your property.

As population shifts occur within the District, school boundaries change. The following school information is correct as of this printing in 2009:

ELEMENTARY SCHOOL: Huebner Elementary, 16311 Huebner Road (between Bitters and Northwest Military Highway). Phone: 210/408-5525.

MIDDLE SCHOOL: Eisenhower Middle School, 8231 Blanco Road (between West Avenue and Lockhill Selma). Phone: 210/442-0500.

HIGH SCHOOL: Winston Churchill High School, 12049 Blanco Road (just north of West Avenue). Phone: 210/442-0800.

DEERFIELD RECREATION CENTER

SWIMMING POOL

The Deerfield swimming pool and pool area are open to homeowners who have paid the current DOA assessments and their immediate household members who live in Deerfield and accompanied guests. Entrance to the pool is by registration as a current homeowner. Hours of use of the pool vary somewhat from year to year. Generally, the pool opens on weekends beginning mid-May and hours are expanded when school is out for the summer. The pool is closed at an announced time after Labor Day.

POOL HOURS

Pool hours are determined in the late spring of each year and published in “The Deerfield Dialogue” and on the Deerfield website. Please consult those sources for pool hours.

SWIMMING POOL RULES

- Lifeguards have full authority over all residents and guests using the pool. Please do not distract lifeguards while they are on duty.
- Pool games, toys, and floats will be allowed at the discretion of the lifeguards. Arm floats and plastic tubes are not safety devices and must be used under adult supervision.
- No running on pool deck, pushing, “chicken fights,” or rough play.
- Guests must be accompanied by a Deerfield member.
- Since the wading pool is for children under the age of 5 years and not supervised by the lifeguards, parents must assume full responsibility for their children.
- Glass containers are not allowed in the pool area nor is gum or spitting.
- No food or drinks are to be taken into the pool.
- No diapers are allowed in the pool or wading pool.
- Swim at your own risk.
- The Deerfield Owners Association (DOA) is not responsible for accidents or injuries and is not responsible for lost or missing articles.
- There will be a 10-minute adult swim break every hour. Children under 18 years of age must exit the pool at this time.
- Drugs, alcoholic beverages, tobacco and weapons are strictly prohibited.

Thank you for observing the pool rules. Please direct any questions or comments to the Pool Manager and/or the DOA Board of Directors Recreation Center Chairperson by e-mail or phone. Your suggestions for improving our pool are always welcome.

POOL USERS

Guests at the Deerfield community pool must be accompanied by a current resident. Children under the age of 12 years old must be accompanied by an adult at all times.

WEATHER OR POOL CONDITION CLOSURES

The pool may be closed due to inclement weather or any condition that causes the lifeguard’s vision of the bottom of the pool to be distorted. The lifeguards will post a sign outside the pool facility indicating the pool closure. When conditions improve, the pool may be re-opened.

POOL HEALTH RULES

- Wear proper swimming attire. No cut-offs are allowed in the pool. No nudity or thongs.
- No cloth or disposable diapers will be allowed in the water. "Little swimmies" will be required for all children who wear diapers.
- The pool will close if feces or vomit are identified in or near either of the pools.
- Litter should be placed in proper receptacles provided in the pool areas.

POOL SAFETY RULES

- Swimming under the influence of alcohol or drugs is strictly prohibited.
- No skateboards, scooters, roller skates/blades or bikes are allowed in the pool area.
- Flotation devices are permitted, if a responsible and capable person accompanies the non-swimmer in the water.
- Swimmers must stay off the ropes marking the lanes.
- Dunking or throwing people into the pool is prohibited.
- Wrestling, "chicken fights," or splash fights are prohibited.
- Running, pushing, or rough play on the deck is not allowed.
- Pool ladders are for getting in and out of the water only.
- Profane language or derogatory remarks will not be tolerated.
- Excessive public displays of affection in the water or in the pool area are not allowed.

SWIMMING LESSONS

Swimming lessons will be offered each summer to residents, their children, and grandchildren. Persons who are non-residents are not allowed to take swimming lessons at the pool. For more information on swimming lessons, contact the swimming pool manager or the DOA Board of Directors Recreation Center Chairperson by e-mail or phone.

