

# NEWPORT NEWS

“Working Toward A Positive Future”

Published and Distributed by  
Newport Property Owner's Association

## NPOA ANNUAL MEETING

THURSDAY  
JANUARY 9, 2020  
AT 7:00 PM

STONEBRIDGE  
AT NEWPORT

## Winter Celebration

Sunday, December 8, 2019  
2:00 pm - 4:00 pm



Gazebo Area  
Newport Boulevard

- Two Snow Areas
- Mr. & Mrs. Claus
- Hot Chocolate  
& Cookies

*Please bring an unwrapped toy to be  
distributed to families in need in our area  
by the Crosby VFD Ladies Auxiliary.*



The NPOA 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 NPOA and/or volunteers.

## **ANNUAL MEETING ELECTION OF TWO DIRECTORS**

Two Directors will be elected for a three-year term at our Annual Meeting on January 9, 2020. If you are interested in running for one of these positions, please complete the form on Page 3 and return it to the Management Office on or before November 26, 2019.

## **AMENITY CARDS**

**NPOA Amenity Cards expire on December 31<sup>st</sup> of the year issued.**

You will need a current amenity card to access the:

Fitness Center  
Lake and River Parks  
Pool  
Resident Discount for Golf  
Stables  
Storage Facility  
Tennis Courts

The new or renewal charge is \$25 per household for the first card and \$5 for each additional card. Please bring your 2019 card to the management office to have it punched for 2020.

## **COMMITTEE VOLUNTEERS NEEDED**

Did you know that Newport POA has neighborhood committees?

The committees are:

- ♦ Architectural Control Committee
- ♦ Deed Restriction Committee

We are always on the lookout for volunteers.  
So get involved and make Newport an even more wonderful place to live.

## 2020 ELECTION

Two (2) volunteer Director positions will be up for election in January, 2020. If you would like to place your name on the ballot, please complete the questionnaire below and place it in the NPOA drop box on Newport Blvd. or return to the Management Office no later than November 26, 2019

### NEWPORT PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS QUESTIONNAIRE

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Resident of Newport since: \_\_\_\_\_

Email: \_\_\_\_\_

Professional Background: \_\_\_\_\_

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Community Organizations you have belonged to as well as any past accomplishments:

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Why would you like to be a Director of the New Property Owners Association of Newport? Please include any unique qualities or characteristics you would bring to this position: \_\_\_\_\_

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## MAKING ANY CHANGES TO THE EXTERIOR OF YOUR PROPERTY?



**Don't forget to obtain approval first!**

**ALL** improvements to the exterior of your home are subject to Architectural Control Committee (ACC) approval. Please make sure to submit a Home Improvement Request form (found at [www.newportpoa.com](http://www.newportpoa.com) under resident documents) for **ALL** exterior improvements.

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

- |   |  |
|---|--|
| ~ Painting (color paint chip must be submitted) | ~ Installation/Replacement of walkways/driveways             |
| ~ Roofing                                       | ~ Replacement of windows, gutters, wood, siding              |
| ~ Fences (new or replacement in whole or part)  | ~ Construction/installation of ANY building, including sheds |
| ~ Removing live trees from your property**      | ~ Construction of ANY patio                                  |
| ~ ANY addition to an existing building          | ~ Addition to an existing patio                              |
| ~ Flagpoles                                     |  |

Please refer to the Guidelines for ALL exterior improvements.

A plot plan (SAMPLE shown below) showing the location of your improvement **MUST** be submitted with your HIR.

**If you have any questions regarding what is required to make exterior improvements to your home, please contact Michelle at [mparisher@newportpoa.com](mailto:mparisher@newportpoa.com) or (281) 462-4199, Ext 14.**

To obtain a copy of the ACC Guidelines, please go to our website [www.newportpoa.com](http://www.newportpoa.com).

Copies are also available in the Management Office from Michelle.

The ACC normally meets the 1st and 3rd Friday of every month.

