

NEWPORT NEWS

"Working Toward A Positive Future"

Published and Distributed by
Newport Property Owner's Association

SPRING CELEBRATION

Saturday, April 1st, 2023
11 am - 2 pm
Pool Area

Easter Egg Hunt
(begins at 11:15 am)

Easter Bunny
(bring your camera)

Dance and play games
with our DJ

Face Painting

Free Hot Dogs
and Drinks
(11:30—1:30 or until gone)

QUARTERLY MEETING STONEBRIDGE THURSDAY, APRIL 13th 7:00 P.M.

Review Annual Meeting Minutes
First Quarter Financial Review
President's Report



COMMUNITY GARAGE SALE

April 1st
(rain date April 8th)

Signs may be placed throughout the
neighborhood.

Please remove your signs
by 4 p.m. on Saturday.



The NPOAN and/or volunteers assume no responsibility for the contents within this publication and shall not be held responsible under any circumstances for any incidental or consequential damages, losses, etc. The viewpoint expressed in the newsletter are those of the writer only and are not necessarily approved or endorsed by the NPOAN and/or volunteers.

ACC RULES AND REGULATIONS

The following is a section out of the Revised and Amended ACC Guidelines.

MISCELLANEOUS

- 32.1 Propane tanks must meet all applicable safety standards, be accessible for filling, yet be screened from public view by landscaping or approved fencing.
- 32.2 Temporary storage/moving containers, such as PODS, must have ACC approval if located in public view for more than a seven (7) day period.
- 32.3 Bent, broken, leaning mailboxes must be repaired, replaced or removed without ACC approval. Mailboxes in need of painting must be repainted or replaced. Any color other than black must have ACC approval.
- 32.4 All permanently installed standby generators must meet the following criteria:
- Must be installed and maintained in compliance with manufacturer's specifications and applicable governmental health, safety, electrical and building codes.
 - All electrical, plumbing and fuel connections must only be installed by licensed contractors.
 - All liquefied petroleum gas fuel line connections must be installed in accordance with the rules and standards of the Rail Road Commission of Texas as well as all other applicable governmental health, safety, electrical and building codes.
 - All required non-integral standby generator fuel tanks be installed and maintained in accordance with applicable municipal zoning ordinances and governmental health, safety, electrical and building codes.
 - Cannot generate all or substantially all of the electrical power to a residence except in times when utility generated power is not available for causes other than non-payment of utility bills.
 - Periodic testing must be conducted at reasonable times consistent with manufacturer's recommendations.
- 32.5 A/C window units are prohibited in Sections 9, 12, Section 6 Replat No. 1, Section 6 Extension, and NC in accordance with the restrictions of record for those sections. Except where prohibited by the Declarations for the applicable section, A/C window units that are not visible from the street or golf course may be allowed only with ACC approval on a case-by-case basis.
- 32.6 No boundary plantings shall exceed eight (8) feet in height, except single trunk trees which shall be permitted. No wall, fence, shrubbery or boundary planting shall interfere with the vision of pedestrians, bicyclists or operators of motor vehicles. Any landscaping in the County right-of-way (approximately sixteen (16) feet from the curb where there is a two-lane street) may not exceed twenty-four (24) inches in height.

- 32.7 If cars are covered for a period of over a week, the cover must be a car cover not a tarp or other sheeting.
- 32.8 No motorized vehicle shall ever be parked on an unpaved area of owner's property.
- 32.9 Trash shall be placed in a container and may not be visible from the street except for 6pm on the evening before trash pick-up day until 6 pm the next day.
- 32.10 Household pets must be on a leash or in an enclosed area when outside the owner's residence.
- 32.11 RV's are permitted in owner's driveway for a period not to exceed 48 hours to prepare for a trip and a period of time not to exceed 48 hours upon return to clean the RV prior to storage.
- 32.12 Boats are permitted in an owner's driveway for a period not to exceed 48 hours after use for cleaning prior to storage.
- 32.13 No business, other than a home office, shall be conducted from any single-family lot in any section in Newport Subdivision.
- 32.14 Sunshades, canopies, and portable gazebos must be kept in good shape and located at the rear of the property.
- 32.15 No inoperable vehicle may be stored in public view on any property.
- 32.16 All lots in Newport Subdivision shall be kept and maintained in a clean, healthful, sightly and wholesome condition. All miscellaneous items, including without limitation, barbecue grills, smokers, children's toys, bicycles, lawn and other equipment shall be stored out of public view when not in use.