DEERFIELD DRAGONS SWIM TEAM

The Deerfield Dragons is a competitive summer swim club that offers new and experienced swimmers an opportunity to have fun while making new friends and improving stroke technique. Non-resident swim team members are allowed to swim only during regular swim team hours. The swim team season runs from late-May through late-June. Registration and more information are available in "The Deerfield Dialogue" newsletter in April and May.

PRIVATE PARTIES

Private parties may be held at the Deerfield community pool only during designated times. Reservation for all pool parties will be handled through the Pool Manager. Residents will pay a pool rental fee in advance of the party date, plus hourly wages for a minimum of two lifeguards. Lifeguard fees will be charged for any set-up and clean-up time. A copy of the Deerfield Swimming Pool/Recreation Center Amenity Usage and Lease Agreement form is provided at the end of this narrative section of the Directory.

BASKETBALL COURT AND TENNIS COURT RULES

The basketball and tennis courts are available to homeowners and their immediate households, who have paid the current DOA assessments. There are two lighted tennis courts in the Deerfield Recreation Center. There is a calendar posted next to the tennis court entrance for reserving use of the tennis courts. Rules and regulations for use of the courts are:

--The gates to the basketball and tennis courts are locked. Entry is gained through a combination punch lock. See the Deerfield website or "The Deerfield Dialogue" for the code.

--Only Deerfield residents and their invited guests may use the tennis and basketball courts. A resident must accompany all guests. Only residents may sign up for tennis times on the calendar outside the courts. Non-resident coaches and instructors may not sign up for time slots. Note: Residents who are in arrears in paying assessments may not use the courts as guests of another resident.

--Persons using the courts do so at their own risk! The Deerfield Owners Association is not responsible for accidents, injuries, or loss of personal property. Ultimate responsibility rests with the users of the courts who are "owners in common" of the courts and other common areas. Parents are responsible for their children; members are responsible for their guests.

--To preserve the surfaces of the basketball and tennis courts, players must wear appropriate tennis shoes at all times. Bare feet are not allowed.

--No bicycles, tricycles, skates, skateboards, scooters, or other wheeled objects are permitted on the court surfaces. Only tennis shoes are allowed on the tennis courts – no soccer, basketball, running or other activities are permitted on the tennis courts.

--Only players are allowed on either the basketball or tennis courts. Spectators are permitted on the perimeter of the court only with the consent of the players.

--No alcoholic beverages are allowed and no glass or other breakable containers are allowed inside the court area.

--All litter and trash should be placed in the containers provided. Please pick up what you bring to the court!

--The Association reserves the right to close the courts for repair or maintenance.

--Tennis courts may be reserved no more than one week in advance (other than approved leagues).

--Reservations for tennis courts must include court number, time (a.m. or p.m.), and resident's name.

--If the tennis court reservation is for a lesson, put an "L" next to the time.

--Times allowed on the tennis courts: Singles - no more than one hour; Doubles - no more than two hours; maximum time - two hours.

--No shows: If a tennis court is reserved and no one shows up within 15 minutes of reservation time, that court is then considered open for play by others.

--Adults have priority over unsupervised children (12 years or younger). Children playing tennis on the courts with adults are allowed.

--Special rules regarding lessons: Only the resident can reserve a tennis court for lessons (either student or instructor must be a Deerfield resident). One court must always be left open when a lesson is being conducted.

--Scheduling of tennis court lessons must abide by the rules outlined above.

TENNIS LEAGUES

Please check the current issue of "The Deerfield Dialogue" newsletter for the days and times of various Men's and Ladies' Tennis Leagues.

CHILDREN'S PLAYGROUND (DEER CREST)

Adjacent to the basketball court and the Recreation Center parking lot on Deer Crest sets the Deerfield Children's Playground, a fenced area of slightly over half an acre (the entrance way into playground is not secured). Deerfield residents are welcome to use the facilities inside the treed Park, which include: a multi-level children's play structure (suitable for children ages 2-12 years), a swing set, several covered picnic tables, and a concrete walking path around the entire perimeter of the playground. Near the entry, there are suggested requirements posted for safe use of the facilities by children (with adult supervision). As a matter of etiquette and caring for others, it is requested that residents remove any debris brought to the Park and to not allow dogs to be inside the Park off-leash (City of San Antonio code requirement) and to clean up after their pets.

