

NEWPORT NEWS

"Working Toward A Positive Future"

Published and Distributed by
Newport Property Owner's Association

SPRING CELEBRATION

Saturday, March 24, 2018
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

QUARTERLY MEETING STONEBRIDGE THURSDAY, APRIL 12TH 7:00 P.M.

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



COMMUNITY GARAGE SALE

April 14th
(rain date April 21st)

Please text Janeen Thornhill at
832-226-9755 with a list of major items
you are selling along with your address.

Deadline to submit your address and list
is Noon, Wednesday, March 28th

You may place signs in the neighborhood.
Please remove your signs
by 4 p.m. on Saturday

MANAGER'S UPDATE

Electronic Signs

North Diamondhead – We have been advised that County permits cannot be issued for an electronic sign on an esplanade in a school zone area.

South Diamondhead – We have been advised that County permits will not be issued for electronic signs unless they are on private property.

We are in the process of trying to work out an agreement with Harris County whereby we may be able to permit a sign on county property. In the meantime, we cannot get a permit to get electricity to our current sign.

Entrances

The monuments at both South Diamondhead and Newport Boulevard has been taken by the State of Texas in connection with the widening of FM2100. FM 2100 will not be widened as far back as our monuments but could pose sight issues. We are not certain exactly when the monuments will be taken down and will continue to maintain the areas until such time; however, the landscaping will be minimal, especially on South Diamondhead as not being able to obtain a permit for electricity affects our irrigation.

I checked with TX Dot to determine if they will be taking the monument on North Diamondhead and was advised that it could be in Phase II of the project.

Once the monuments are removed and the widening is completed we will have our entrances re-designed.

Lake and River

River Area Park – We have hired a contractor to remove the sand from the boat ramp, picnic tables, etc. and determine what repairs will need to be made to the boat ramp. We are hopeful that the sand removal will be completed by the end of March. Until that time, we will need to keep the River Park closed. This is for the safety of our residents.

Lake Area Park – There is minimal work to be completed at the Lake Park and should be done within the next 30-45 days.

Hours of operation will remain Sunday, from 8:00 am – 6:00 pm. The reason this park is only open on Sundays is because we have no means of closing off the road to the River Park at this time except by security officers.

We understand your frustration, but please know that we are diligently working on resolving this issue.

Social Media

If you have a question pertaining to something having to do with the Homeowner's Association, please call our office or send us an e-mail as opposed to asking it on social media. Sometimes the answer you get may not be the correct one, especially having to do with Architectural Guidelines. If you have a concern of any kind, you may call me (281) 462-4128 and I will be happy to discuss it with you to the best of my ability. Please note that we are not permitted to discuss any property or account with you other than your property.

Since we no longer have the electronic signs, we are trying to place up-coming events on both Nextdoor Newport and Newport Residents. We will also be updating our website newportpoa.com/news/updates weekly and encourage you to visit our page.

Our newsletter is published bi-monthly and is available on our website. If you would like to have the newsletter mailed to your home, please call our office Ext. 10 to be placed on a mailing list.

Communication

The most common complaint is that phones are not answered when you call. Our office has three incoming lines. There are two team members working the front office. They, in addition to various other duties, assist homeowners coming into the office and answer the general numbers. If your call goes to voicemail, please leave a message. We check our messages several times a day and our policy is to return the call no later than 24 hours (week-end exception). Following is a list of extensions for specific matters:

Accounting / Assessments – Ext. 13
Architectural Control / Stables & Storage – Ext. 14
Deed Restriction – Ext. 16
Spanish Speaking – Ext. 17
General – Ext. 10
Manager – Ext. 11

Grape Salad

16 oz. sour cream
16 oz. cream cheese
1 cup sugar
2 tsp. vanilla extract
Approx. 4 lbs. green seedless grapes
Approx. 4 lbs. red seedless grapes
4 cups pecans
1 qt. strawberries
¼ cup brown sugar for garnish

Blend cream cheese and sugar together, add sour cream and vanilla. Fold in all other ingredients making sure to coat evenly. Garnish with pecans and brown sugar.