Prestige Cleaning
"Let Us Help You!"



Susie Compian
713-419-4869
713-419-7840
smcompian@hotmail.com

Residential & Commercial
weekly, bi/weekly, monthly, move in-out, & more ready

 www.prestigecleaningprofessionals.com

Susie Compian
REALTOR®
The Bunyan Team

713-419-4869
smcompian@hotmail.com

www.BeatriceBunyan.com



2023 ASSESSMENTS REMAIN THE SAME

\$55 PER MONTH

ASSESSMENTS ARE DUE ON THE FIRST OF EACH MONTH

Assessments received after the last day of the month in which they are due, are subject to a monthly late fee of \$5.00 plus interest at the rate of 6% per annum. Payments more than four months late, are subject to an additional collection fee of \$15.00 per month.

For complete collection procedures, please visit our website at www.newportpoa.com

Resident Documents ... Collection Procedures

HOW TO PAY:

- Online – newportpoa.com – hot pink button
- In Person at the NPOA office – card, check, cash (exact amount—no cash retained in office for making change)
- Through your bank
- Direct Debit (form available in the office)
- Blue Drop Box on the right hand side of the NPOA office

ARCHITECTURAL CONTROL

All improvements to the exterior of your home are subject to Architectural Review. Please make sure to submit a Home Improvement Request Form for all exterior improvements, including without limitation:



- Painting (color paint chip must be submitted)
- Roofing (must have at least 25 year shingle)
- Fences (new or replacement in whole or part – must include plot plan showing location of fence)
- Driveway (must include plot plan showing location of driveway and materials being used)
- Sheds – please consult Architectural Control Guidelines

If you have any questions regarding what is required to make exterior alterations to your home, please contact Dina at dina@newportpoa.com or call (281) 462-4199, Ext. 14.

For a copy of ACC Guidelines, please go to our website www.newportpoa.com, click on Documents, go to Resident Documents and scroll down to ACC Guidelines.

The HIR Form is available in the Management Office and online.

VACATION WATCH PROGRAM

A Vacation Watch is a service provided by the Harris County Sheriff's Office for citizens residing in the unincorporated areas of Harris County.

Citizens may request a Vacation Watch by going to the following link and completing the online form.

<https://constable3.harriscountytexas.gov/Pages/VacationWatch.aspx>

TIME TO RENEW YOUR AMENITY CARD



DAYLIGHT SAVINGS TIME

**Begins at 2 a.m.
Sunday, March 12th**

**Ends at 2 a.m.
Sunday, November 5th**

Set your clock forward one hour

ROOF CLEANING HOUSE WASHING
DRIVEWAYS DECKS FENCES

POWERHOUSE
SoftWash

CASEY CRAIG
281-706-2076
PowerhousePWSLLC@gmail.com
PowerhouseSoftwash.com

The NPOA staff attempts to answer each call as it comes in, however, if we are on another line or helping another resident at the front desk, we kindly ask that you leave your name, number and a brief message. We cannot return your call if we do not have your information.

NPOA Blue Drop Box Relocated

**The NPOA Blue Drop Box for monthly assessments
has been relocated to the right hand side
of the NPOA Management Office.**

COMMUNITY ROOM RENTAL

\$150 for 4-hour rental either 8 to Noon OR 1 to 5 (*includes time to set up & break down*)

Nine 8' rectangular tabs

Three 5' rectangular serving tables

50 chairs

Fridge and Sink available

Room Dimensions: Width 34' x Length 43' with 9' ceiling

\$100 cleaning/damage deposit (NO GLITTER. NO CONFETTI. NO ALCOHOL.)

To book the Community Room or to request more information,
please contact Pam in the NPOA Management Office at 281-462-4199, Ext. 10.

ON-STREET PARKING

We are getting reports of on-street parking from your neighbors. Parking in your driveway and garage is not only less disruptive to your neighbors, but it creates a safe neighborhood and helps prevent car thefts.

Here are a few parking tips to live by:



- Use your driveway and garage.
- Do not block mailboxes. If mailbox is blocked, the U.S. Postal Service will NOT DELIVER MAIL.
- Be sure to park in a way that you are not blocking sight or traffic. Park in front of your own home and have your guests do the same. Please do not punish your neighbors by blocking their home and spaces for their visitor parking.
- Be sure the vehicle you are parking on the street is a regular day-to-day use vehicle. It must move on a daily basis like going to and from work or school.