NATURE PARK (THRUSH RIDGE)

Immediately to the northwest of the Bitters/Thrush Ridge entrance into Deerfield is a dedicated nature park for the exclusive use of Deerfield residents. The approximately two acres are heavily treed, and include a wood gazebo, facilities for picnic, seating, and a pebbled walking trail mingled through the area. The Thrush Ridge Park is not enclosed. As with all common areas in Deerfield, it is requested that residents remove any debris brought to the Thrush Ridge Park and to not allow dogs to be inside the Park off-leash (City of San Antonio code requirement) and to clean up after their pets.

OTHER INFORMATION

LANDSCAPING

We all take pride in our homes in Deerfield. In order to maintain the value and desirability of our property and neighborhood, there are residence maintenance requirements as stated in the Declaration of Restrictive Covenants. All lawns must be properly mowed, cleaned, and groomed during all seasons. Trees and shrubs on residential properties should be maintained by proper pruning so they do not impede passage along streets, sidewalks, or driveways.

The addition of flowering plants, shrubs or trees is encouraged, and the edging of lawns at the curb or sidewalk is necessary to fulfill the well-groomed appearance desired throughout Deerfield. Flowerbeds and other vegetation areas should be well-maintained, watered, free of weeds and debris. It is useful to be aware of any City-imposed water restrictions that sometimes occur during the summer months. Please do your part to use water wisely and water only on the day that your address specifies during water restriction periods.

One of the reasons residents select Deerfield is because of the overall attractiveness of our residences and lawns. Please take pride in your landscaping, as it will help all residents in Deerfield to maintain our highly valued homes.

Twice annually, the City of San Antonio provides large-item and debris pick-up services. Tree branches, broken fencing slats, other types of yard debris or discarded items can be disposed during the designated time of pick-up. The City provides specific notification prior to the dates of the large-item pick-up services.

Please note that the drainage areas located in and around Deerfield should not be used for dumping or storage of debris at any time.

With regard to the common areas of the community, it is the intent of the Deerfield Board of Directors to keep the neighborhood attractive at all times of the year. The Board and management company seek out the appropriate services of professionals (i.e., landscape management, sprinkler system specialists, plumbers, electricians, pool maintenance, etc.) as needed to maintain the neighborhood's five entrances and common areas.

WILDLIFE

Despite the fact that Deerfield is a fully developed subdivision, there continue to be occasional native animals or reptiles that will make an appearance in our yards, parks, or greenbelts. Such animals are just looking for a place to bear their young or some food to eat. Open containers of pet food and watering bowls left outside for dogs or cats can be great temptations to furry critters such as squirrels, raccoons or possums. Open garage doors, open trashcans, piles of leaves, discarded wood, flowerpots, mulch piles, thick untrimmed ground cover, and playground equipment can be hiding places for indigenous wildlife, including some types of reptiles and lizards. Although there have been past reports of sightings of foxes, coyotes, bobcats, feral cats, and some snakes, there have been no reported injuries to Deerfield residents. However, the best advice is to eliminate the temptations that might bring unwanted wildlife onto residents' properties.

Wildlife is to be revered and respected. If you find that you need assistance with the removal of unwanted wildlife on your property, please call Wildlife Rescue and Rehabilitation, Inc. at 210/698-1709.

LICENSING OF PETS/PETS IN DEERFIELD

The City of San Antonio ordinances require that domestic dogs and cats be licensed annually and that they be current on rabies and other vaccinations. Dogs are NOT allowed to roam unleashed. The City has a "leash law" in place. The City's Animal Care Services (ACS) will pick up roaming animals and take them to their holding facility at 4710 State Highway 151. If your pet is missing, or if you have a problem with animals in your area, call the Animal Care Services at 210/207-4738 or call the City's Consumer Services Call Center at "311" to be connected directly to the ACS. For a missing animal, you will have to visit the Facility and try to find your pet.

As a resident in Deerfield, it is highly suggested that you place identification tags on your dogs and/or cats. The animal's name and a phone number and/or address should be on the identification tags. The

Deerfield SAPD Courtesy Patrol will make every effort to return lost pets (if possible), as will some Deerfield residents who encounter pets. The more information on the animals' tags, the better!

