

NEWPORT POA

"Working Toward A Positive Future"

Published and Distributed by Newport Property Owner's Association

NEWPORT SUMMER CELEBRATION

Sunday, July 2nd
Parking lot of Stonebridge Golf Club

FIREWORKS
HOT DOGS AND DRINKS
Fun and Games for the Kids

Festivities begin at 7:30 pm with fireworks at dark

Bring your lawn chairs and enjoy

**You may not bring alcoholic
beverages to this event**

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.



Mothers Day

BUFFET

SUNDAY MAY 14th

STONEBRIDGE AT NEWPORT

12PM-4PM

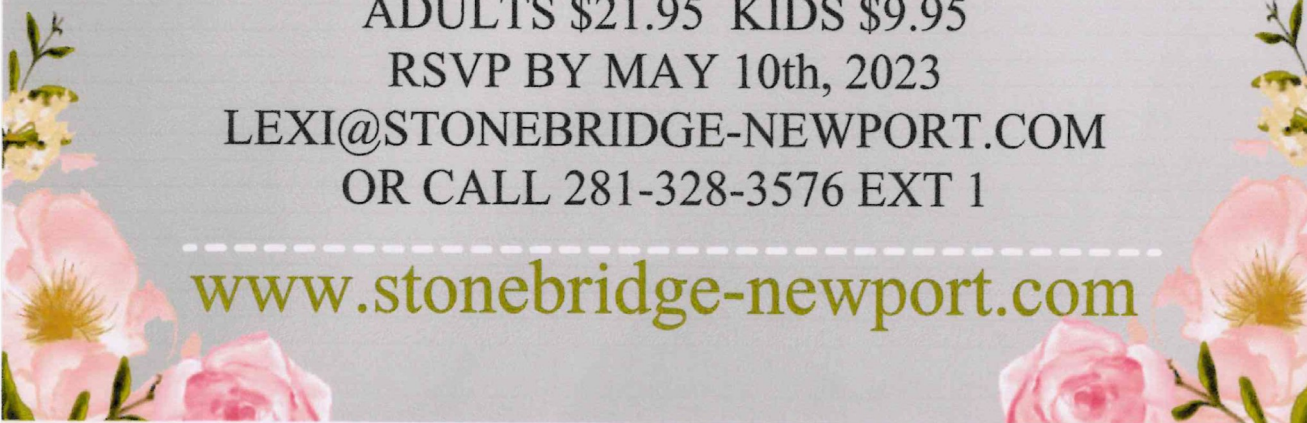
ADULTS \$21.95 KIDS \$9.95

RSVP BY MAY 10th, 2023

LEXI@STONEBRIDGE-NEWPORT.COM

OR CALL 281-328-3576 EXT 1

www.stonebridge-newport.com



A decorative border of pink roses and green leaves frames the central text. The roses are in various stages of bloom, with some showing yellow centers. The leaves are dark green and serrated.

Char-grilled Chicken
Mahi-Mahi
Pot Roast
Spaghetti and Meatballs
Rice Pilaf
Garlic Mashed Potatoes
Baked Mac-N-Cheese
Grilled Asparagus
Green Beans
Salad, Rolls
Tea and Water
Assorted Desserts

ACC RULES AND REGULATIONS

The following is a section out of the Revised and Amended ACC Guidelines.

