NEWPORT

"Working Toward A Positive Future"

Published and Distributed by Newport Property Owner's Association

米

***** ************ **SPRING CELEBRATION**

Saturday, April 9th, 2022 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 (11:30—1:30 or until gone)

QUARTERLY MEETING STONEBRIDGE **THURSDAY, APRIL 14th** 7:00 P.M.

Review Annual Meeting Minutes First Quarter Financial Review President's Report **Guest Speaker: Commissioner Tom Ramsey** Security



COMMUNITY **GARAGE SALE**

April 2nd (rain date April 9th)

Signs may be placed throughout the neighborhood.

Please remove your signs by 4 p.m. 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.

SECURITY CHANGE IN NEWPORT

In our attempt to add a fifth deputy to our existing security contract to give us seven days coverage, the Sheriff's Office could not meet our scheduling request or guarantee the requested coverage. Meetings were then scheduled with the Constables to determine if they could fulfill our requests. After those meetings, the Board of Directors voted unanimously on January 18, 2022 to terminate our contract with the Harris County Sheriff's Department and enter into a contract with Harris County Constable's effective March 1, 2022. The new contract will have five (5) deputies who will be in the contract one hundred per cent (100%) of the time. It will also give us coverage twenty-four hours a day, every day of the week. Adding a fifth deputy and going to a 100% contract versus a 70/30 contract will increase the 2022 budget by approximately \$143,600. Normally, any surplus at the end of the year is added to capital improvements for the next year. However, in order to add the additional security, the Board voted to take \$100,000 from the 2021 surplus toward the increase for the new security contract.

THE NEW NON-EMERGENCY NUMBER IS (281) 427-4791 EMERGENCY NUMBER REMAINS 911

COMMUNITY ROOM RENTAL

\$150 for 4-hour rental

either 8 to Noon OR 1 to 5 (includes time to set up & break down)

Nine 8' rectangular tables

Three 5' rectangular serving tables

50 chairs

Fridge and Sink available

Room Dimensions: Width 34' x Length 43' with 9' ceiling

\$100 cleaning/damage deposit (NO GLITTER. NO CONFETTI. NO ALCOHOL.)

To book the Community Room or to request more information, please contact Pam in the NPOA Management Office at 281-462-4199. Ext. 10.

NPOA Blue Drop Box Relocated

The NPOA Blue Drop Box for monthly assessments has been relocated to the right hand side of the NPOA Management Office.

(smile .. you're on camera!)

MANAGER'S UPDATE

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 the manager (281) 462-4128 and she will be happy to discuss it with you to the best of her 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 / Title Companies – Teresa, Ext. 13
Architectural Control – Dina, Ext. 14
Customer Service / Community Room—Pam, Ext. 10
Deed Restrictions – Courtney, Ext. 16
General Manager – Carol, Ext. 11
Habla Español / Amenity Cards – Maria, Ext. 17
Stables / Storage—Cindy, Ext. 12





2022 ASSESSMENTS REMAIN THE SAME \$55 PER MONTH ASSESSMENTS ARE DUE ON THE FIRST OF EACH MONTH

Assessments received <u>after</u> 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:

- Online newportpoa.com hot pink button
- In Person at the NPOA office check, cash, card,
- Through your bank
- Direct Debit (form available in the office)
- Blue Drop Box on the right hand side of the NPOA office

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 Dina at dina@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 to ACC Guidelines.

The HIR Form is available in the Management Office and online.

VACATION WATCH PROGRAM

A <u>Vacation Watch</u> 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 <u>Vacation Watch</u> by going to the following link and completing the online form.

https://constable3.harriscountytx.gov/Pages/VacationWatch.aspx

TIME TO RENEW YOUR AMENITY CARD



DAYLIGHT SAVINGS TIME

Begins at 2 a.m. Sunday, March 13th

Ends at 2 a.m. Sunday, November 6th

Set your clock forward one hour



The NPOA staff attempts to answer each call as it comes in, however, if we are on another line or helping another resident at the front desk, we kindly ask that you leave your name, number and a brief message. We cannot return your call if we do not have your information.

