

NEWPORT NEWS

“Working Toward A Positive Future”

Published and Distributed by
Newport Property Owner's Association



2021 ASSESSMENTS

SET AT \$55/MONTH

SEE ARTICLE

ON PAGE 2

NPOA Annual Meeting

THURSDAY
January 14, 2021
7:00 pm

UPCOMING EVENTS

JR. GOLF CLINICS

View details inside

PHOTO OPS—FALL & CHRISTMAS

Open to Public—Galley Grill & Lobby

THURSDAY NITE DINNER TO GO

FRIDAY NITE DINNER SPECIALS



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.

FROM THE BOARD –

To say this year has been challenging, would be an understatement. It has not only been challenging from the board's position but for all of us in our everyday lives. We, as a board have had to make decisions that not everyone has agreed with; however, they have been made with the safety of everyone first and foremost. In March when the Pandemic mandates were put in place it was confusing for all of us as to whether we could or should keep our office open. Learning that we are deemed an "essential business" we kept our office open and closed to the public to protect our staff.

As the mandates changed, our office opened to the public with no more than two residents at a time and face masks are required. This is the mandate we work under at this time.

Putting COVID-19 rules in place for the pool and fitness center were another challenge we faced. We worked within the parameters set forth by our pool contractor and again, made decisions that we considered to be safe for all residents. The fitness center is another area where we, as a board, feel the safety of our residents and staff come first. These decisions are not easy to make, and we know are not popular with some of our residents.

We still managed to complete some of our improvements during the first nine months of the year. Repairs to the pool deck and pool equipment were completed. Replacement of the bulkhead at the lake has been started and should be completed in the upcoming weeks. That will be followed by the construction of a fishing pier. New nets and some screens have been replaced on the tennis courts.

But the best news of all during the first three quarters is that our Association is financially sound again, having recovered and surpassed all our expectations (see financial report on next page).

The Board voted to leave the assessments at \$55 for the upcoming year. We did not want to roll the assessment back and then have to possibly raise it again during the year. 2020 has been a "roller coaster ride" and we feel we need to make certain we are financially stable when things level out.

There are several things for us to look at for 2021, some of which are:

- Adding a fifth deputy to our contract
- Resurfacing the baby pool
- Constructing a dog park
- Repairs to the tennis courts and possibly making a pickleball court
- Resurfacing the parking lot at the club
- Assisting Patiowoods homeowners with reconstruction of their street and drainage issues
- Addressing drainage issues of properties adjacent to the golf course

If you have an idea for capital improvements to our community we encourage you to submit your idea in writing to cjones@newportpoa.com and it will be submitted to the board.

**Newport Property Owners Association
Financial Activity – Third Quarter - 2020**

Overview:

The Association completed the third quarter (January – September 2020) with expenditures of \$1,786,430 or \$352,569 under the amount budgeted for the first three quarters.

Revenues from all sources for the first nine months ending September 30, 2020 totaled \$2,331,946 which is \$192,946 more than was budgeted for the period.

The Association's cash and investments amounted to \$937,170 which was \$678,775 more than the Association's cash position in September, 2019 (\$258,395).

The Association continues to hold an operating reserve of \$210,000 and a capital reserve of \$37,500.

	1/1/20—9/30/20	1/1/19—9/30/19	
Cash and Investments	937,170	258,395	678,775
Assessment Income	1,921,598	1,783,450	138,148
Other Income	410,348	415,598	(5,250)
Total Income	2,331,946	2,199,048	132,898
Expenditures			
Repairs and maintenance	247,309	244,735	2,574
Landscape	272,972	240,137	32,835
Security	229,200	239,215	(10,015)
Administrative costs	396,072	392,975	3,097
Capital projects	112,275	34,409	77,866
Golf Course Mortgage	129,560	129,560	-
Golf Course Contribution	164,687	620,610	(455,923)
POA Mortgage	13,462	13,462	-
Other expenditures	220,894	442,747	(221,853)
Total Expenditures	1,786,431	2,357,850	(571,420)

2021 ELECTION

Two (2) volunteer Director positions will be up for election in January, 2021. 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 December 4, 2020.

