

NEWPORT NEWS

“Working Toward A Positive Future”

**Published and Distributed by
Newport Property Owner's Association**

ANNUAL MEETING ELECTION OF TWO (2) DIRECTORS

The Annual Meeting is scheduled for Thursday, January 12, 2023 at 7pm. The meeting is held at Stonebridge Golf Club, 16401 Country Club Drive. Each property owner has or will receive a yellow ballot (“Mail-In Ballot”) in the mail. This ballot allows you to vote for two of the candidates for the open director positions. Bios of the three candidates can be found on page 2.

In order to have an annual meeting and election of directors, it is necessary to have a quorum of at least five percent (5%) of the property owners in Newport. This year the number is 256.

HOW YOU CAN VOTE:

- 1. You can attend the meeting in person and cast your vote.**
- 2. If you cannot attend the meeting in person, you can:**
 - Complete your Mail-In Ballot by:**
 - Voting for 2 candidates; or**
 - Marking the Mail-In Ballot to have a named individual or the President of the Association cast your vote; or**
 - Marking the ballot to vote for quorum only and return your Mail-in Ballot to PO Box 1362, Crosby, TX 77532;**
 - All Mail-In Ballots must be dated and signed by the property owner (only one signature is required if more than one owner).**
 - Mail-In Ballots may be delivered to the management office, placed in the blue drop box to the right of the office or mailed to PO Box 1362, Crosby, TX 77532.**
 - Mail-in Ballots must be received by 5:00 pm on Wednesday, January 11, 2022**
 - Duplicates of the Mail-In-Ballot will not be accepted.**

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, HCMS and/or volunteers.

R. GARY HASSE – Newport Resident 23 years

Professional Background:

Graduated from UTEP with BS in Biology/Botany. Owned several insulation and window businesses in El Paso. Worked for USDA in Plant Protection and Quarantine (PPQ) division. Built homes for several large home builders until 1995, at which time I formed LNH Homes. Have designed and built many homes in Crosby and surrounding area until I recently retired. Certified Residential Combination Inspector from the International Code Counsel registered with Harris County.

Community Organizations:

My wife and I are members of Huffman Church. I'm a Vietnam Era veteran of the US Army, member of the American Legion. I have served on the Architectural Control Committee twice. Currently I serve on the Newport M.U.D. as a director, but have held the position of president.

Why would you like to be a Director of the NPOA?

I'm an active resident in our community, who attends the quarterly meetings I'm familiar with all of Newport neighborhoods, for I have driven on every road I know the condition of our community. As a Newport M.U.D. director, I along with the current board, have advanced the repair and rehabilitation of our infrastructure. I believe the NPOAN would benefit from my knowledge and experience in business, budgeting, building, boards and biology. I have the desire and time to serve Newport.

RUBEN LEAL – Newport Resident 17 years

Professional Background:

Retired safety specialist from Lyondell and National Oil Well. Went to Lee College.

Community Organizations:

Fourteen-year volunteer for Crosby Volunteer Fire Department. Member of Sacred Heart Church. Teach Faith Formation and serve as security for Sacred Heart. Past parish council president and other positions at Sacred Heart. Past President of Sacred Heart School Board. Served as Big Brother.

Why would you like to be a Director of the NPOA?

First and foremost, I love my neighborhood and want to continue to see it thrive. I am interested in insuring that the rules are followed to make this a safe neighborhood. I believe the association's motto should be the same as the fire department, "our family helping your family."

JEFF STILLWEL – Newport Resident 5 years

Professional Background:

Fourteen (14) years in industrial and construction business. I have managed budgets up to 137 million. Certified firefighter.

Community Organizations:

I serve the community currently as an officer of NPOA and firefighter with Crosby Volunteer Fire Department.

Why would you like to be a Director of the NPOA?

I have served on the Board for the past two years. We have accomplished a lot with adding the additional security, improving the golf course in order to move toward it being independent, and the NPOA office expansion. I would like to ensure that we continue to accomplish things that benefit the community.

Snap Shot for Newport Resident 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 *(If there is no damage to the Community Room or related facilities and the area is clean with all trash bagged and placed in receptacle with tables & chairs returned to storage, the deposit shall be returned to the member. In the event trash and debris is not removed from the Community Room at the end of your event, and tables & chairs are not returned to storage, you may forfeit all or a portion of your cleaning/damage deposit.)* **NO GLITTER. NO CONFETTI. NO ALCOHOL.**

Please complete a Rental Agreement, attach your \$100 cleaning/damage deposit check (will not be cashed at this time, but will be attached to agreement) + either a non-refundable deposit of \$50 to hold the date or \$150 total payment, and drop off in the NPOA office (make checks payable to NPOA). If only making the \$50 hold the date deposit, the remaining \$100 will need to be paid two weeks prior to your event. Once your agreement + checks are received, your event will be placed on the calendar.

