

NEWPORT NEWS

"Working Toward A Positive Future"

Published and Distributed by
Newport Property Owner's Association

FALL CELEBRATION

**Saturday
Oct. 28TH
11 am to 2 pm
Lake Area**

**Hay Ride
Petting Zoo
Face Painters
Free Hot Dogs
and Sodas**

*Do not need an
Electronic Card to participate*

FOURTH QUARTER NPOA MEETING

THURSDAY, OCTOBER 12, 2023
7 P.M.

STONEBRIDGE GOLF CLUB
GUEST SPEAKER: SHEBA GONZALEZ
IDENTITY THEFT
IRS QUESTIONS

COMMUNITY GARAGE SALE

SATURDAY,
OCTOBER 14, 2023

RAIN DATE — SATURDAY,
OCTOBER 21, 2023

YOU MAY PLACE SIGNS IN THE
NEIGHBORHOOD.
PLEASE REMOVE YOUR SIGNS
BY 4 PM 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.

MANAGEMENT UPDATE

Effective October 1, 2023

Teresa Platt who has been the Accounting Manager with the POA since it became self-managed in August 2010 will be the new POA Manager effective October 1, 2023. She was promoted to “manager in training” in May of this year.

LARGE YARD DEBRIS PICK UP WEEK OF 11/6th

To register,
please call 281-462-4199, Ext. 10
or email pam@newportpoa.com

Deadline to register is Friday, 11/3rd

MANAGEMENT OFFICE CLOSED

FIRST WEDNESDAY

OF THE MONTH

FOR IN-SERVICE DAY

OCTOBER 4th

HOW TO REPORT A STREET LIGHT OUTAGE

Every street light in the community has an address and a five or six digit identification code on the pole (about eye level). To file a report, go to www.centerpointenergy.com/outage

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

TRUNK OR TREAT

Trunk or Treat will be held at the Stonebridge Golf Club parking lot this Halloween (October 31, 2023) from 6:00 p.m. - 7:30 p.m.

If you would like to participate, there are 76 “Trunk or Treat” spaces available. We will use the back parking lot and have made arrangements for it to be well lighted. Regular parking will be available in the front parking lot.

To reserve your “Trunk or Treat” space, please contact the HOA Management Office, (281) 462-4199, Ext 10.

The Galley Grill at Stonebridge will be offering a Halloween Special of “Sliders and Dogs” from 4:30 p.m. – 7:00 p.m.

ADULTS

Two (2) Burger sliders w/cheese or Dogs w/cheese,
Fries and Fountain Drink - \$12

KIDS

One (1) Burger slider w/cheese or Dog w/cheese,
Fries and Fountain Drink - \$6

FAMILY PACK (feeds 4)

Save \$4 on two Adults and two Children - \$32

FITNESS CENTER

Monday— Friday Hours - 6 am - 8:30 pm
Saturday & Sunday Hours - 7 am - 5 pm

The fitness center may be used by Newport residents in good standing. In order to access the fitness center, you will need to complete the Amenities Usage and Indemnification Agreement and purchase an electronic amenity card. The issuance fee for the first e-card is \$25. A second e-card may be purchased for \$10, with a maximum of 2 e-cards per household. Additionally, there is a one-time fee of \$20 to activate your fitness center access.

The equipment is 80% resistance and 20% cardio. All of the equipment has been refurbished, and the association has purchased some new cardio equipment.

The Amenities Usage and Indemnification Agreement along with the Rules & Regulations are available on our website www.newportpoa.com or in the management office.

Please visit the management office to purchase your e-card.

COMMUNITY ROOM USAGE REQUEST

Our Community Room is available for use by Newport residents in good standing. The room may be used for parties and showers. Weddings and receptions are not permitted as they are in direct conflict with our event center. No Alcohol, No Confetti, No Glitter.

The Community Room is available in four (4) hour increments:
8 a.m. to 12 noon or 1:00 p.m. to 5:00 p.m.

The charge is \$150 plus a \$100 refundable damage deposit.
Rules and Regulations are available for review on our website
and copies may be picked up in the management office.