NEWPORT PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS QUESTIONNAIRE

Name: _____

Address: _____

Telephone: _____ Resident of Newport since: _____

Email: _____

Professional Background: _____

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

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: _____

ANNUAL MEETING ELECTION OF TWO DIRECTORS

Two Directors will be elected for a three-year term at our Annual Meeting on January 14, 2021. If you are interested in running for one of these positions, please complete the form on Page 4 and return it to the Management Office

AMENITY CARDS

NPOA Amenity Cards expire on December 31st 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 2020 card to the management office to have it punched for 2021. Boat launch fees will remain \$25 for 2021.

COMMITTEE VOLUNTEERS NEEDED

Volunteers needed for the following committee:

♦ Deed Restriction Committee

We are always on the lookout for volunteers.

THURSDAY NITE DINNER TO GO

Open to Public — *Menu Subject to Change*

11/12 Spaghetti Bolognese- Homemade marinara with beef and pork. Served with garlic bread and salad

11/19 Blackened chicken alfredo with fettuccine noodles. Served with garlic bread and salad

11/26 HAPPY THANKSGIVING! *No take-out dinner today.*

12/3 Chicken parmesan. With spaghetti and house marinara sauce. Served with garlic bread and salad

TO PLACE YOUR ORDER, PLEASE CALL 281.328.3576, EXT. 218 AND LEAVE A MESSAGE

PLEASE INCLUDE YOUR NAME, NUMBER, MENU SELECTION AND QUANTITY.



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 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 2020 revised ACC 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 or (281) 462-4199, Ext 14.

To obtain a copy of the 2020 revised ACC Guidelines, please go to our website www.newportpoa.com; pick up a copy in our office; or request a mailed copy.

The ACC typically meets the 1st and 3rd Thursday of every month.

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

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 site plans.



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

S A M P L E

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 & address, go to 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.

MANAGEMENT OFFICE WILL BE CLOSED

November 26 & 27 (Thanksgiving Holiday)

December 23, 24 & 25 (Christmas Holiday)



ON STREET PARKING / NO MEDIAN 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.

DANGEROUS DOGS

Dogs that meet the following criteria may be declared dangerous:

A dog that makes an unprovoked attack on a person that occurred in a place other than an enclosure in which the dog was being kept.

A dog that commits an unprovoked act in a place other than an enclosure in which the dog was being kept and that act would cause a person to reasonably believe that the dog will attack and cause bodily injury.

All dogs and cats, whether considered dangerous or not are prohibited from running loose in Harris County. Owners of loose dogs and cats may be cited by Harris County Sheriff's Deputies or Animal Control for failure to restrain your pet(s) at all times. Fines could run as high as \$500 for this offense.

HOW TO RESTRAIN YOUR PET

1. Keep your pet in your house;
2. Keep your pet in your fenced in yard;
3. Keep your pet on a leash led by a person capable of controlling your pet;
4. Keep your pet attached to a line not longer than 6 feet that will keep your pet from entering a public walkway or street.

You know your pet is not dangerous but the person walking past your house does not know that.

**PLEASE OBEY THE LEASH LAW AND KEEP YOUR PET(S) RESTRAINED AT ALL TIMES
TO AVOID THE POSSIBILITY OF A TICKET RESULTING IN A FINE.**

2020 GOLF MEMBERSHIPS AND GREEN FEES

MONTHLY MEMBERSHIPS

NEWPORT RESIDENTS

Individual - \$140.00 + tax

Couple - \$175.00 + tax

Includes green fees, cart fees, range balls, GHIN handicap
(Must have current NPOA Amenity Card for resident rates)

NON-RESIDENT

Individual - \$200.00 + tax

Couple - \$250.00 + tax

Includes green fees, cart fees, range balls, GHIN handicap

GREEN FEES

	<u>Mon-Thurs</u>	<u>Fri-Sun</u>
Newport Resident	\$25 + tax	\$25 + tax
(Must have current NPOA Amenity Card for resident rates)		
Non Resident	\$30 + tax	\$40 + tax
Twilight (after 2:00 pm)	\$25 + tax	\$30+ tax

For Reservations and Information call

Pro Shop (281) 328-3576 ext. 1



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

Carol Jones—General Manager
281.462.4128 Direct—NPOA Office
cjones@newportpoa.com
281-328-3576, Ext. 217—Stonebridge
cjones@stonebridge-newport.com