**PLEASE BE A COURTEOUS NEIGHBOR.
IF YOU CAN, PARK IN THE GARAGE
OR IN THE DRIVEWAY.**



NEWPORT'S AMENITIES

Our community has many amenities available to its residents:

Fitness Center, Swimming Pool and Tennis Courts

Walking Trails along Gum Gulley

Park with Splash Pad located on Port O'Call

Pocket Parks on South Diamondhead and Flying Bridge

(Walking Trails and Parks are operated by Newport MUD)



Access to Lake Houston
Boat dock available at lake and river areas
(boat launch permits required)

Picnic areas

Camping permitted at River



Stables with riding arena

Boat and RV Storage

20, 30 and 40 foot covered storage

(for prices contact the management office at 281.462.4199, Ext. 10)

FRONTIER WASTE SOLUTIONS

SERVICE DAYS

MONDAY/THURSDAY for the SOUTHSIDE of the San Jacinto River Authority Canal

TUESDAY/FRIDAY for the NORTHSIDE of the San Jacinto River Authority Canal

Please have your household waste to the curb by 7 am to ensure service that day.

YARD WASTE DAYS

FIRST COLLECTION DAYS OF THE WEEK (MONDAY/TUESDAY)

- Trees, shrubs, brush trimming and fencing (no greater than 4 feet long, no branches exceeding 4 inches in diameter, bundled and tied in bunches of no more than 50 pounds)
- Yard Waste (grass clippings, leaves, weeds, etc.) must be in bags or trash cans not exceeding 50 pounds a piece

HEAVY TRASH DAYS

SECOND COLLECTION OF THE WEEK (THURSDAY/FRIDAY)

Heavy trash are items that fall under the categories of "furniture and/or appliances".

HEAVY TRASH IS NOT:

- Construction and demolition waste
- Concrete, wood, brick storm debris
- Home improvement projects, roofing material
- Unbundled branches

PLEASE STORE TRASH CANS OUT OF PUBLIC
VIEW except on trash days



Email: NewportMUD@frontierwaste.com

Website: www.frontierwaste.com

936-258-9035



GOLF PASS & GREEN FEES

Effective January 1, 2023

MONTHLY PASS

NEWPORT RESIDENTS

Individual - \$200.00

Couples - \$230.00

Includes Green Fee, % Cart Fee, Range Balls, GHIN Handicap

(Must have a current NPOA Amenity Card for resident Rates)

NON - RESIDENT

Individual - \$225.00

Couples - \$275.00

Includes, Green Fee, 1/2 Cart Fee, Range Balls, GHIN Handicap

GREEN FEES

Mon — Thurs

Fri - Sun

Residents \$30

\$30

(Must have a current NPOA Amenity Card for resident Rates)

Non-Resident	\$40.00	\$50.00
Twilight Rate	\$30.00 After 2:00 PM	\$40.00 After 2:00 PM
Senior Rate	\$35.00	\$40.00 After 12:00 Noon
9 Hole Rate	\$20.00	\$25.00/\$20.00 Twilight

For reservations and Information call

Pro shop (281)328-3576 ext. 1

PLAYER DEVELOPMENT PRORAM

Effective January 1, 2023

MONTHLY PASS

NEWPORT RESIDENTS

Individual - \$39.00

Couples - \$49.00

Includes unlimited range balls and Discounted Green Fee Monday - Sunday

(Must have a current NPOA Amenity Card for resident Rates)

NON - RESIDENT

Individual — \$49.00

Couples - \$59.00

Includes unlimited range balls and Discounted Green Fee Monday - Sunday

GREEN FEES

(Must have a current NPOA Amenity Card for resident Rates)

	<u>Mon — Thurs</u>	<u>Fri- Sun</u>
Newport Resident	\$25.00	\$25.00
Non Resident	\$35.00	\$45.00
Non Resident Twilight	\$25.00	\$35.00

For reservations and Information call

Pro shop (281)328-3576 ext. 1



Sanitary Sewer Phase 3 Rehabilitation

Backyard Easements will need to be accessed.



Newport Municipal Utility District (“The District”) would like to make you aware of a sanitary sewer rehabilitation project in the neighborhoods of Section 1, Section 2, Section 3, Section 4, Section 6, and Section 10. Construction for the project will begin April 17, 2023 and is expected to be completed October 2023. Normal construction hours will be Monday through Friday from 7:00am to 4:30pm.

