

NEWPORT NEWS

"Working Toward A Positive Future"

Published and Distributed by
Newport Property Owner's Association

FALL CELEBRATION

**Saturday
Oct. 23rd
11 am to 2 pm
Lake Area**

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

*Do not need an
Amenity Card to participate*

MEETING REMINDER

**FOURTH QUARTER
NPOA MEETING**

**THURSDAY,
OCTOBER 14, 2021 at 7 P.M.**

STONEBRIDGE GOLF CLUB

COMMUNITY GARAGE SALE

**SATURDAY,
OCTOBER 9, 2021**

**RAIN DATE — SATURDAY,
OCTOBER 16, 2021**

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

LEGISLATIVE CHANGES FOR HOMEOWNER ASSOCIATIONS EFFECTIVE SEPTEMBER 1, 2021

In the last legislative session, there were several new laws enacted regarding homeowner associations pertaining to homeowner's rights, documentation and procedures. Our association already had the majority of these actions in place. We have updated and added new procedures to comply with this legislation. The updated or new procedures have been recorded in the Real Property Records of Harris County and appear on our website – newportpoa.com under Resident Documents. Those updates or additions are:

**Revised Collection Procedures
Revised Deed Restriction Procedures
Amenity Access Procedure
Fence and Security Camera Guidelines**

One of the significant changes in the law pertains to the Architectural Control Committee (ACC). The new law states that no director or family of a director living in the same household can serve on the ACC. We have made these changes and have adopted the Twelfth Amended Bylaws to conform. These Bylaws have also been recorded in the Real Property Records of Harris County, Texas and are available on our website.

Another law pertains to homeowner's right to appeal to the Board of Directors. Our association has always given homeowner's that right. In the past if you had an ACC request disapproved, your first appeal would be to the ACC and if still disapproved, then to the Board of Directors. Under the new law, the appeal is directly to the Board of Directors. All of our internal letters for both ACC and Deed Restriction have been revised to set out the new procedures.

Notice of regular open board meetings now require six (6) days' notices. Notice may be given by posting the notice and e-mailing the notice to homeowners requesting same. Notice of open regular board meetings will be posted on our website and posted in the window of the management office. If you previously signed up to receive a notice by e-mail, a notice will be e-mailed to you. If you would like to receive notice of the meetings please contact the management office, extension 10 and give Pam your e-mail address for meeting notices. Open board meetings will continue to have executive session, closed to the public. All homeowner hearings, collection matters, attorney-client privilege matters, and personnel matters will be held in executive session to protect privacy rights granted under law.

COVID MASK POLICY FOR MANAGEMENT OFFICE

Due to the rise in reported COVID cases in our area, at this time masks are recommended to enter the management office. Because our lobby is small, we request no more than two persons in the lobby at a time. Your NPOA staff thanks you for your understanding.

COVID MASK POLICY FOR BOARD MEETINGS

Board meetings are held at Stonebridge Golf Club. At this time, masks are recommended for all residents in attendance.

STAFF ADDITIONS

We have added two new staff members, Pam Stephens in customer service and Heather Louque in accounting. Since becoming self-managed, eleven years ago, Newport has doubled in size and is still growing. The new staff additions will allow us to implement procedures to keep our residents better informed.

NEWPORT WEBSITE

<http://www.newportpoa.com>

Resident Documents on our website, contains all of our Restrictive Covenants, Policies, Procedures, and Forms. Our forms currently include Architectural Control and Amenity Card applications.

Effective immediately, we are implementing a summary of all board meetings. Minutes of board meetings cannot be posted until they are approved by the Board at the next board meeting. However, we can post a summary of actions taken by the Board along with the Manager's report. If you go to our website, you will find this under News and Updates. Once the minutes have been approved, they will be posted under Resident Documents.

DIRECT DEBIT

A new form for Direct Debit of your association assessments has been added to our website. We debit 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. Latest update on FM 2100 completion is mid-January, 2022. 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, will be ticketed as inoperable vehicles.

LARGE YARD DEBRIS PICK UP

WEEK OF 11/8th

To register, please call 281-462-4199, Ext. 12
or cmoffitt@newportpoa.com

Deadline to register is Friday, 11/5th

STONEBRIDGE HAPPENINGS

Meet our New Head Golf Professional – Jon Schlemmer

Jon will join our Stonebridge Team on September 10, 2021. Jon grew up in Council Bluffs, Iowa and has two older siblings.