ELECTION RESULTS FROM JANUARY 12, 2018

There was a total of 583 votes cast, comprised of the following:

Absentee ballots for quorum only representing 284 votes
1 Absentee ballot counted for quorum only due to incorrect signature – 1 vote
Ballots used for quorum only – no signature or date – 2 votes
Absentee Ballots representing 256 votes
Ballots representing 40 votes

CANDIDATE RESULTS

Nancy Gaudet – 271 votes – 3-year term / Kim Davila – 228 votes – 3-year term
Kim Kowalczyk – 48 votes / Delonne Johnson – 2 votes

ELECTION OF OFFICERS

Dan Webb – President / Jim Bailey – Vice President
Kim Davila – Secretary / Nancy Gaudet – Treasurer

APPOINTMENT OF COMMITTEE CHAIRS AND CO-CHAIRS

Architectural Control Committee

Nancy Gaudet – Chair / Eileen Fashoro – Co-Chair

Members:

Eileen Fashoro – 2-year term / Walt Kroupa – 2-year term
Charles Cobb – 1-year remaining on this term / Toni Handley – 1-year term

Deed Restriction Committee

Jim Bailey – Chair / Kim Davila – Co-Chair

Members:

Wayne Cope – 1-year term / Jerry Cossey – 1-year term

Pool and Tennis Courts

Jim Bailey – Chair / Tommy Craft – Co-Chair

Lake and River

Dan Webb – Chair / Tommy Craft – Co-Chair

Security

Dan Webb – Chair

Fitness Center and Community Room

Tommy Craft – Chair / Jim Bailey – Co-Chair

Golf Course

Buddy Brewer – Chair / Tommy Craft – Co-Chair

MONTHLY ASSESSMENTS

Monthly assessments remain \$50 for 2018. Assessments are due on the first day of each month. Assessments not received prior to the first day of the following month in which they are due, will be charged a late fee of \$5 plus interest at the rate of 6% per annum. Accounts that are four months delinquent will be charged a monthly collection fee in the amount of \$15 per month for every month thereafter. Amenity access will be revoked until the account is brought current.

If you currently have a delinquent balance on your account, you have the option of setting up a payment plan with the Association. Once a payment plan is in place, all future late fees and collection fees will be waived during the plan provided payments are made timely. To set up a payment plan, please contact Teresa Platt at the management office at (281) 462-4199, Ext. 13.

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 Michelle at mparisher@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://www.harriscountysoc.org/Programs/programs_VacationWatch.aspx



**DAYLIGHT
SAVINGS TIME**
Begins at 2 a.m.

*Sunday,
March 11th
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

AQUA-SOLUTIONS
Pressure Washing
Serving Newport for 17 years!

★ Mildew ★ Mold ★ Algae
• Homes • Driveways • Roofs
• Patios • Windows • Decks

**HONEST
QUALITY CLEANING
LOWEST RATES!**

FREE ESTIMATES
Give us a try! Call us at:
713-923-6911 281-841-7708

**LAKE AND RIVER UPDATE PUBLISHED
PER NPOA BOARD OF DIRECTORS
JANUARY 25, 2018**

**THE LAKE PARK WILL OPEN ON SUNDAYS ONLY,
BEGINNING JANUARY 28, 2018 FROM 8:00 AM TO 6:00 PM.**

THE PARK WILL BE CLOSED DURING THE WEEK AS LONG AS CENTERPOINTE IS STILL WORKING ON THE TRANSMISSION LINES. IT IS ESTIMATED THAT THEY WILL COMPLETE THEIR PROJECT IN THE NEXT 2 TO 3 WEEKS.

THE RIVER PARK WILL REMAIN CLOSED UNTIL CENTERPOINTE IS OUT OF THE AREA AND WE HAVE DETERMINED THE AREA TO BE SAFE FOR OUR RESIDENTS.

YOU WILL NEED TO HAVE YOUR ACCESS KEY TO ENTER AND EXIT THE GATE ALONG WITH YOUR 2018 AMENITY CARD.

Types Of Grass:

- Raleigh St. Augustine
- Palmetto St. Augustine
- Common Bermuda
- Celebration Bermuda
- Empire Zoysia
- Tif 419

Willie Rhodes
Grass Bandit

281.541.4241

rhodeswillie79@yahoo.com

Crosby Texas & Surrounding Areas!