The contractor and a representative from the District Engineer’s office will be present for the work and will need to utilize the District’s easement in backyards to perform this work. The Contractor may park on the street in front of houses but will not block your driveway. The Contractor will also have their company sign on their vehicles and picture identification of their staff. The Contractor will provide a minimum 7-day advanced notice and a 48-hour advanced notice to the affected residents before commencing work in your area.

This project is a result of the TV project, Sanitary Sewer Phase 2 Television Inspection, where structural defects were found in the sanitary sewer pipes. Sanitary sewer rehabilitation is important to improve the District’s aging infrastructure. Rehabilitation will not only repair said structural defects, but it will also reduce the inflow and infiltration (I/I) from storm water entering the sanitary sewer system. By reducing I/I, the District decreases the amount of unnecessary storm water being treated at the District’s wastewater treatment plant, which takes up plant capacity.

Therefore, we are asking for your cooperation and patience during this project. No one likes their backyard torn up, but what’s worse than that is having your sewer line collapse or sewage backup in your home. Patience and cooperation!

Visiting Angels®

LIVING ASSISTANCE SERVICES



Experienced local senior care for total peace of mind

**Providing: Bathing Assistance - Dressing Assistance
- Grooming - Assistance with walking - Medication
Reminder - Errands - Shopping - Light
Housekeeping - Meal Preparation - Friendly
Companionship - Flexible Hourly Care - Respite
Care for Families**

**Visiting Angels
832-514-6530**

www.visitingangels.com/baytown

AMENITY CARD

(Pool ... Fitness Center ... Lake & River ... Resident Golf Rates)

The Amenity Card is your pool pass and i.d. to use all amenities in Newport. Your Amenity Card will list everyone living in your household. You may also list on the card the name(s) of caregiver(s) watching over your children during the summer who will be taking them to the pool or one of our other amenities.

There is an annual (January 1st through December 31st) \$25 fee per household for the Amenity Card. One Amenity Card may be shared by the entire household or you may elect to purchase up to four additional Amenity Cards at an additional fee of \$5 each.

If you have a boat, there is an additional annual \$25 launch fee.

To access the fitness center, there is a one-time fee of \$20 to purchase the key fob. [maximum of two key fobs per household at \$20 each]

To access the lake and river, there is a one-time fee of \$30 to purchase the key. [only one key per household]

To obtain an Amenity Card, you will need to complete a Usage and Indemnification Agreement. This Agreement may be found on our website newportpoa.com under Resident Documents or you may stop by the management office. The management office will be open the following days to accommodate residents who are unable to come in during normal business hours:

Tuesday, March 14, 21, 28 until 8 pm
Tuesday, April 4, 11, 18, and 25 until 8 pm

You may also complete the form and place it in our drop box along with your check in the amount of \$25.

For additional information, please contact Maria at 281-462-4199, Ext. 17.

LARGE YARD TREE DEBRIS PICK UP

Spring is just around the corner and we will all be cleaning up from winter.

Large yard tree debris pick up begins **MONDAY, MAY 1ST.**

We will pick up large limbs and trees that have been cut and placed at the curb.