**HIR's must be submitted for review by 5:00 pm on the Wednesday PRIOR TO the meeting**

***\*\* Approval is not required for the removal of dead trees \*\****

### **Plot plan**

A plot plan is an architecture, engineering, and/or landscape architecture plan drawing—diagram which shows the buildings, utility runs, and equipment layout, the position of roads, and other constructions of an existing or proposed project site at a defined scale. Plot plans are also known more commonly as srednas aluap site plans.



The plot plan is a 'top-down' orientation.

**S A M P L E**

### **Does Advertising Work? It Just Did !!!**

**Bi-monthly Rates:**

**Business Card Size \$25**

**Half Page \$100**

**Full Page \$200**

***Payment due by the 10<sup>th</sup>  
to be placed in next edition.***

## **MANAGEMENT OFFICE WILL BE CLOSED**

**November 28 & 29 (Thanksgiving Holiday)**

**December 23, 24 & 25 (Christmas Holiday)**





# **NEWPORT GARDEN CLUB**



## **BUSINESS MEETING**

Friday, November 1, 2019  
Newport Property Owners Community Room  
10:00 am

**Program:** “Elements of Design” presented by Suzanne Milstead.  
Following the meeting, we all go to lunch—Dutch Treat

**November Field Trip**—Tuesday, November 19, 2019  
Lucky Land, 8625 Airline Dr., Houston  
Depart Stonebridge Parking Lot at 9 a.m. on a county bus

## **ANNUAL CHRISTMAS PARTY**

Friday, December 6, 2019  
Iguana Joe’s Crosby—Dutch Treat  
10:30 am - ALL ARE WELCOME!

**Program:** “Christmas Traditions in our Garden World”

**Gift Wrapping Competition** - Use your imagination ... using anything around your home. You will get to judge for the most creative.

**Chinese Gift Exchange** - Gift price range is \$10 to \$15. Something for the home or garden.

**Christmas Project** - Bring food and/or toys for Churches United in Caring.

Everyone is welcome to attend our meetings, you do not have to be a member.  
Most of our information will be listed on Facebook or for additional info, please call or text.



Ann Stiefel, President  
281-389-8364



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# 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.**

## YARDWASTE 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

Email: [NewportMUD@frontierwaste.com](mailto:NewportMUD@frontierwaste.com)

Website: [www.frontierwaste.com](http://www.frontierwaste.com)




**936-258-9035**

# November 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>*Reservations Recommended</p> <p>Please call 281-328-3576 Ext. 218 or Ext. 1</p>					<b>1</b>	<b>2</b>
<b>3</b>	<b>4</b> Crime Watch Meeting at Stonebridge—7 pm	<b>5</b>	<b>6</b> NPOA OFFICE CLOSED IN-SERVICE WORK DAY	<b>7</b>	<b>8</b> Steak Nite at Stonebridge* 6—8 pm  Texas Hold-Em Tournament Starts at 7:30 pm	<b>9</b>
<b>10</b>	<b>11</b> 	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>
<b>17</b> <b>BINGO</b> Stonebridge 2 pm Bring Canned Goods to Receive an Extra Card (limit 1 card)	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b> Steak Nite at Stonebridge* 6—8 pm  Texas Hold-Em Tournament Starts at 7:30 pm	<b>23</b>
<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>		<b>29</b> NPOA OFFICE CLOSED THANKSGIVING HOLIDAY	<b>30</b>



# December 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<b>1</b>	<b>2</b> Crime Watch Meeting at Stonebridge—7 pm	<b>3</b>	<b>4</b> NPOA OFFICE CLOSED IN-SERVICE WORK DAY	<b>5</b>	<b>6</b>	<b>7</b>
<b>8</b> Winter Celebration Gazebo Area 2—4 pm	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b> Steak Nite at Stonebridge* 6—8 pm  Texas Hold-Em Tournament Starts at 7:30 pm	<b>14</b>
<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>
<b>22</b>	<b>23</b> NPOA OFFICE CLOSED CHRISTMAS HOLIDAY	<b>24</b> NPOA OFFICE CLOSED CHRISTMAS HOLIDAY	★ WE WISH ★ you a ★ <b>MERRY</b> <b>CHRISTMAS</b> ★ AND A ★ <b>HAPPY NEW YEAR</b> 🎁	<b>26</b>	<b>27</b> Steak Nite at Stonebridge* 6—8 pm  Texas Hold-Em Tournament Starts at 7:30 pm	<b>28</b>
<b>29</b>	<b>30</b>	<b>31</b>				*Reservations Recommended  Please call 281-328-3576 Ext. 218 or Ext. 1