**To reserve the Community Room,
please contact Pam at 281-462-4199, Ext. 10 or
pam@newportpoa.com.**

CHANGES AND REPAIRS TO THE EXTERIOR OF YOUR PROPERTY

Pursuant to the Declaration of Deed Restrictions and Covenants for each section in Newport, "No construction or erection of improvements upon any lot, tract or parcel contained in Newport, however classified, shall ever be commenced until the written approval of the Architectural Committee shall have been received."

Listed below are items that require ACC approval. This list is not all-inclusive:

- Construction or installation of any building, including sheds.
- Any addition to an existing building.
- Construction, installation, replacement or repair to any fence.
- Replacement of windows, gutters, wood, and siding.
- Exterior paint of any building located on your property.
- Removal of trees (except dead trees).
- Installation or replacement of walkways, driveways and/or extensions.
- Construction of any patio or addition to an existing patio.
- Replacement of roof (prior approval not required in event of an emergency, but Home Improvement Request form required with type of roofing material, etc.
- Flag poles.

Home Improvement Request form ("HIR") is available on our website (red button).

A completed HIR along with a copy of your plot plan showing the location of your improvement is required. The ACC committee typically meets the first and third THURSDAY of the month (exception - month with five Fridays or Holidays).

HIR must be received by 5 p.m. the MONDAY before the meeting.

Paint chips are required for all painting (even if it is the same color of existing improvement).

For additional information on exterior improvements, please see our Architectural Control Guidelines, also available online or in the management office. Questions? Contact Dina at 281-462-4199, Ext. 14 or dina@newportpoa.com.



Newport Website
www.newportpoa.com

RESTRICTIONS AND GUIDELINES PERTAINING TO:

RVs , TRAILERS AND BOATS

The restrictive covenants for each section of Newport state that “no boat, boat trailer, travel trailer, camp trailer, house trailer, or other similar property shall ever be stored on any lot, tract or parcel contained in Newport without the prior written approval of the Architectural Committee.”

The Architectural Control Committee as a general rule allows boats and RVs to remain in a resident’s driveway for a period not to exceed forty-eight (48) hours prior to leaving or returning from an outing. The boat, trailer or RV must remain out of public view at all other times.

SIGNS

The restrictive covenants for each section in Newport state that “No signs, billboards, posters or advertising devices of any character shall ever be erected upon or allowed to exist on any lot, tract or parcel contained in Newport, without the prior written consent of the Architectural Control Committee.”

The Architectural Control Guidelines permit:

- one (1) for sale or for rent sign not to exceed thirty-six (36) inches (exception golf course properties may have two (2) signs - front and back yards).
- Home Security signs not to exceed twelve (12) inches.
- Contractor signs (must be removed within one week after completion of work).
- Political signs - ninety (90) days before election - see Guidelines for size and restrictions.
- School Signs relating to student activities not to exceed six (6) square feet - see Guidelines for additional requirements.

GOLF COURSE CART PATHS AND PONDS

Cart paths are for paid golfers only. ALL NON-GOLF ACTIVITIES ARE PROHIBITED AT ALL TIMES.

No bicycles, scooters or motorized vehicles, other than golf carts, are permitted at any time.

Pedestrians are not permitted on the cart paths during Golf Hours.

The east pond (closest to Golf Club Drive) is open to fishing, except on the golf course side. Fishing is not permitted in any other pond on the golf course.





VISIT OUR WEBSITE



Book your next corporate event with us!