**To reserve the Community Room, please call Pam at 281-462-4199, Ext. 10
or you may send an email to pam@newportpoa.com.**

2023 SCHEDULE OF EVENTS

NPOA QUARTERLY MEETINGS

1/12/2023	Annual NPOA Meeting	Stonebridge	7 p.m.
4/13/2023	Second Quarter NPOA Meeting	Stonebridge	7 p.m.
7/13/2023	Third Quarter NPOA Meeting	Stonebridge	7 p.m.
10/12/2023	Fourth Quarter NPOA Meeting	Stonebridge	7 p.m.

NPOA QUARTERLY CELEBRATIONS

4/1/2023	Spring Celebration - SATURDAY	Pool Area	11 a.m. to 2 p.m.
7/2/2023	Summer Celebration - SUNDAY	Stonebridge	7:30 p.m.
10/28/2023	Fall Celebration - SATURDAY	Lake Area	11 a.m. to 2 p.m.
12/3/2023	Winter Celebration - SUNDAY	Gazebo Area	2 p.m. to 4 p.m.

NPOA SHRED DAY

6/17/2023	Shred Day - SATURDAY	POA Bldg.	10 a.m. to 1p.m.
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NPOA NEIGHBORHOOD GARAGE SALES

4/1/2023	Spring Garage Sale - SATURDAY	Newport	
10/14/2023	Fall Garage Sale - SATURDAY	Newport	

NPOA LARGE YARD DEBRIS PICKUP

5/1/2023	Large Yard Debris Pickup	Newport	
11/6/2023	Large Yard Debris Pickup	Newport	

NATIONAL NIGHT OUT

8/1/2023	National Night Out - TUESDAY		
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AMENDED AND UPDATED RULES, REGULATIONS AND ACC GUIDELINES

Rules, Regulations and ACC Guidelines have been updated. The updated document is available on-line at [newportpoa.com/documents/resident_documents/ACC Guidelines](http://newportpoa.com/documents/resident_documents/ACC_Guidelines). Copies are also available in the management office. If you would like to receive a copy of the updated Guidelines by mail please call the management office (281) 460-4199 ext. 10.

2023 NPOA ELECTRONIC AMENITY CARD

Your 2022 E-Card will expire on December 31, 2022. On January 2, 2023, the E-Card will be deactivated until it is renewed. To renew your card for 2023, please bring your current E-Card with you to speed up the renewal process. The cost of the card will remain the same for 2023 at \$25 for the first card and \$10 for an additional card with a maximum of two cards per household. For those who cannot come in during regular business hours, the office will be open December 28, 2022, and January 4, 5, 2023 until 8 pm as well as January 7, 2023 from 9 am to 2 pm for assistance in renewing your amenity cards.

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 clicking on the following link and completing the on-line form.

https://apps.harriscountysoc.org/Programs/programs_VacationWatch.aspx

HOW TO ASSIST IN SOLVING TWO OF THE MOST RECEIVED QUESTIONS BY RESIDENTS

What can be done about 18-wheelers parking in our community?

Because our restrictive covenants in the majority of sections of Newport do not address this issue, the only way to prohibit 18-wheelers from parking on our streets or in driveways is to file a Petition with Harris County. This Petition must be signed by twenty-five (25%) of the resident properties in Newport. NPOA tried many years ago to get these signatures to no avail. In order to file the Petition, we will need 1,276 residents to sign the Petition (only one signature per property).

The Petition is on the adjacent page. If this is something you want to see stopped, please complete the required information and return the Petition to the management office. You can also take the Petition to your neighbors for signatures before returning it. You do not need to be the owner of the Property to vote. Tenants with a verifiable lease are entitled to vote.

What can be done about school bus stops on main roads, creating traffic congestion and dangerous situations for our children?

Write a letter to CISD School Board and Transportation Manager expressing your concerns. Hopefully, if enough residents do this timely, the School Board will consider changes for next year's bus routes.

Crosby I.S.D., 14670 FM 2100, Crosby, TX 77532
Call: 281-328-9200

CROSBY ISD SCHOOL BOARD

JR Humphries, President, jrhumphries@crosbyisd.org
Jennifer Roach, Vice President, jgroach@crosbyisd.org

TRANSPORTATION DEPARTMENT

Call: 281-328-9247 or 9248

Amanda Kaminski, Operations Manager, akaminski@crosbyisd.org
Misti Mason, Operations Manager, mmason@crosbyisd.org
John McGee, Director of Transportation, jmcgee@crosbyisd.org

PETITION FOR INSTALLATION OF SIGNS PROHIBITING
OVERNIGHT PARKING OF COMMERCIAL MOTOR VEHICLES

My signature below indicates the following:

1. that I am an owner or tenant of the residence address listed below in the _____ subdivision;
2. that I am at least 18 years of age; and
3. that I want Harris County Commissioners Court to post signs prohibiting the overnight parking of commercial motor vehicles in or adjacent to this subdivision as permitted by HB 327.