MISCELLANEOUS

- 32.1 Propane tanks must meet all applicable safety standards, be accessible for filling, yet be screened from public view by landscaping or approved fencing.
- 32.2 Temporary storage/moving containers, such as PODS, must have ACC approval if located in public view for more than a seven (7) day period.
- 32.3 Bent, broken, leaning mailboxes must be repaired, replaced or removed without ACC approval. Mailboxes in need of painting must be repainted or replaced. Any color other than black must have ACC approval.
- 32.4 All permanently installed stand by generators must meet the following criteria:
- Must be installed and maintained in compliance with manufacturer's specifications and applicable governmental health, safety, electrical and building codes.
 - All electrical, plumbing and fuel connections must only be installed by licensed contractors.
 - All liquefied petroleum gas fuel line connections must be installed in accordance with the rules and standards of the Rail Road Commission of Texas as well as all other applicable governmental health, safety, electrical and building codes.
 - All required non-integral standby generator fuel tanks be installed and maintained in accordance with applicable municipal zoning ordinances and governmental health, safety, electrical and building codes.
 - Cannot generate all or substantially all of the electrical power to a residence except in times when utility generated power is not available for causes other than non-payment of utility bills.
 - Periodic testing must be conducted at reasonable times consistent with manufacturer's recommendations.
- 32.5 A/C window units are prohibited in Sections 9, 12, Section 6 Replat No. 1, Section 6 Extension, and NC in accordance with the restrictions of record for those sections. Except where prohibited by the Declarations for the applicable section, A/C window units that are not visible from the street or golf course may be allowed only with ACC approval on a case-by-case basis.
- 32.6 No boundary plantings shall exceed eight (8) feet in height, except single trunk trees which shall be permitted. No wall, fence, shrubbery or boundary planting shall interfere with the vision of pedestrians, bicyclists or operators of motor vehicles. Any landscaping in the County right-of-way (approximately sixteen (16) feet from the curb where there is a two-lane street) may not exceed twenty-four (24) inches in height.

- 32.7 If cars are covered for a period of over a week, the cover must be a car cover not a tarp or other sheeting.
- 32.8 No motorized vehicle shall ever be parked on an unpaved area of owner's property.
- 32.9 Trash shall be placed in a container and may not be visible from the street except for 6pm on the evening before trash pick-up day until 6 pm the next day.
- 32.10 Household pets must be on a leash or in an enclosed area when outside the owner's residence.
- 32.11 RV's are permitted in owner's driveway for a period not to exceed 48 hours to prepare for a trip and a period of time not to exceed 48 hours upon return to clean the RV prior to storage.
- 32.12 Boats are permitted in an owner's driveway for a period not to exceed 48 hours after use for cleaning prior to storage.
- 32.13 No business, other than a home office, shall be conducted from any single-family lot in any section in Newport Subdivision.
- 32.14 Sunshades, canopies, and portable gazebos must be kept in good shape and located at the rear of the property.
- 32.15 No inoperable vehicle may be stored in public view on any property.
- 32.16 All lots in Newport Subdivision shall be kept and maintained in a clean, healthful, sightly and wholesome condition. All miscellaneous items, including without limitation, barbecue grills, smokers, children's toys, bicycles, lawn and other equipment shall be stored out of public view when not in use.

TRASH PICK UP COLLECTION DATES

Heavy trash days are second collection of the week

Frontier Waste Solutions at 936-258-9035 or Newport MUD at 281-324-9803

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





SHRED DAY

Saturday, June 17th
from 10:00 AM to 1 :00 PM

Stonebridge Parking Lot

Destroy confidential information
with 100% confidence
through professional-grade shredding.

P A P E R O N L Y

OFFICE CLOSED

**MONDAY
MAY 29th**

MEMORIAL DAY

**WHAT ARE THE
PARK AND
TRAILS HOURS?**

Newport MUD
Park Hours are

DAYLIGHT

to

DARK

O N L Y



**ACE
ELECTRIC**
281-328-1066



For All Your Electric Needs!

DANNY &
JOHNROSS
LEATH
OWNER 38 YEARS

LICENSED
INSURED

2709 HWY 90 CROSBY, TEXAS

**TIME TO RENEW
YOUR AMENITY CARD**

POOL OPENS

**MAY 27th
11 am**

Susie Compian

REALTOR®

The Bunyan Team

713-419-4869

smcompian@hotmail.com

www.BeatriceBunyan.com



SUBCHAPTER F. GOLF CARTS

Sec. 551.401. DEFINITION. In this subchapter, “golf cart” means a motor vehicle designed by the manufacturer primarily for use on a golf course.

Sec. 551. 402. REGISTRATION NOT AUTHORIZED; LICENSE PLATES.

- (a) The Texas Department of Motor Vehicles may not register a golf cart for operation on a highway regardless of whether any alteration has been made to the golf cart.
- (b) A person may operate a golf cart on a highway in a manner authorized by this subchapter only if the vehicle displays a license plate issued under this section.
- (c) The Texas Department of Motor Vehicles:
 - 1. Shall by rule establish a procedure to issue license plates for golf carts; and
 - 2. May charge a fee not to exceed \$10 for the cost of the license plate, to be deposited to the credit of the Texas Department of Motor Vehicles fund .
- (d) A golf cart license plate does not expire. A person who becomes the owner of a golf cart for which the previous owner obtained a license plate may not use the previous owner’s license plate.