281-328-3576

or gscshultz@stonebridge-newport.com



16401 Country Club Drive
Crosby, Texas 77532

Stonebridge

Wedding & Event Venue

Wedding/Receptions

50-300 Capacity

Catering

Bar Services

Easy Payment Options

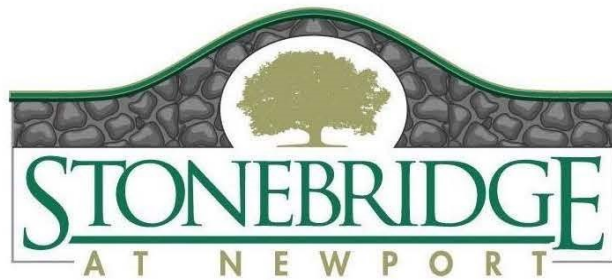
Bridal Suite & Grooms Room

16401 Country Club Dr. Crosby, Tx 77532

www.stonebridge-newport.com

281-328-3576





OPEN FOR LUNCH

**GALLEY BAR/GRILL @
STONEBRIDGE GOLF COURSE**

Wed-Sun 9am-4pm



Food



Drink

SCAN CODE FOR MENU

281-328-3576 ext.218

Located inside the clubhouse at the Golf Course.

Open to the public.



NEWPORT 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 maintained and operated
by Newport MUD 281-324-9803)



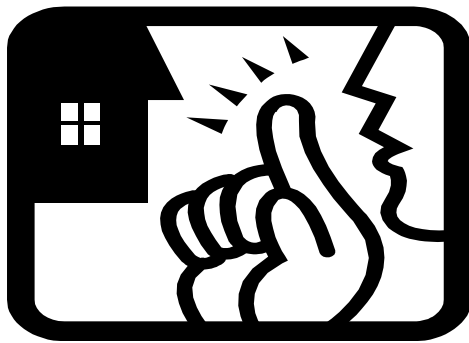
Access to both Lake Houston and the San Jacinto River
Beach at the River Area, Camping permitted at River Area Only

Boat Docks and Picnic Areas at both the River and Lake Areas
(Electronic Amenity Card required)
(Boat Launch fee \$25 annually)



Stables with Riding Arena - \$120 per month per stable

Boat and RV Storage
20, 25, 30 and 40 foot covered storage



NEIGHBOR TO NEIGHBOR

We have received numerous
complaints of loud music and noise
into the late hours of the night.

Please be respectful of your
neighbors.

ASSESSMENTS ARE DUE ON THE FIRST OF EVERY MONTH

2023 Assessments - \$55 per 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
and go to resident documents.

Commercial & Residential

License # TACLB11087E

Excellent Customer Service



Floyd's
AC & HEATING LLC

Address: 17031 Midships Way
Crosby, TX 77532

Phone: (713) 542-1994
Email: montheat@aol.com

Floyd Montgomery
Owner

Air Condition & Refrigeration Contractor with Over 40 Years of Experience!

OFFICE CLOSED

MONDAY

SEPTEMBER 4, 2023

IN OBSERVANCE

OF LABOR DAY

Hernandez Concrete

713-924-8179

Miguel Angel Castillo Hernandez

Concrete

hernandezconcretellc@yahoo.com

Crosby tx

Susie Compian
REALTOR®

The Bunyan Team

713-419-4869

smcompian@hotmail.com

www.BeatriceBunyan.com




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

DIRECT DEBIT

The Direct Debit form to set up payment of your association assessments has been added to our website. Accounts are debited on the 5th of each month. If you would like to have your monthly assessment debited directly from your bank account, please complete the form and return it to the management office. Any returned payment will be treated the same as a returned check and subject to a \$35 returned check fee.

TRAFFIC IN NEWPORT

As Newport grows, so does the number of vehicles on our streets, not to mention the construction on 2100. One serious issue we have noticed is school buses trying to maneuver around vehicles parked in the street. **Please make every effort not to leave your vehicles parked in the street.** We have also received reports of vehicles parked in the streets that have not moved in quite some time. Please note that our deputies will be watching these vehicles and if they have not moved in several days, the vehicles will be ticketed as inoperable vehicles.