	Name	Signature	Address	Date of Birth
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				

HOW TO PAY YOUR HOA ASSESSMENTS

Assessments are \$55 per month and may be paid each month or paid in advance.

Assessments are due on the first day of the month and are considered late and subject to late fees if not received in the management office by the last day of the month.

You may pay your assessments on-line, by mail or in person. There is a “blue” drop box in the parking lot to the right of the management office where you can drop your payment.

Payments may be made by check, money order, credit or debit cards. Exact cash is accepted if paid in person at the management office. Cash is not retained in the office for making change.

Credit and debit card payments made on-line are subject to a **\$2.50 convenience fee**.

Credit card payments made in the management office are also subject to the **\$2.50 convenience fee**. Debit cards with a pin are subject to a convenience fee when paid in person at the management office.

If you make payments through your bank’s “bill pay” system, please make sure you have the correct amount of the monthly payment and have your account number on the bank’s check.

NPOA offers an ACH payment at no charge. The NPOA drafts on the 5th of each month from your checking account. To sign up for automatic payments, please complete the form on the adjacent page and return it to the management office in person or you may e-mail it to tplatt@newportpoa.com.

To pay on-line, go to newportpoa.com. There is a banner across the top and the pink tab is for on-line payment. On-line payments are subject to the **\$2.50 convenience fee**.

To pay in person, the management office is located at 2102 Country Club Drive (across from the swimming pool).

AUTHORIZATION AGREEMENT FOR PREAUTHORIZED PAYMENTS

NAME(S): _____

I (we) hereby authorize The New Property Owner's Association of Newport, Inc., hereinafter called COMPANY, to initiate debit entries from my (our) checking/savings account indicated below and the depository named below, hereinafter called DEPOSITORY, to debit the same to such account.

DEPOSITORY NAME: _____

ROUTING/ABA NO.: _____

CHECKING/SAVINGS ACCOUNT NO.: _____

This authority is to remain in full force and effect until COMPANY and DEPOSITORY has received written notification from me (or either of us) of its termination in such time and in such manner as to afford COMPANY and DEPOSITORY a reasonable opportunity to act on it.

HOMEOWNER NAME(S): _____
(Please Print)

NPOA ACCOUNT NO. : _____

PROPERTY ADDRESS: _____

PHONE NUMBER: _____

EMAIL ADDRESS: _____

DATE: _____

SIGNED

SIGNED



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- Grooming - Assistance with walking - Medication
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Housekeeping - Meal Preparation - Friendly
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Care for Families**

**Visiting Angels
832-514-6530**

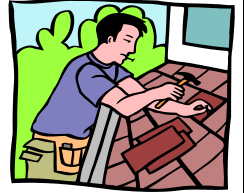
www.visitingangels.com/baytown

MAKING ANY CHANGES TO THE EXTERIOR OF YOUR PROPERTY?

Please do not 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 (HIR) form for ALL exterior improvements (form found at www.newportpoa.com—red button at top of page).

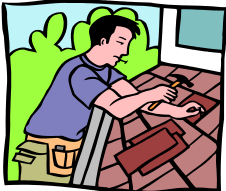


Listed below are items that require ACC approval. This list is NOT all-inclusive:

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

Please refer to the ACC Guidelines and Guidelines for Fences and Security Cameras for ALL exterior improvements.

If you have any questions regarding what is required to make exterior improvements to your home, please contact Dina via email dina@newportpoa.com or (281) 462-4199, Ext 14.



To obtain a copy of ALL Guidelines, please go to our website www.newportpoa.com. Copies are also available in the Management Office from Dina. The ACC normally meets the 1st and 3rd Thursday of every month.

**HIR FORMS MUST BE SUBMITTED FOR REVIEW
BY 5:00 PM ON THE MONDAY BEFORE THE MEETING**

TRASH PICK-UP

Heavy trash days are the second collection day of EACH week

Frontier Waste Solutions
at 936-258-9035

or

Newport MUD at 281-324-9803



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

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**

Free Inspections!

SOLAR SYSTEMS

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MAKE YOUR ROOF GREAT AGAIN!

RESIDENTIAL & COMMERCIAL

KYLE LEAL

346.212.3537

HAPPY

Valentine's Day



NEWSLETTER

The newsletter is available on-line on the website
Newportpoa.com News and Updates Newsletters

If you would like to have a paper copy of the
newsletter mailed to you, please contact Pam at
281.462.4199, Ext. 10.

PROPERTY TAXES HOMESTEAD YOUR PROPERTY AND SAVE

If you owned your property on or before January 1, 2022 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, 2023. 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 general manager will assist you.