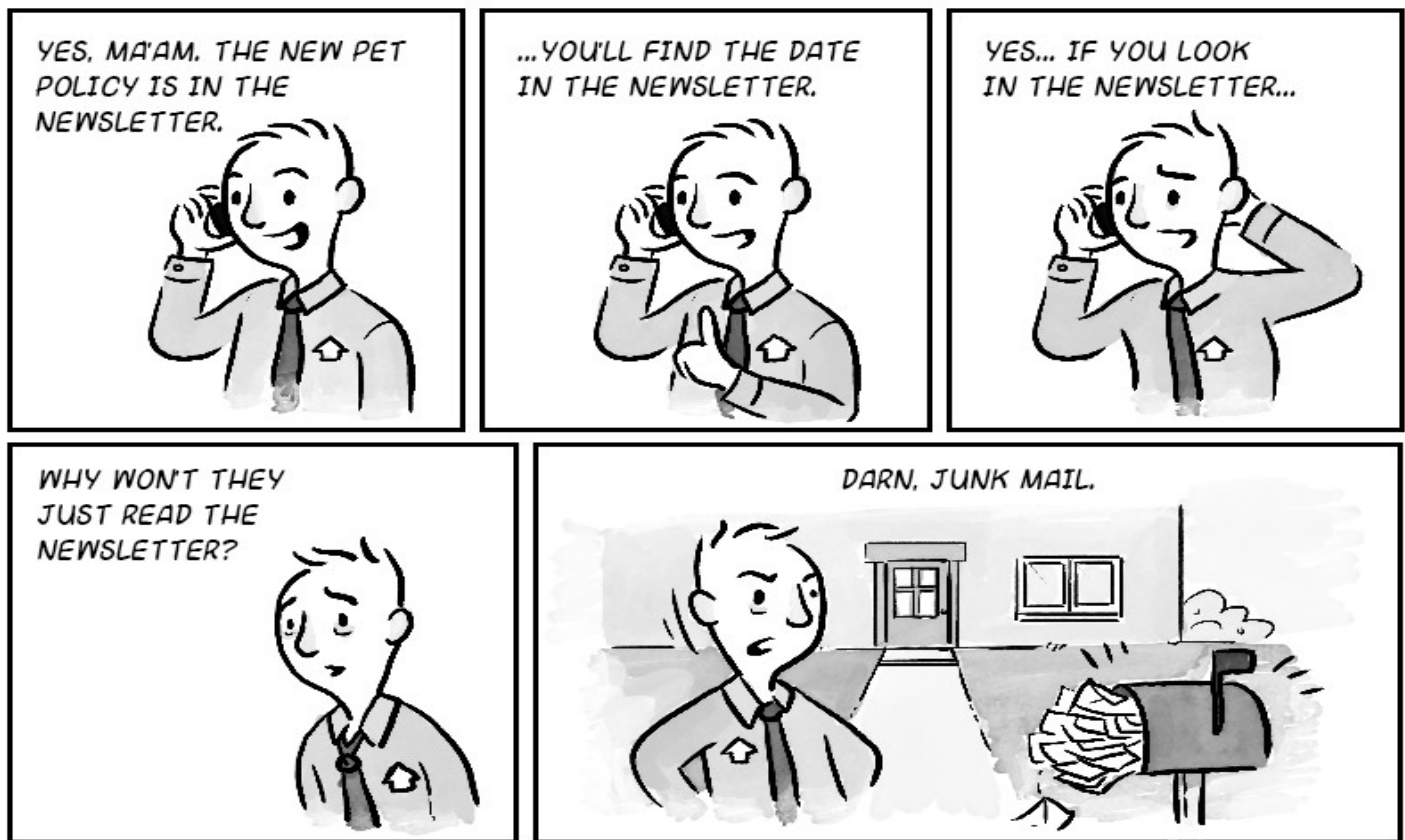
Dead trees may be removed without consent of the Architectural Control Committee.

You will need ACC approval to remove any live trees from your property.

To schedule your pick up, please contact the management office at (281) 462-4199, Ext. 10.

ON OR BEFORE APRIL 28TH.

We will not pick up anything other than tree debris.



gogladly.com  gladly

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HAPPY EASTER!

TEXAS HOLD'EM
 Second and Fourth Friday of each month
 Stonebridge Golf Club
 7 pm
 Dinner starts at 5:30 pm

*BE THE REASON SOMEONE
 SMILES TODAY*





Creative Corner Child Development Center

- o Outstanding Infant and Toddler Program
- o Preschool and Pre-K
- o ***WE OFFER A HIGHLY ADVANCED CURRICULUM***
- o Exciting after school program
- o Fun and exciting summer program with Academic Enrichment to keep students prepared for the school year

YOU'VE TRIED THE REST, NOW COME SEE THE BEST!

Contact us to schedule a tour:

HOURS: 6:30 am—6:30 pm

PH: 281-462-7403 Email: ccnewport@gmail.com

119 S. Diamondhead Blvd. Crosby, TX

Tour our website for more details: www.CreativeCornerNewport.net



**First Day of
Spring 2023**

Sun. — March 20th

**First Day of
Summer 2023**

Tues. — June 21st



SPRING IS JUST AROUND THE CORNER

Spring is just around the corner and it's time to clean up from the havoc this winter threw on us.

We will begin writing deed restriction violations for landscape beds beginning March 15, 2023. If you get a letter and cannot correct the violation within ten (10) days, please call Courtney in our office at (281) 462-4199, **Ext. 16** to get an extension and discuss the matter further.