DEERFIELD "PETS CORNER" BULLETIN BOARD

As of 2009, Deerfield has a section of the bulletin board next to the tennis courts at the Recreation Center dedicated to the "Deerfield Pets Corner." The purpose of the bulletin board section is to provide a place where Deerfield residents can place flyer information on pets, which are recently lost or found in Deerfield. There are some requests on the purpose and use of the "Pets Corner":

--All flyers on lost or found pets must be dated, and the flyers will be posted for up to 30 days from the date on the flyer.

--Flyers should be promptly removed when the pet is either found or placed with an owner.

--Flyers or business cards for pet-related services offered by Deerfield residents may also be posted on the board. These flyers and business cards do not need to be dated.

--Content of information displayed on the "Pets Corner" will be monitored by the Deerfield Board of Directors.

DEERFIELD NEIGHBORHOOD GARAGE SALE

A Deerfield Neighborhood Garage Sale is held in May of each year. The March and/or April issues of the "The Deerfield Dialogue" newsletter will provide information regarding the specific day the event will occur in May. In order for the residents to have time to prepare items for the garage sale, the Deerfield Owners Association provides newspaper advertisement of the sale for a couple days prior to the garage sale date. A City permit to participate in a garage sale is necessary and may be purchased prior to the garage sale date from the City of San Antonio Development Services Dept. The City has a satellite office located at Blanco and West Avenue (Valley View Shopping Center) from which the permit can be purchased. Call 210/207-6150 for more information.

AUTOMOBILE REGISTRATION/LICENSING

For the rules concerning registration of motor vehicles in Bexar County, call the County Tax Assessor/Collector Office at 210/335-6627. The closest sub-station for registering your automobile is the County Tax Office at 6812 Bandera Road. Call 210/335-6654 to check on hours of operation, what paperwork you need to bring with you, etc.

DRIVERS LICENSE (TEXAS DEPT. OF PUBLIC SAFETY)

There are a couple Texas Department of Public Safety offices near Deerfield to apply for or update a Texas driver's license. The closest is located at 1258 Babcock Road (inside Loop 410); the phone number is 210/737-1911. The office can be contacted for information on State requirements applicable to driving in Texas, testing, and hours of operation for the DPS offices.

EMERGENCY CALLS

Call "911" to request FIRE, POLICE and AMBULANCE (EMS) services ONLY for life threatening emergencies. Since "911" has been developed to quickly get help to callers in crisis situations, the telephone number of the caller, even for restricted numbers, may be automatically displayed on a viewing screen at the public safety answering point.

NON-EMERGENCY CALLS

POLICE	210/207-SAPD (210/207-7273)
FIRE	210/207-7744
POISON CONTROL CENTER (Galveston, Texas)	1/800/222-1222
DEERFIELD COURTESY PATROL	210/771-3337

CITY OF SAN ANTONIO CONSUMER SERVICE CALL CENTER ("311")

Please make special note of the many services provided to San Antonio citizens by the City of San Antonio Consumer Service Call Center ("311"). With one call, a resident can gain important information on several subjects. These subjects include City government office hours, reporting street potholes for repair, pick up of stray/dead animals, garbage and recycling collections, brush collection, high weeds, illegal dumping, street signs, street lights, broken traffic signals, or other City concerns. All calls are answered directly by knowledgeable and courteous Consumer Service Call Center representatives at all times daily.

POST OFFICE

The nearest post office facility to Deerfield is the Lockhill Selma branch of the U.S. Postal Services, located at 12951 Huebner Road (just west of Lockhill Selma). The facility handles mail for the Deerfield zip code, 78248, and distributes the keys to residents to use the post office boxes for mail pick up in Deerfield. Additionally, passport applications and photos are available at the post office location.

PUBLIC LIBRARY

There are several branches of the San Antonio Public Library, which are close to Deerfield. One branch is located at Ronald Reagan High School (Ronald Reagan at Sonterra Parkway). The phone number is 210/482-2224. The Brookhollow branch of the Library is located at 530 Heimer; the phone number is 210/496-6315. The Cody Branch is located at 11411 Vance Jackson Road; the phone number is 210/696-6396.