### **What is Newport MUD?**

Newport MUD is responsible for providing water and sanitary sewer service to approximately 11,496 residents in over 3,832 Homes in the 2,350 acres that make up the District.

### **What is Newport asking for?**

The District is requesting authorization from its voters to issue \$70 million of bonds in several smaller increments over time, as needed, to fund the required construction, maintenance and rehabilitation of the District's water and sanitary sewer infrastructure over the next 10 years. This plan will also include the expansion of the water treatment and wastewater treatment plants to provide greater capacity to residents and support the District's proactive system goals.

## **Proposition A – The issuance of up to \$70,000,000 of water, sanitary sewer, and drainage facilities bonds.**

### **What is a bond authorization?**

A bond authorization is an authorization to sell bonds to fund district projects. It is similar to a line of credit that a business might use to fund its operations. An authorization is not immediate funding, nor is it a "blank check" to fund the entire amount of the authorization without meeting regulatory requirements. While an authorization may be for a larger amount, bonds may only be sold once necessary projects are ready to begin or as needed for repairs and maintenance.

The most recent bond authorization was in 2005, when the District's voters authorized a total of \$30,000,000 for the purpose of constructing water, sanitary sewer, and drainage facilities as well as additional authorizations for recreational facilities. This authorization has almost been completely utilized and additional authorization is needed to fund necessary projects for the water and sanitary sewer infrastructure in the District.

### **What will bond authorization be used for?**

If approved by District voters, bond funding will be used for several vital projects identified by the District's engineer in our Capital Improvement Plan (often referred to as the "CIP").

The CIP identifies the projects anticipated to be necessary over the next 10 years in order to maintain, rehabilitate, or rebuild the aging water and sewer infrastructure.

### **Explanation of Increase from the Draft Amount of \$53,000,000 to the final amount of \$70,000,000**

A draft version of the CIP was presented at the June 25th meeting with a preliminary amount of \$53,000,000. As was explained to the Directors at that time, an evaluation of the need for a potential expansion of the District's Surface Water Plant within the year 2020 – 2030 timeframe had not yet been completed in light of the new projections of connections.

From June to August, the evaluation of the projected connections and the District's Groundwater Reduction Plan revealed that the Surface Water Plant would need to be expanded no later than year 2025. Water Plant 2 located at Port O' Call was evaluated, and it was determined to be unable to meet with the current disinfection requirements set forth by the Texas Commission on Environmental Quality (T.C.E.Q.). Based on the evaluation it was determined that funds should be established for a replacement water well at the Surface Water Treatment Facility. The need for these projects increased the requested amount of voter-authorized bond funds from \$53,000,000 to \$70,000,000 and these adjustments were included in the updated Draft CIP provided to the Board on August 15, 2019.

### **Why is it necessary to do these projects now?**

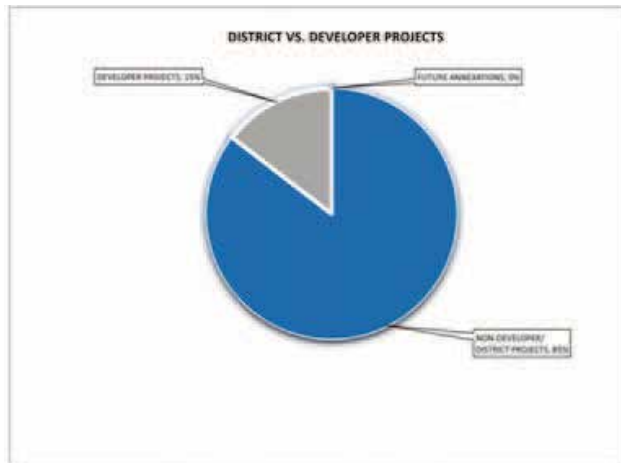
The District intends to issue bonds only as necessary over the next 10 years as outlined in the CIP in order to proactively rehabilitate its facilities, repair or replace aged infrastructure, and expand capacity.