He is a graduate of Hardin-Simmons University with a Bachelor in Education.

He is a twenty-five-year member of the PGA with experience as Golf Professional, Club Manager and Professional Golf Instructor.

He is looking forward to working with our Stonebridge Team, our members and the community to make golf a fun and exciting experience.

Stonebridge Live Music most Friday Nights**

Dinner starts at 6pm – see special Friday Night Menu on both newportpoa.com and stonebridge-newport.com

Music is from 7-10 pm

For reservations, please call (281) 328-3576, Ext. 218

***** If there is an event scheduled, Stonebridge Live Music Night will be cancelled. Dates will be posted on Stonebridge website.***



**THE NEW PROPERTY OWNERS' ASSOCIATION OF NEWPORT, INC.
AMENITY ACCESS PROCEDURES
EFFECTIVE NOVEMBER 9, 2016**

The following amenities are available to all Newport property owners or their tenants:

**Swimming Pool
Tennis Courts
Fitness Center
Park Area and boat access to Lake Houston
Park Area, beach and boat access to San Jacinto River
Pocket Park on Via Dora
Community Room**

In order to access the amenities:

Property owner must be in good standing. Property owners who are current on an established payment plan are considered in good standing.

Property owner or tenant must complete Use and Indemnification Agreement.

Fees:

Amenity Card fee \$25 per household, due January 1st of each year. Extra amenity cards \$5 each.

Lake and/or River access fee - \$30 for key (one-time fee). Lost key charge \$100. Only one key per household.

Boat Launch fee - \$25 per vessel owned by Property Owner/Tenant due January 1st of each year.

Fitness Center Access fee - \$20 for fob (one-time fee). Two fobs per household.

(Fees are subject to change by Resolution of Board of Directors)

Community Room fee - \$150 – four (4) hours plus \$100 refundable deposit.

All amenities are subject to Rules and Regulations available on newportpoa.com/resident documents.

This procedure was adopted by the Board of Directors on August 19, 2021.

Kim Davila, President

Nancy Gaudet, Secretary

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 a key fob. There is a \$20 one-time issuance fee per fob, with a maximum of 2 fobs per household.

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

Application along with Rules & Regulations are available on our website www.newportpoa.com or in the management office.

Please visit the management office to purchase your key fob.



COMMUNITY ROOM

Our Community Room is ready 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 will be in direct conflict with our event center.

The Community Room will be 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 Cindy at 281-462-4199, Ext. 12**

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 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 Requests ("HIR") are available on our website under **RESIDENT DOCUMENTS**. 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 or call Michelle at 281-462-4199, Ext. 14.



Newport Website
www.newportpoa.com

RESTRICTIONS AND GUIDELINES PERTAINING TO:

RV'S, 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 of parcel contained in Newport without the prior written approval of the Architectural Committee.”

The Architectural Control Committee as a general rule allows boats and RV's 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 “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 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 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.





Special thanks to Crosby Volunteer Fire Department for participating in our summer celebration again this year and to Mack McCullough for giving us a spectacular fireworks display.



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;
or

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 tar broad 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.**



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Terry Whitmire
Owner
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3WLandpro@gmail.com



**MANAGEMENT
OFFICE
CLOSED**

F I R S T

**WEDNESDAY FOR
IN-SERVICE DAY**

**SEPTEMBER 1st
OCTOBER 6th**

HOW TO REPORT A STREET LIGHT OUT

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

To file a report, go to
www.centerpointenergy.com/outage

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

APEX LAWN SERVICES

You Grow It - We Mow It

Jake Peek
Call or Text 936-703-8740

**PLEASE REMEMBER
TO KEEP YOUR
AMENITY CARD
FOR RENEWAL
NEXT YEAR.**

**BRING AMENITY CARD
TO MANAGEMENT OFFICE
IN JANUARY
PAY
PUNCH
RENEWED**



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 w/ 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)



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

(Amenity Card and Key required)

(Boat Launch fee \$25 annually)

Stables with Riding Arena - \$60 per month per stable

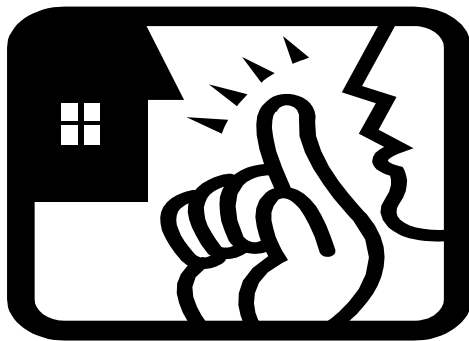
(Contact Michelle at 281-462-4199, Ext. 14)



Boat and RV Storage

20, 25, 30 and 40 foot covered storage

(Contact Michelle at 281-462-4199, Ext. 14)



NEIGHBOR TO NEIGHBOR

Please be respectful of your neighbors.