For information on obtaining a library card, hours of operation, rules for checking out books, records, videotapes, etc., call any of the City's Public Libraries. There is also additional information available on special programs (e.g., inter-library exchange programs, books by mail, storytellers for children, literacy, and GED classes, etc.) at the Library locations.

PUBLIC TRANSPORTATION

For current route and schedule information on the City of San Antonio's bus service, VIA Metropolitan Transit, call 210/227-2020.

PUBLIC UTILITIES

City Public Services (gas and electric)	
24-hour service desk (Customer Service)	210/353-2222
City Public Service Gas or Electric Problems	210/353-4357
San Antonio Water System	
Emergency Trouble Calls	210/704-SAWS (210/704-7297)

FREQUENTLY ASKED QUESTIONS ABOUT ARCHITECTURAL CONTROL COMMITTEE (ACC) PROCEDURES

WHAT IS THE PURPOSE OF THE COMMITTEE?

The purpose of the Architectural Control Committee (ACC) is to maintain property values by protecting the environmental and architectural integrity of the subdivision in accordance with the provisions of the Deerfield Declaration of Covenants, Conditions and Restrictions ("the Covenants"). The Covenants state that "no building, structure or improvement of any character shall be erected, placed, added to or altered on any lot until the building plans, specifications and site plan showing the location of the proposed structure or structures have been submitted to and approved by the Architectural Control Committee. Approval by the ACC will be conveyed when application is in compliance with restrictions as to use, quality of workmanship and materials, nature of materials, harmony of external design and colors with existing and

proposed structures, and location of improvements with respect to topography, finished grade elevation, lot boundary lines and building lines, and within the scheme and design of Declarant.”

WHAT ACTION IS REQUIRED OF OWNER(S)?

Prior to making any change or improvement, an owner planning to change or add to the existing structures on a lot must submit a request in writing to the ACC. The details of the intended change, improvement, or need for variance and attached samples or plans to more clearly describe the projected change or addition must be stated. If any change, improvement or action in variance from the Covenants is taken prior to written approval of the ACC, the Association has the right to require the homeowner to remove the improvement(s) and/or change(s) from the property.

WHAT TYPES OF ITEMS REQUIRE WRITTEN APPROVAL?

Some examples of improvements/alterations requiring written approval from the ACC include (refer to the Covenants for details), but are not limited to:

- Fences (cedar slat, masonry, or wrought iron)
- Retaining walls
- Residential property expansions (i.e. room additions, storage buildings, patio slabs or covers, outdoor kitchens, play structures, sports courts, basketball courts/hoops, etc.)
- Removal of heritage (large) oak trees
- Reconfiguration of driveways or walkways
- Re-roofing (when product or color are changed)
- Re-painting (when texture or color are changed)
- Extensive exterior lighting
- Extensive exterior landscape projects, which may result in changes in water flow

CAN THE COMMITTEE GRANT VARIANCES FOR CERTAIN DETAILS?

The ACC is authorized to grant selective variances for items, such as location, height, number of improvements, materials, etc. The owner must request such variances, giving reasons why it should be granted so that the Committee can make a reasoned decision.

WHY DO WE HAVE TO PUT EVERYTHING IN WRITING?

The formal request and approval process is necessary to assure that every owner’s desire to improve his or her property can be given due

process without discrimination. It will also provide the owner(s), the Committee, and the Association Board with a permanent record of actions taken under the Covenants.

WHAT DO WE NEED TO SAY IN THE REQUEST?

Homeowners are encouraged to request and are granted approval to add improvements to their property by following the procedures outlined in the Declaration of Covenants, Conditions and Restrictions. Some owners express surprise and consternation about having to “ask permission” to improve their own property. Your subdivision was developed around the concept of a mandatory homeowners association and made subject to a Declaration of Covenants, Conditions and Restrictions. Every owner became obligated to follow the terms of the Covenants when they received the deed to their property.

The request form (titled, Deerfield Architectural Control Committee Improvement Request form) has been created to make it easier for all owners to submit requests for improvements. A copy of the form is provided in this Directory, and the form can also be downloaded and printed from the Deerfield website.

Please direct any questions or comments to the Deerfield Owners Association Board ACC Chairperson by e-mail or phone. See “The Deerfield Dialogue” for information on how to contact the Chairperson.