STAFF

Teresa, Ext. 13
Michelle, Ext. 14
Courtney, Ext. 16
Maria, Ext. 17
Cindy, Ext. 10

NPOA Dues & Accounting
ACC, Horse Stalls, Storage Units
Deed Restriction Violations
Habla Español; Amenity Cards
General Inquiries

tplatt@newportpoa.com
mparisher@newportpoa.com
cdurham@newportpoa.com
marenas@newportpoa.com
cmoffitt@newportpoa.com

**THE NEW PROPERTY OWNER'S ASSOCIATION OF NEWPORT, INC. d/b/a
NEWPORT PROPERTY OWNER'S ASSOCIATION
GOLF COURSE RULES FOR NEWPORT RESIDENTS
EFFECTIVE NOVEMBER 9, 2016**

- 1. THE GOLF COURSE IS OPERATED AS A FOR-PROFIT CORPORATION UNDER THE NAME OF STONEBRIDGE AT NEWPORT WITH THE NEWPORT PROPERTY OWNER'S ASSOCIATION ("NPOA") BEING ITS ONLY SHAREHOLDER.**
- 2. SAFETY IS OF PRIMARY CONCERN TO THE NPOAN AND ITS MEMBERS. THE GOLF COURSE (HOLES ONE THROUGH 18) ALONG WITH THE CART PATHS ARE FOR PAID GOLFERS ONLY.**
- 3. NEWPORT RESIDENTS WHO ARE NOT PAID GOLFERS ARE NOT PERMITTED ON THE GOLF COURSE AND/OR CART PATHS DURING THE HOURS THE GOLF COURSE IS OPEN.**
- 4. FISHING IS NOT PERMITTED IN ANY OF THE PONDS ON THE GOLF COURSE AT ANY TIME.**
- 5. RESIDENTS OR OTHERS ARE NOT PERMITTED TO PLAY GOLF ON ANY HOLE OR HOLES ON THE GOLF COURSE WITHOUT A PAID MEMBERSHIP OR PAID RECEIPT FOR SPECIFIC ROUND(S).**
- 6. RESIDENTS OR OTHERS PLAYING WITHOUT PAYING OR FISHING ON THE GOLF COURSE COULD BE SUBJECT TO TRESPASSING CHARGES BEING CITED.**
- 7. THE GALLEY GRILL IS OPEN TO THE PUBLIC DURING NORMAL BUSINESS HOURS. HOURS ARE POSTED IN BOTH THE PRO SHOP AND GALLEY GRILL.**
- 8. RESIDENTS WILL RECEIVE A DISCOUNT ON GOLF MEMBERSHIPS, DAILY GREEN FEES AND EVENTS.**
- 9. IN ADDITION TO THE RULES SET FORTH HEREIN ADDITIONAL RULES AND REGULATIONS MAY BE SET UP BY STONEBRIDGE.**

For questions and information please contact NPOA Management Office:

**2102 Country Club Drive
Crosby, TX 77532
(281) 462-4199**

These Golf Course Rules were adopted by the Board of Directors at a meeting held on November 9, 2016.

KIDS

GOLF CLINIC

SATURDAYS

10AM-11AM OR 3PM-4PM

Ages 6 to 18, limit six kids per clinic.

**\$75 FIRST
MONTH**

Includes 4 clinics
for the first month.
After first month
cost will be \$100
each month.