NEWPORT RESIDENTS MOVE FROM PCT. 2 TO PCT. 3 COMMISSIONER

Newport residents are no longer under the jurisdiction of Harris County Pct. 2. We are now under Pct. 3 Commissioner Tom Ramsey. We have been in contact with Commissioner Ramsey's office to find out when the transition will be completed. Considering that parts of Pct. 2, 3 and 4 now encompass Pct. 3, the transition will be ongoing for the next month or two.

The number for the service line for Pct. 3 is (713) 274-3100. This is the number to report a fallen tree into the roadway, missing stop signs, etc.

Commissioner Tom Ramsey to speak at our quarterly meeting on April 14, 2022 discussing his plans for our community. Please plan to attend.

ON-STREET 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.



PLEASE BE A COURTEOUS NEIGHBOR.

IF YOU CAN, PARK IN THE GARAGE

OR IN THE DRIVEWAY.



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 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 and river areas (boat launch permits required) Picnic areas Camping permitted at River



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)

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.



YARD WASTE 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 | Website: www.frontierwaste.com
- Unbundled branches

PLEASE STORE TRASH CANS OUT OF PUBLIC VIEW except on trash days

| Email: NewportMUD@frontierwaste.com

936-258-9035



2022 GOLF MEMBERSHIPS AND GREEN FEES Effective January 1, 2022

MONTHLY MEMBERSHIPS

NEWPORT RESIDENTS

Individual - \$175.00 + tax

Couple - \$205.00 + tax

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

(Must have current NPOA Amenity Card for resident rates)

NON-RESIDENT

Individual - \$225.00 + tax

Couple - \$275.00 + tax

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

GREEN FEES

	Mon-Thurs	<u>Fri-Sun</u>
Newport Resident	\$25 + tax	\$25 + tax
(Must have current NPOA Amenity Card for resident rates)		
Non Resident*	\$35 + tax	\$45 + tax
Twilite (after 2:00 pm)*	\$30 + tax	\$35 + tax
Senior Rate*	\$30 + tax	\$35 + tax After 12 pm
*Excludes Holidays		

For Reservations and Information call

Pro Shop (281) 328-3576, Ext. 1

PLAYER DEVELOPMENT PROGRAM Effective January 1, 2022

MONTHLY MEMBERSHIPS

NEWPORT RESIDENTS

Individual - \$39 + tax
Includes:
Unlimited Range Balls
Discounted Green Fees – Monday thru Thursday
After 12 pm - \$15

(Must have current NPOA Amenity Card for resident rates)

NON-RESIDENT

Individual - \$59.00 + tax
Includes:
Unlimited Range Balls
Discounted Green Fees – Monday thru Thursday
After 12pm—\$20

For Reservations and Information call

Pro Shop (281) 328-3576, Ext. 1



Newport MUD Adjusts Water and Sewer Rates

Newport MUD serves approximately 4,000 residential homes, 3 apartment complexes, 1 school, 1 training facility and 11 commercial customers. To serve our customers, Newport MUD:

- Operates and maintains a 2.5 million gallon per day surface water treatment facility
- Operates and maintains a 1.3 million gallon per day wastewater treatment facility
- Maintains and repairs several miles of sewer collection and water distribution system
- Provides twice weekly garbage and heavy trash pickup
- Built and maintains three neighborhood parks and a 2 ¾ mile trail system
- Maintains and repairs as required 5 Detention Ponds

In recent years Newport MUD's costs to provide water, collect and treat sanitary sewer and maintain our 50-year-old water distribution and sewage collection system have increased. Newport MUD has absorbed price increases and has cut other expenses, wherever possible, to maintain competitive residential rates. Listed below are just a few of the costs that have risen over the past several years:

- Garbage Service provided twice weekly
- Purchasing raw water from San Jacinto River Authority
- Purchasing water treatment chemicals
- Repairing water distribution and sewage collection infrastructure
- Operating and maintaining water and sewer treatment facilities
- Sludge hauling, required at the District Treatment Facilities
- State Required Testing and Monitoring

Due to these rising costs to operate and maintain our facilities, it is necessary to make some increases to the water and sewer rates to cover production costs. The increase to the minimum residential water and sewer bill for all Single-Family Residential homes will be \$8.60. The minimum bill for 0-4,000 was \$72.00 and will now be \$80.60. This increase includes \$15.30 which is the cost for the twice-weekly garbage service. The S.J.R.A. fee has increased from \$0.50 to \$0.51 per thousand gallons and will continue to be added to the monthly water and sewer bills. This charge is to offset the cost of raw water purchased by Newport MUD from the San Jacinto River Authority. The increase will become effective January 1, 2022. You will see this increase on the statement you receive in February 2022 for the January billing cycle. In addition to the single-family residential rate change, the commercial rate and multifamily rate has also been increased. If you have any questions about the rate changes, please contact the District's billing office at 281-324-9803.

Our board meetings are always open to the public, the time and location of the meetings are printed on your monthly bill and listed on the District's Website www.newportmudtx.org.

Newport Municipal Utility District Board of Directors



Crosby/Huffman Chamber Golf Tournament

ACE SPONSOR

DOCRESCUÉ CESuc



30TH ANNUAL GOLF TOURNAMENT

Thursday, April 28, 2022

Stonebridge at Newport

16401 Country Club Dr, Crosby, Tx 77532

8:30am registration, 9:00am breakfast, 10:00am Shotgun Start

\$75.00 Without Games or \$100.00 With Games

After April 22, 2022 \$100.00 Without Games or \$125.00 With Games

Games Included: Longest Drive, Closest to the Pin, and Bubba Drive

REGISTER TODAY!

Registration fee includes: green fee, range balls, 1/2 cart, meals/ drinks, giveaways, goodie bags, and awards for winning teams.

PLEASE CONTACT CHAMBER OFFICE AT 281-328-6984 or

chamber@crosbyhuffmancc.org

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 <u>annual</u> (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 <u>annual</u> \$25 launch fee.

To access the fitness center, there is a <u>one-time</u> 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 <u>one-time</u> fee of \$30 to purchase the key. [only one key per household]

THE GRACE PERIOD FOR 2022 AMENITY CARDS WILL EXPIRE ON MARCH 31, 2022.

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 or you may stop by the management office. The management office will be open the following days to accommodate residents who are unable to come in during normal business hours:

Tuesday, March 29 and April 5 from 5 pm to 8 pm Thursday, March 31 and April 7 from 5 pm to 8 pm Saturday, May 28 from 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 Maria at 281-462-4199, Ext. 17.

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, MAY 2ND**.

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 MAY 1ST

We will not pick up anything other than tree debris.













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—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



First Day of **Spring 2022**

First Day of **Summer 2022**

Sun. — March 20th

Tues. — 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 winter threw on us.

We will begin writing deed restriction violations for landscape beds beginning March 16, 2022. If you get a letter and cannot correct the violation within ten (10) days, I please call Courtney in our office at (281) 462-4199, Ext. 16 to get an extension and discuss the matter further.

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, please call 713-207-2222.