Free Estimates

NEWPORT'S AMENITIES

Our community has many amenities available to its residents:

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 area
(boat launch permits required)
Picnic areas
Camping permitted



Stables with riding arena
Boat and RV Storage
20, 30 and 40 foot covered storage
(for prices contact Michelle at 281-462-4199, Ext. 14)

TRASH PICK UP

**Collection dates are Monday and Thursday from 7:00 a.m. to 7:00 p.m.
YARD WASTE AND HEAVY/BULKY WASTE WILL BE COLLECTED
ON BOTH SERVICE DAYS.**

Please properly contain waste in either bundles, bags and/or receptacles not exceeding forty (40) pounds in weight. Heavy trash consists of furniture, appliances and yard waste bundles not exceeding four (4) feet in length, eight (8) inches in diameter or fifty (50) pounds in weight. If disposing of refrigerators, all Freon must be drained by a licensed technician prior to collection.

Garbage not properly contained or refused will be yellow tagged and noted with a refusal reason.



Aggressive Waste Disposal observes the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. If a service day falls on a holiday, trash collection will resume the next regularly scheduled pickup day.

If you have any questions or concerns, please contact Aggressive Waste at 713-631-1900. You can also visit their website at www.aggressivewaste.com.

**PLEASE STORE TRASH CANS OUT OF PUBLIC VIEW EXCEPT ON TRASH DAYS
Collection Days — Monday and Thursday**

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]

THE GRACE PERIOD FOR 2017 AMENITY CARDS **WILL EXPIRE ON APRIL 15, 2018.**

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 mrak nevets or you may stop by the management office (across from the pool) to get one. The management office will be open the following Saturdays to accommodate residents who are unable to come in during normal work hours:

March 3rd — 9:30 am – 2:00

April 7th — 9:30 am – 2:00 pm

May 12th — 9:30 am – 2:00 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 the Management Office
at 281-462-4199, Ext. 10.

NEWPORT GARDEN CLUB

BUSINESS MEETING on March 2, 2018 at 10am—Stonebridge Community Room

BUSINESS MEETING on April 6, 2018 at 10am—Stonebridge Community Room
Program by Virginia Woods on “Creative Design and Knowing the Rules”

FLOWER SHOW on APRIL 20, 2018—Stonebridge Harbor Room
open to the public beginning at 1pm
Theme – “Gardening with Southern Belles”



FIRST ANNUAL GARDEN TOUR
Saturday, April 28, 2018 from 10am to 4pm
Featuring 4 beautiful homes in Newport!!!!



To join Newport Garden Club
Contact Ann Stiefel (281) 389-8364
or e-mail hstiefel@aol.com

(please visit www.facebook.com/newportgardenclubgroup for more details!!)

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, APRIL 23rd.**

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 18th

We will not pick up anything other than tree debris.







PROPERTY TAXES
HOMESTEAD YOUR PROPERTY AND SAVE

If you owned your property on or before January 1, 2018 and you occupy your property, you are eligible to file for a homestead exemption. A homestead exemption provides an average savings of \$300 on your property taxes. Homestead exemptions must be filed no later than April 30, 2018. If you or your spouse will turn sixty-five (65) years of age any time this year you can file for an Over-65 Exemption. This exemption will freeze your school taxes from this year forward and give you a large savings on your county tax. Over-65 Exemptions may be filed any time during the year, however it is better to file them as early as possible. Veterans and other persons on disability may also qualify for exemptions. Form 11.13 is available online at www.hcad.org and we also have them available in the management office. If you have questions about the form or need assistance in completing the form, please stop by the management office and our manager will assist you.

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PROTESTING YOUR PROPERTY VALUE

In the next couple of months, you will receive a notice from Harris County Appraisal District setting forth the 2018 value of your property. If you feel the value is too high, you have the right to protest the value. This can be done by completing the form you receive in the mail and sending it to HCAD or following the instructions for filing a protest online. Again, you must own your home on January 1 of the tax year. If you purchased your home in 2016 in an arms' length transaction and the appraised value is higher than the purchase price, you should be able to have the value reduced to the purchase price. You will need, however, to file the protest.

	
 First Day of <u>Spring 2018</u> Tuesday—March 20th	First Day of <u>Summer 2018</u> Thursday—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 horrible winter threw on us.

We will start writing deed restriction violations for landscape beds and mold beginning March 15, 2018. If you get a letter and cannot correct the violation within ten (10) days, please call our office (281) 462-4199, Ext. 16 to get an extension and discuss the matter further.