### **Can't the District just pay for projects without issuing bonds?**

The primary alternative to authorizing the bonds is to fund all necessary projects on a "pay as you go" basis, likely requiring substantial increases in maintenance tax rates and/or water and sanitary sewer rates.

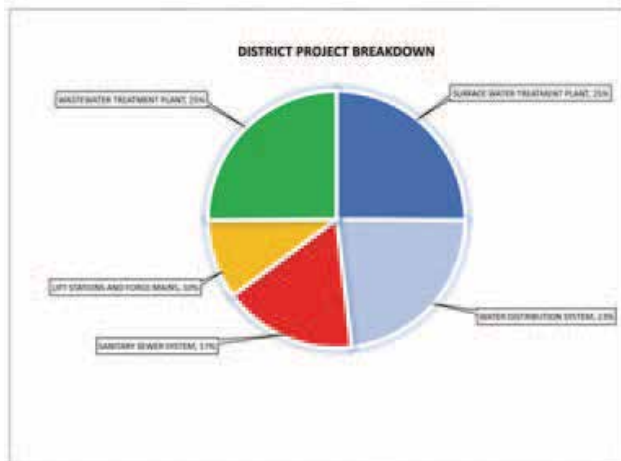
Funding projects with maintenance taxes or water and sewer rates would require a major increase in rates in order to collect the required funds in advance of starting any project. This method places the entire financial burden on current residents and could create significant delays for the completion of large projects, especially if there was an emergency repair.

Authorizing the District to issue bonds will allow the Board to spread the costs of the necessary projects over 20-30 years similar to how a mortgage on a home works. This enables the District to complete necessary projects quickly and allows the costs of the required projects to be both spread over a longer timeframe and shared by both current and future users of the District's system.



**I have heard there are developer reimbursements; why are we paying developers?**

The \$8.8M that is in the CIP for developer contributions is to cover previous agreements and to estimate the costs to develop all remaining undeveloped acreage currently in the boundaries of the District. There is nothing within the CIP for future annexation. As the district has aged, the most immediate needs are now to rebuild, rehabilitate and repair what in many cases are original 50-year-old portions of the District's infrastructure.



**Where can I go for more information?**

The information will also be posted on the district website, [www.newportmudtx.org](http://www.newportmudtx.org).

### CHEWY GINGER MOLASSES COOKIES

- |                             |                             |
|-----------------------------|-----------------------------|
| 4 ½ cups all-purpose        | 1 1/2 cups butter, softened |
| 4 teaspoons baking soda     | 1 cup white sugar           |
| 1 tablespoon ground ginger  | 1 cup packed brown sugar    |
| 2 teaspoons ground cinnamon | 1/2 cup molasses            |
| 1 teaspoon ground cloves    | 2 eggs                      |
| 1 teaspoon salt             |                             |

In a medium bowl, whisk together flour, soda, cinnamon, cloves, ginger and salt. Set aside.

Using a separate mixing bowl, either with a [stand mixer](#) or a [hand mixer](#), cream together the softened butter and sugars on medium-high speed until the mixture is light and fluffy and a pale yellow color, about 2 minutes, scraping down the sides occasionally as needed. Mix in the eggs (one at a time) and molasses, beat on medium-low speed until each is combined. Gradually add in the dry ingredient mixture and beat until it is evenly incorporated.

Transfer the dough to an airtight container and refrigerate for at least 2 hours, or until the dough is completely chilled.

Preheat oven to 350°F. Line a baking sheet with parchment paper; set aside.

Roll the dough into small balls, about 1-inch in diameter. Fill a separate small bowl with sugar, roll each ball in the sugar until it is completely coated. Place dough balls on the prepared baking sheet.