2022 NPOA BOARD MEETINGS

STONEBRIDGE AT NEWPORT AT 7:30 PM

THURSDAY, APRIL 14TH
THURSDAY, JULY 14TH
THURSDAY, OCTOBER 13TH

NPOA STAFF

Pam Stephens, Ext. 10—Customer Service, Community Room pam@newportpoa.com

Carol Jones, Ext. 11, Gen. Mgr., cjones@newportpoa.com Cindy Moffitt, Ext. 12—Stables, Storage

cmoffitt@newportpoa.com

Teresa Platt, Ext. 13—Accounting, Title Companies tplatt@newportpoa.com

Dina Hamstra, Ext. 14—ACC, dina@newportpoa.com
Courtney Durham, Ext. 16—Deed Restriction Violations

cdurham@newportpoa.com

Maria Arenas, Ext. 17—Habla Español; Amenity Cards marenas@newportpoa.com

FREQUENTLY ASKED QUESTIONS:

- 1. How can we stop people from Parking on Street?: Although there are laws against leaving abandoned or unused vehicles along the street, parking along a roadway is not prohibited (except where specifically prohibited, for example: on a highway, in front of a fire hydrant or a driveway). However, we do recognize that this can be a nuisance. Therefore, the Newport Architectural Control Committee will approve widening driveways to an additional car width when it can be accomplished within the other rules and constraints of our community restrictions so as to allow for an extra car off the street.
- 2. Can't the Association do more about Loose Dogs?: Loose dogs are a challenge for many communities mainly because it is unsafe for a resident (or employees of the association) to approach a loose dog on his/her own and within minutes of law enforcement being called, the animal has slipped away. The best course of action is for each resident to make sure their animals are secure and when strays are spotted to call Harris County Animal Control at 281 -999-3191.
- 3. **My Neighbor's Dog Barks All day and All Night. What Can I Do?** Speak directly with your neighbor, follow up with a letter (along with a certified letter), contact the Constable non-emergency 281-427-4791, and lastly, contact Harris County Animal Control 281-999-3191.

SUBMIT YOUR QUESTIONS ONLINE VIA OUR WEBSITE AT NEWPORTPOA.COM UNDER CONTACT, COMPLETE THE CONTACT US FORM.

DATES TO REMEMBER

March 2—Office Closed [In-Service Work Day]

April 2—Community
Garage Sale

April 6—Office Closed [In-Service Work Day]

April 9 - Spring Celebration [11:00 to 2:00]

April 14—Quarterly Meeting Stonebridge

April 15—Office Closed [Good Friday Holiday]

RENEW AMENITY CARDS

March 29—5 pm to 8 pm
March 31—5 pm to 8 pm
April 5—5 pm to 8 pm
April 7—5 pm to 8 pm
May 28—9:30 am to 2 pm

KNOW YOUR MARKER FLAGS Texas811.org

White—Proposed excavation

Pink—Temporary survey markings

Red—Electric power lines, cables, conduit and lighting cables

Yellow—Gas, oil, steam, petroleum or gaseous materials

Orange—Communication, alarm or signal lines, cables or conduit

Blue—Potable water

Purple—Reclaimed water, irrigation and slurry lines

Green—Sewer and drain lines

Ε Α Ε R T R Ε P 0 R T Α G S S 0 S 281-

427-4791

В



IMPORTANT NUMBERS

NPOA WEBSITE

www.newportpoa.com

General Manager - Carol Jones

(281) 462-4199 Ext. 11

cjones@newportpoa.com

Constable	Emergency 911		
(non emergency)	281-427-4791		
	_		
Crosby Volunteer Fire Dept.	Emergency 911		
(non emergency/information	281-328-2300		
Crosby EMS	Emergency 911		
(non-emergency information)	281-328-6810		
Crachy Post Office	281-462-8429		
Crosby Post Office			
Crosby/Huffman Chamber	281-328-6984		
Harris County Animal Control	281-999-3191		
Harris County PCT 3 (trees in road;	713-274-3100		
dead animals in road; missing stop signs)			
Newport MUD	281-324-9803		
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 Tom Ramsey - Pct. 3	281-463-6300		
,			
Frontier Waste Solutions	936-258-9035		
Crosby Community Center	281-462-0543		
Senior Adult Program	281-893-3726		
Sweetwater Pools	281-988-8480		
Stonebridge at Newport Golf Club	281-328-3576		
Environmental Division of Public Heal	lth 713-439-6270		
(To Report Abandoned Houses to Harr			