936-258-9035

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

Email: NewportMUD@frontierwaste.com

Website: www.frontierwaste.com

SERVICE DAYS

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

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

YARD WASTE DAYS FIRST COLLECTION DAY 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 fifty (50) pounds each

HEAVY TRASH DAYS SECOND COLLECTION DAY OF EACH WEEK **(EITHER THURSDAY OR 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

Crosby ISD School Age Child Care (Friday ONLY) 2023-2024

Date and Time: Sep 08, 2023 - Apr 12, 2024

Location: Crosby Elementary, 14705 FM 2100, Crosby, TX 77532

Description: Once children reach school age, multiple influences enter their lives. School-based care ensures that the time outside of school is occupied creatively & constructively. These programs help children grow in spirit, mind & body while emphasizing & modeling character development values: caring, honesty, respect, responsibility and faith. **Friday: 7:00 AM - 6:30 PM**

Eligibility: Open to everyone from ages 5 to 18

Costs: Member: **\$150.00/month** Registration Fee: **\$40.00**

Discount Code: CROSBY2324. The code will then discount the program 50%, from \$150 per month to \$75 per month.

Contact: Monica Thompson, monica.thompson@ymcahouston.org

Crosby ISD School Age Child Care (Monday-Friday) 2023-2024

Date and Time: Aug 07, 2023 - May 30, 2024 Mon, Tue, Wed, Thu, Fri

Location: Crosby Elementary, 14705 FM 2100, Crosby, TX 77532

Description:

Once children reach school age, multiple influences enter their lives. School-based care ensures that the time outside of school is occupied creatively & constructively. These programs help children grow in spirit, mind & body while emphasizing & modeling character development values: caring, honesty, respect, responsibility and faith. **Monday-Thursday : 3:00 PM - 6:30 PM Friday: 7:00 AM - 6:30 PM**

Eligibility: Open to everyone from ages 5 to 18

Costs: Member: **\$275.00/month** Registration Fee: **\$40.00**

Discount Code: CROSBY2324. The code will then discount the program 50%, from \$275 per month to \$137.50 per month.

Contact: Monica Thompson, monica.thompson@ymcahouston.org

For the registration process, you will need the following:

- Your child's student ID number
- Emergency contact information for someone other than yourself (not a parent or guardian)
- Your name, address and phone number
- Release of contact information
- Insurance information
- Physician's information
- Hospital information
- Payment information

STAFF ADDITION

We have added one new staff member, Yanet, to assist with deed restriction violations. Since becoming self-managed, twelve years ago, Newport has doubled in size and is still growing.

NPOA WEBSITE

www.newportpoa.com

Effective October 1, 2023

Teresa Platt
Community Manager
tplatt@newportpoa.com

NPOA OFFICE

281-462-4199

Community Room & Info—Ext. 10
Collections & Compliance—Ext. 11
Stables & Storage—Ext. 12
Community Manager —Ext. 13
Architectural Control—Ext. 14
Deed Restriction Auditor—Ext. 15
Deed Restriction Auditor—Ext. 16
Habla Español—Ext. 17
Accounting—Ext. 18

"Working toward a positive future"



NPOA WEBSITE

www.newportpoa.com

Community Manager - Teresa Platt
(281) 462-4199, Ext. 13
tplatt@newportpoa.com

USEFUL TELEPHONE NUMBERS

Constable (non emergency)	Emergency 911 281-427-4791
Crosby Volunteer Fire Dept. (non emergency/information)	Emergency 911 281-328-2300
Crosby EMS (non-emergency information)	Emergency 911 281-328-6810
Crosby Post Office Crosby/Huffman Chamber Harris County Animal Control	281-462-8429 281-328-6984 281-999-3191
Harris County PCT 3 (submit a service request) Parks & Park Reservations Senior Citizen Bus Program Main Office Commissioner Tom Ramsey - Pct. 3	713-274-3100 713-274-0930 832-927-6820 713-274-3000 281-463-6300
Newport MUD Harris County Pollution Control Harris County Attorney	281-324-9803 713-920-2831 713-755-5101
Health Department – (Environmental) Center Point Customer Service	713-439-6016 713-207-2222
Frontier Waste Solutions Crosby Community Center Senior Adult Program	936-258-9035 281-462-0543 281-893-3726
Sweetwater Pools	281-988-8480
Stonebridge at Newport Golf Club	281-328-3576
Environmental Division of Public Health 713-439-6270 (To Report Abandoned Houses to Harris County)	