Bake for about 8-10 minutes, until the cookies begin to slightly crack on top. (They will crack more while cooling.) Remove from the oven and let cool for 4-5 minutes. Then transfer the cookies to wire racks to cool completely. Serve warm and enjoy or store in a sealed container for up to 4 days or freeze for up to 3 months.

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The name of a Newport Property Owner is scrambled somewhere in this edition.

If you find your name, please call  
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 to receive your \$25 Wal-Mart gift card.



*Susie Compian*  
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*The Bunyan Team*



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 SMCompian@hotmail.com  
 www.BeatriceBunyan.com

## TO REPORT A STREET LIGHT OUT ...

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

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



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**Thank You!**  
**THANK YOU!**

**APRIL JONES & JESSICA RAY**  
 for helping make our  
 Newport Community Garage Sale  
 another super success!

## ASSESSMENTS ARE DUE ON THE FIRST OF EVERY 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](http://www.newportpoa.com)*

*and go to Resident Documents.*



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Tour our website for more details: [www.CreativeCornerNewport.net](http://www.CreativeCornerNewport.net)



## KETO GREEN FLUFF

- 1 small pkg. sugar-free pistachio instant pudding
- 1 (8 oz. tub) sugar-free Cool Whip
- 1 (8 oz.) can crushed pineapple in 100% juice
- $\frac{3}{4}$  cup coarsely chopped nuts

Mix pudding and pineapple together, add nuts. Add Cool Whip last and fold mixture together. Pour into serving dish and chill at least 2 hours; serve as salad or dessert.

**MANAGEMENT OFFICE CLOSED  
THE FIRST WEDNESDAY  
OF EACH MONTH  
FOR IN-SERVICE WORK DAY  
NOVEMBER 6TH  
&  
DECEMBER 4TH**



### RE M I N D E R

**Daylight  
Savings Time  
Ends  
Nov. 3rd  
Set your  
clock back  
one hour  
at 2:00 a.m.**



## IMPORTANT NUMBERS

### NPOA WEBSITE

[www.newportpoa.com](http://www.newportpoa.com)

**M a n a g e r - Carol Jones**  
**(281) 462-4128 Direct**  
[cjones@newportpoa.com](mailto:cjones@newportpoa.com)

Sheriff (non-emergency)	713-221-6000
Crosby Volunteer Fire Dept.	Emergency 911
(non-emergency information)	281-328-2300
Crosby EMS	Emergency 911
(non-emergency information)	281-328-6810
Crosby/Huffman Chamber	281-328-6984
Crosby Post Office	<b>281-462-8429</b>
Newport MUD	281-324-9803
Harris County Animal Control	281-999-3191
Harris County PCT 2 (trees in road; dead animals in road)	713-274-2300
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 Adrian Garcia	<b>713-455-8104</b>
Aggressive Waste	713-631-1900
Parks & Trails	281-324-9803
Crosby Community Center	<b>281-462-0543</b>
Senior Adult Program	281-893-3726
Newport Golf Club	<b>281-328-3576</b>
Sweetwater Pools	281-988-8480
Environmental Div. of Public Health	713-439-6270
(To Report Abandoned Houses to Harris County)	

**... B E A L E R T ...**

**REPORT ANYTHING SUSPICIOUS**

**713-221-6000**



**WISHING EACH NEWPORT FAMILY  
A SAFE AND HAPPY HOLIDAY**

**NPOA Board and Staff**

**NEWPORT MANAGEMENT OFFICE**

2102 Country Club Drive  
*(across from the swimming pool)*  
Hours 8:30—5:00 Mon to Fri  
(281) 462-4199  
[www.newportpoa.com](http://www.newportpoa.com)

**M A N A G E R**

Carol Jones  
[cjones@newportpoa.com](mailto:cjones@newportpoa.com)  
281.462.4128 Direct

**S T A F F**

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Michelle, Ext. 14  
Courtney, Ext. 16  
Maria, Ext. 17  
Cindy, Ext. 10

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