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

ASSESSMENTS ARE DUE ON THE FIRST OF EVERY MONTH

2021 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.

Susie Compian
REALTOR®
The Bunyan Team
713-419-4869
smcompian@hotmail.com
www.BeatriceBunyan.com



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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.

FRONTIER WASTE SOLUTIONS — 936-258-9035

Please have your household waste to the curb by 7 am
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

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 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

2021-2022 CROSBY INDEPENDENT SCHOOL DISTRICT

Board Approved
02/22/2021

JULY 2021

S	M	T	W	T	F	S
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4	5	6	7	8	9	10
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AUGUST 2021

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SEPTEMBER 2021

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OCTOBER 2021

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31						

NOVEMBER 2021

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DECEMBER 2021

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JANUARY 2022

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FEBRUARY 2022

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MARCH 2022

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APRIL 2022

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MAY 2022

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JUNE 2022

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Total Days for Teachers: 187
First Day of School for Students: August 12, 2021
Last Day of School for Students: May 26, 2022

1st Semester: 83 days 2nd Semester: 93 days

Total Instructional Days = 176 Days

HOLIDAYS

Independence Day	July 4
Labor Day	September 6
Thanksgiving Break	November 22 - 26
Winter Break	December 20 - December 31
MLK Day	January 17
Spring Break	March 14 - 18
Good Friday	April 15
Memorial Day	May 30

STUDENT & TEACHER HOLIDAYS

(Administrative Staff Work Days)

October 7, 8, 11 February 10, 11

NEW TEACHER ORIENTATION

July 28, 29

STAFF DEVELOPMENT DAYS (No School for Students)

August 2-11 February 9
January 3 May 27

ELEMENTARY PLC DAYS (No School For PreK - 5th Grade)

September 17 February 21
November 12 April 18

* Secondary PLC Days will continue to be on Wednesdays unless otherwise communicated.

BAD WEATHER MAKEUP DAYS

February 10, 11

SCHOOLS

PHONE

Crosby Kindergarten Center	281-328-9370
Barrett Elementary School	281-328-9320
Newport Elementary School	281-328-9330
Crosby Elementary School	281-328-9360
Drew Elementary School	281-328-9306
Crosby Middle School	281-328-9264
Crosby High School	281-328-9237

KEY

- Regular Monthly Board Meetings
- Holiday
- Holiday for Students & Employees on 187-day contracts (Administrative Staff Work Day)
- Semester Stop/Start Days
- Staff Development Day
- New Teacher Orientation
- ★ Early Release Day
- Elementary PLC Days





The Newport Garden Club



Monthly Meetings

September 3rd

This will be our annual salad luncheon. Regular members and prospective members join for a potluck salad lunch to get acquainted and look forward to our coming year. The yearbook will be reviewed for our upcoming events, field trips, and projects.

October 1st

The program will be "As We Fall into Autumn" presented by Judy Shafer.

Stonebridge Country Club Community Room

10 am to Noon

If you would like more information on the Garden Club,
please visit their Facebook page or call Ann Stiefel 281-389-8364

HAPPY
★ ★ ★
Labor Day

NEWPORT MANAGEMENT OFFICE
2102 Country Club Drive
(across from the swimming pool)
Hours 8:30—5:00 - M-F
(281) 462-4199
www.newportpoa.com

Carol Jones
General Manager
cjones@newportpoa.com
281.462.4128 Direct

STAFF

Pam, Ext. 10
Carol, Ext. 11
Cindy, Ext. 12
Teresa, Ext. 13
Michele, Ext. 14
Courtney, Ext. 16
Maria, Ext. 17
Heather, Ext. 18

Customer Service
General Manager
Administrative Assistant
Accounting, Title Company Requests
ACC, Horse Stalls, Storage Units
Restriction Violations
Amenity Cards; Habla Español
Accounting Assistant

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