**Stonebridge
at Newport**

**16401 Country Club
Dr. Crosby Texas
77532**

**TO SIGN UP OR FOR
MORE INFO, PLEASE
CONTACT OUR HEAD
PRO MATT SCADDEN AT**

(281) 328 3576

please

Please

P L E A S E

**REMEMBER
TO LOCK YOUR VEHICLES
BOTH DAY AND NIGHT**

THANK YOU

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



IMPORTANT NUMBERS

NPOA WEBSITE

www.newportpoa.com

General Manager - Carol Jones

281-462-4128—NPOA Office

cjones@newportpoa.com

281-328-3576, Ext. 217—Stonebridge

cjones@stonebridge-newport.com

Sheriff (non-emergency)	713-221-6000
Crosby Volunteer Fire Dept.	Emergency 911
<i>(non-emergency information)</i>	281-328-2300
Crosby EMS	Emergency 911
<i>(non-emergency information)</i>	281-328-6810
Crosby/Huffman Chamber	281-328-6984
Crosby Post Office	281-462-8429
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	713-455-8104
Frontier Waste Solutions	936-258-9035
Parks & Trails	281-324-9803
Crosby Community Center	281-462-0543
Senior Adult Program	281-893-3726
Newport Golf Club	281-328-3576
Sweetwater Pools	281-988-8480
Environmental Div. of Public Health	713-439-6270
<i>(To Report Abandoned Houses to Harris County)</i>	

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

REPORT ANYTHING SUSPICIOUS

713-221-6000

ROOF CLEANING HOUSE WASHING
DRIVEWAYS DECKS FENCES



CASEY CRAIG

281-706-2076

PowerhousePWSLLC@gmail.com

PowerhouseSoftwash.com

HEAVY TRASH DAYS EACH WEEK

(THURSDAY or FRIDAY)

Heavy trash = "furniture and/or appliances"

HEAVY TRASH IS NOT:

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

Prestige Cleaning
 "Let Us Help You!"



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

Residential & Commercial
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Wes Durham
 Owner - Pack Leader
 281-969-4655

SwaggyWagsandWalks.com
 Wes@SwaggyWagsandWalks.com

**Swaggy Wags
 and Walks**

Complete Dog Walking, Pet Sitting,
 and Waste Removal Services



Susie Compian
 REALTOR®
 The Bunyan Team

713-419-4869
 SMCompian@hotmail.com
 www.BeatriceBunyan.com



Donna Weis, Owner
 832-444-4523

5313 FM 2100
 Crosby, TX 77532

Connections Coffee Shop

Email:
 connectionscoffeeshop@comcast.net

www.connectionscoffee.com



The Door Guys

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- French Doors
- Sliding Doors
- Custom Doors
- Front Doors
- Back Doors
- Storm Doors
- Pet Doors



832-851-4754

Steve's Storage

10x20 \$95/month

5625 Hwy 90 Next to Crosby
 Church

281-515-7672

**2021 ASSESSMENTS REMAIN THE SAME
\$55 PER MONTH 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:

- Direct Debit (form available in the office)
- Online – newportpoa.com – hot pink button
- In Person at the NPOA office – check, cash, card, money order
- Blue Drop Box on Newport Blvd. in front of the gazebo
- Mail – NPOA, P. O. Box 1362, Crosby, TX 77532
- Through your bank

**PLEASE INCLUDE YOUR ACCOUNT NUMBER WHEN PAYING
VIA CHECK, MONEY ORDER OR THROUGH YOUR BANK ACCOUNT.**



Creative Corner Child Development Center

**Outstanding Infant and Toddler Program
Preschool and Pre-K**

WE OFFER A HIGHLY ADVANCED CURRICULUM

**Exciting after school program
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 to 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

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



Email: NewportMUD@frontierwaste.com

Website: www.frontierwaste.com

936-258-9035

November 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5 Thursday Nite Dinner To Go	6 Friday Nite Dinner Specials	7
8	9	10	11 	12 Thursday Nite Dinner To Go	13 Friday Nite Dinner Specials	14
15	16	17	18	19 Thursday Nite Dinner To Go	20 Friday Nite Dinner Specials	21
22	23	24	25	26 	27 NPOA Office Closed	28
29	30					

December 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3 Thursday Nite Dinner To Go	4 Friday Nite Dinner Specials	5
6	7	8	9	10 Thursday Nite Dinner To Go	11 Friday Nite Dinner Specials	12
13	14	15	16	17 Thursday Nite Dinner To Go	18 Friday Nite Dinner Specials	19
20	21	22	23 NPOA Office Closed	24 NPOA Office Closed	25 	26
27	28	29	30	31		

NEWPORT PROPERTY OWNERS
ASSOCIATION
2102 Country Club Dr.
P. O. Box 1362
Crosby, TX 77532

**PRESORTED STANDARD
US POSTAGE
PAID
CROSBY TX**

NEWPORT RESIDENT

CROSBY, TX 77532



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