* * * * *

PROTESTING YOUR PROPERTY VALUE

In the next couple of months, you will receive a notice from Harris County Appraisal District setting forth the 2023 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 2022 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.

* * * * *

OUTDOOR WORK HOURS Daylight to Dusk

**Outdoor work performed by builders and builder's contractors:
Work Hours are from Daylight to Dusk.**

LOOSE PETS

Please remember your pet must:

- be on a leash no longer than six feet [6'] and
- led by a person capable of controlling the dog or cat at all times unless they are in a confined area such as a fenced area or enclosed run.

You can obtain a complete copy of Harris County Animal Regulations from our website at newportpoa.com.

Please protect your pet by obeying the leash law.



IF YOU HAVE A DOG OR CAT PROBLEM

Harris County Public Health: (281) 999-3191
City of Houston Animal Control: (713) 837-0311
Houston S.P.C.A.: (713) 869-7722

Harris County Animal Services does NOT handle wildlife issues. They handle problems with domestic animals, namely dogs and cats. If you have a complaint about a barking dog or a dangerous dog, or have any questions about lost pets, stray cats, pet adoptions, leash laws, etc., give the county a call. It is a free county service for domestic animal issues.

The county will NOT take care of the raccoon in your yard, the squirrels in your attic, your rat infestation, or anything like that.

For wildlife help, please call 281-509-9653 or go to houstonanimalcontrol.org.

HOW TO REPORT A STREET LIGHT OUTAGE

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



To file a report, write down the number and go to

www.centerpointenergy.com/outage

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

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.

SECURITY CAMERAS

Security Cameras may be affixed to a dwelling or outbuilding located on a privately owned lot in Newport Subdivision provided the camera does not illuminate the interior of a dwelling or outbuilding on an adjacent lot and does not invade the privacy of an adjacent property owner.



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- o Outstanding Infant and Toddler Program
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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

Tour our website for more details: www.CreativeCornerNewport.net

**A VERY SPECIAL THANK YOU
TO THE CROSBY VOLUNTEER FIRE DEPARTMENT,
THE CVFD LADIES AUXILIARY
AND TO EVERYONE WHO PLACED A GIFT
BENEATH THE CHRISTMAS TREE
AT THE WINTER CELEBRATION.**

**YOUR GENEROSITY BLESSED
SEVERAL FAMILIES THIS CHRISTMAS.**



Susie Compian

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The Bunyan Team

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smcompian@hotmail.com

www.BeatriceBunyan.com



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smcompian@hotmail.com

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LEATH**
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IMPORTANT NUMBERS

NPOA WEBSITE

www.newportpoa.com

Manager - Carol Jones

(281) 462-4128 Direct

cjones@newportpoa.com

Constable (non emergency)	Emergency 911 281-427-4791
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 3 (submit a service request) Parks & Park Reservations Senior Citizen Bus Program Main Office Commissioner Tom Ramsey - Pct. 3	713-274-3100 713-274-0930 832-927-6820 713-274-3000 281-463-6300
Newport MUD Center Point Customer Service	281-324-9803 713-207-2222
Health Department – (Environmental) Harris County Attorney Harris County Pollution Control	713-439-6016 713-755-5101 713-920-2831
Frontier Waste Solutions Crosby Community Center Senior Adult Program	936-258-9035 281-462-0543 281-893-3726
Sweetwater Pools	281-988-8480
Stonebridge at Newport Golf Club	281-328-3576
Environmental Division of Public Health (To Report Abandoned Houses to Harris County)	713-439-6270

NEWPORT POA
2102 Country Club Dr.
P. O. Box 1362

PRESORTED STANDARD
US POSTAGE PAID
CROSBY TX
PERMIT NO. 80

**NEWPORT RESIDENT
CROSBY, TX 77532**



NEWPORT MANAGEMENT OFFICE

2102 Country Club Drive (*across from the swimming pool*)

Hours 8:30—5:00 Mon to Fri

(*closed for lunch each day from Noon to 1 p.m.*)

281.462.4199 www.newportpoa.com

MANAGER

Carol Jones

cjones@newportpoa.com

281.462.4128 Direct

STAFF

Pam, Ext. 10

Carol, Ext. 11

Teresa, Ext. 13

Dina, Ext. 14

Carolina, Ext. 15

Courtney, Ext. 16

Maria, Ext. 17

Heather, Ext. 18

Customer Service

Manager

Accounting, Title Companies

Architectural Control Liaison

Deed Restriction Assistant

Deed Restriction Violations

Habla Español; Amenity Cards

Accounting

pam@newportpoa.com

cjones@newportpoa.com

tplatt@newportpoa.com

dina@newportpoa.com

carolina@newportpoa.com

cdurham@newportpoa.com

marenas@newportpoa.com

heather@newportpoa.com