NEW MEMBERSHIPS

- **Resident Individual—\$125/Month**
- **Resident Couple—\$150/Month**
- **Non-Resident Individual—\$150/Month**
- **Non-Resident Couple—\$180/Month**

Memberships Include the Following:

- . **Unlimited Range Balls
(when available)**
- . **No Charge for Cart / Trail Fee**
- . **Green Fee (Unlimited Play)**
- . **GHIN Handicap Membership**

**YOU WILL NEED TO HAVE YOUR 2018 AMENITY CARD
IN ORDER TO RECEIVE RESIDENT GOLF RATES.**





Non-Resident Green Fees

Monday—Friday 7:00 AM—12:00 PM	\$30
Monday—Friday 12:00 PM—3:00 PM	\$25
Saturday, Sunday, & Holidays 7:00 AM—12:00 PM	\$40
Saturday, Sunday, & Holidays 12:00 PM—3:00 PM	\$30
Senior Monday—Sunday	\$25
9 Hole rate	\$20

NPOA Resident Green fees Must Show NPOA Amenity Card

Monday-Sunday	\$20
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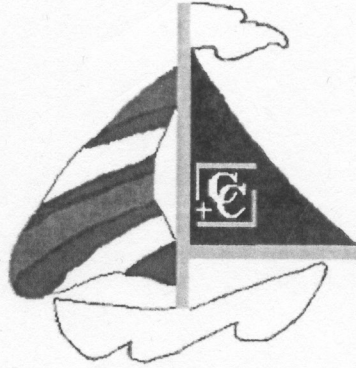
<u>Driving Range</u>
7:00 AM—4:30 PM
Except on Sundays

All Green Fees include 18 Holes, ½ cart, & Range balls.

Hours of Operation

Pro Shop		Galley Grill Snack Bar	
Monday	7:00 AM—Dark	Monday	8:00 AM—Dark
Tuesday	7:00 AM—Dark	Tuesday	8:00 AM—Dark
Wednesday	7:00 AM—Dark	Wednesday	8:00 AM—Dark
Thursday	7:00 AM—Dark	Thursday	8:00 AM—Dark
Friday	7:00 AM—Dark	Friday	8:00 AM—Dark
Saturday	7:00 AM—Dark	Saturday	8:00 AM—Dark
Sunday	7:00 AM—Dark	Sunday	8:00 AM—Dark

9 Holes only starts at 3:00 PM



Creative Corner Child Development Center

Outstanding Infant and Toddler Program

**Preschool and Pre-K
HIGHLY ADVANCED CURRICULUM**

Exciting after School Program

Fun and Exciting summer camp with Academic Enrichment keeping students prepared for the school year.

Hours: 6:30 am to 6:30 pm

**You've tried the rest....now come see the BEST!
Tour our website for more details.**

www.creativecornernewport.net

ccnewport@gmail.com

281 462 7403

Call to schedule a tour!

**119 South Diamondhead Blvd.
Crosby, TX.**

Bellard's House Leveling

WE ACCEPT



INSURED

Home Improvement, L.L.C.

Paul Bellard

Cell: 832-629-1717

Office: 281-324-0442

We level slabs - Block & Beam - Pier & Beam

bellardfoundations.com foundationman09@gmail.com

Toll Free: 800-493-4926

For Sale
Century 21®

Life Changers, Inc.



281-328-2531

Each Office Is Independently Owned And Operated

DON COX

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, you can call 713-207-2222.

LOOK!

The name of a Newport Property Owner is scrambled somewhere in this edition. If you find your name, please call Cindy (281) 462-4199, Ext. 10 to claim your \$25 Wal-Mart gift card.

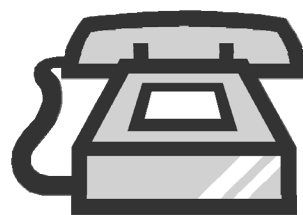
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713- 221-6000



IMPORTANT NUMBERS

NPOA WEBSITE

www.newportpoa.com

Manager - Carol Jones

(281) 462-4199 Ext. 11

cjones@newportpoa.com

Sheriff (non emergency)	713-221-6000
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 2 (trees in road; dead animals in road)	713-274-2300
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 Commissioner Jack Morman	713-439-6016 713-207-2222 713-455-8104
Aggressive Waste Crosby Community Center Senior Adult Program Sweetwater Pools	713-631-1900 281-462-0543 281-893-3726 281-988-8480
Newport Golf Club	281-328-3576
Environmental Division of Public Health (To Report Abandoned Houses to Harris County)	713-439-6270