HOW TO REPORT A STREET LIGHT OUTAGE

Every street light in the community has an address and a five or six digit i.d. code on the pole (about eye level).

Write down the address and i.d. number and go to www.centerpointenergy.com/outage to file a report.

If you do not have access to the internet, please call 713-207-2222.

N P O A S T A F F

Pam, Ext. 10—Customer Service, Community Room, pam@newportpoa.com

Carol, Ext. 11, Gen. Mgr., cjones@newportpoa.com

Teresa, Ext. 13—Accounting, Title Companies, tplatt@newportpoa.com

Dina, Ext. 14—ACC, dina@newportpoa.com

Carolina, Ext. 15—Deed Restriction Violations, Carolina@newportpoa.com

Courtney, Ext. 16—Deed Restriction Violations, cdurham@newportpoa.com

Maria, Ext. 17—Habla Español; Amenity Cards, arenas@newportpoa.com

Heather, Ext. 18—Accounting, heather@newportpoa.com

FREQUENTLY ASKED QUESTIONS:

1. **How can we stop people from Parking on Street?:** Although there are laws against leaving abandoned or unused vehicles along the street, parking along a roadway is not prohibited (except where specifically prohibited, for example: on a highway, in front of a fire hydrant or a driveway). However, we do recognize that this can be a nuisance. Therefore, the Newport Architectural Control Committee will approve widening driveways to an additional car width when it can be accomplished within the other rules and constraints of our community restrictions so as to allow for an extra car off the street.

2. **Can't the Association do more about Loose Dogs?:** Loose dogs are a challenge for many communities mainly because it is unsafe for a resident (or employees of the association) to approach a loose dog on his/her own and within minutes of law enforcement being called, the animal has slipped away. The best course of action is for each resident to make sure their animals are secure and when strays are spotted to call Harris County Animal Control at 281 -999-3191.

3. **My Neighbor's Dog Barks All day and All Night. What Can I Do?** Speak directly with your neighbor, follow up with a letter (along with a certified letter), contact the Constable non-emergency 281-427-4791, and lastly, contact Harris County Animal Control 281-999-3191.

SUBMIT YOUR QUESTIONS ONLINE VIA OUR WEBSITE AT NEWPORTPOA.COM UNDER CONTACT, COMPLETE THE CONTACT US FORM.

DATES TO REMEMBER

March 1
Office Closed
[In-Service Work Day]

April 1
Community
Garage Sale

April 5
Office Closed
[In-Service Work Day]

April 1
Spring Celebration
[11:00 to 2:00]

April 13
Quarterly Meeting
Stonebridge

April 7
Office Closed
[Good Friday Holiday]

KNOW YOUR MARKER FLAGS

Texas811.org

White—Proposed excavation

Pink—Temporary survey markings

Red—Electric power lines, cables,
conduit and lighting cables

Yellow—Gas, oil, steam, petroleum
or gaseous materials

Orange—Communication, alarm or
signal lines, cables or conduit

Blue—Potable water

Purple—Reclaimed water, irrigation
and slurry lines

Green—Sewer and drain lines

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281-
427-4791



IMPORTANT NUMBERS

NPOA WEBSITE

www.newportpoa.com

General Manager - Carol Jones

(281) 462-4199 Ext. 11

cjones@newportpoa.com

Constable (non emergency)	Emergency 911 281-427-4791
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Crosby Volunteer Fire Dept. (non emergency/information)	Emergency 911 281-328-2300
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Crosby EMS (non-emergency information)	Emergency 911 281-328-6810
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Crosby Post Office	281-462-8429
Crosby/Huffman Chamber	281-328-6984
Harris County Animal Control	281-999-3191

Harris County PCT 3 (trees in road; dead animals in road; missing stop signs)	713-274-3100
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Newport MUD	281-324-9803
Harris County Pollution Control	713-920-2831
Harris County Attorney	713-755-5101

Health Department – (Environmental)	713-439-6016
Center Point Customer Service	713-207-2222
Commissioner Tom Ramsey - Pct. 3	281-463-6300

Frontier Waste Solutions	936-258-9035
Crosby Community Center	281-462-0543
Senior Adult Program	281-893-3726
Sweetwater Pools	281-988-8480

Stonebridge at Newport Golf Club	281-328-3576
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Environmental Division of Public Health 713-439-6270
(To Report Abandoned Houses to Harris County)