Sec. 551.403. OPERATION AUTHORIZED IN CERTAIN AREAS. An operator may operate a golf cart:

- (1) In a master planned community:
 - A. That has in place a uniform set of restrictive covenants; and
 - B. For which a county or municipality has approved a plat;
- (2) On a highway for which the posted speed limit is not more than 35 miles per hour, if the golf cart is operated:
 - A. During the daytime; and
 - B. Not more than two miles from the location where the golf cart is usually parked and for transportation to or from a golf course.

The Texas Transportation Code defines a golf cart as a motor vehicle. The legal requirements for motor vehicles apply to the use of a golf cart on a public roadway. This includes a requirement that the operator be a licensed driver and obey all traffic laws.

STONEBRIDGE AT NEWPORT
GOLF PASS & GREEN FEES

Effective January 1, 2023

MONTHLY PASS

NEWPORT RESIDENTS

Individual - \$200.00

Couples - \$230.00

Includes Green Fee, ½ cart fee, range balls, GHIN handicap

(Must have a current NPOA Amenity Card for resident Rates)

NON – RESIDENT

Individual – \$225.00

Couples – \$275.00

Includes, Green Fee, ½ Cart fee Range Balls, GHIN Handicap

GREEN FEES

	<u>Mon – Thurs</u>	<u>Fri - Sun</u>
Newport Resident	\$30.00	\$30.00
(Must have a current NPOA Amenity Card for resident Rates)		
Non Resident	\$40.00	\$50.00
Twilte Rate	\$30.00 After 2:00 PM	\$40.00 After 2:00 PM
Senior Rate	\$35.00 After 12:00 Noon	\$40.00 After 12:00 Noon
9 Hole Rate	\$20.00	\$25.00/\$20.00 Twilight

For reservations and Information call

Pro Shop (281)328-3576 ext. 1

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 Control 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 the event of an emergency, but home improvement request form is required with type of roofing material, etc.)
- Flag poles.

Home Improvement Requests (“HIR”) are available on our website [red button on front page]. 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).

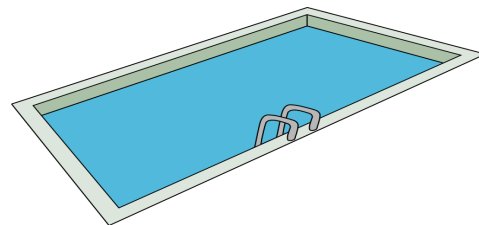
The completed HIR form must be received the Monday before the meeting.

**Paint chips are required for all painting
(even if it is the same color as the existing improvement).**

FOR ADDITIONAL INFORMATION ON EXTERIOR IMPROVEMENTS, PLEASE CONTACT
DINA HAMSTRA AT DINA@NEWPORTPOA.COM OR 281.462.4199, Ext. 14
OR SEE OUR AMENDED AND RESTATED ARCHITECTURAL GUIDELINES
AVAILABLE ONLINE OR IN THE MANAGEMENT OFFICE.

Newport POA Website
www.newportpoa.com

POOL OPENS MAY 27, 2023 CLOSES SEPTEMBER 4, 2023



DATE	OPEN	CLOSE
May 27, 2023 (OPENING DAY)	11:00 PM	8:00 PM
May 28 - 29, 2023	11:00 AM	8:00 PM
May 30, 2023 (closed for maintenance)		
May 31—June 4, 2023	11:00 AM	8:00 PM
June 5, 2023 (closed for maintenance)		
June 6-9, 2023	11:00 AM	8:00 PM
June 10, 2023 (SWIM MEET)	4:00 PM	8:00 PM
June 11, 2023	11:00 AM	8:00 PM
June 12, 2023 (closed for maintenance)		
June 13-18, 2023	11:00 AM	8:00 PM
June 19, 2023 (closed for maintenance)		
June 20-25, 2023	11:00 AM	8:00 PM
June 26, 2023 (closed for maintenance)		
June 27—July 2, 2023	11:00 AM	8:00 PM
July 3, 2023 (closed for maintenance)		
July 4-9, 2023	11:00 AM	8:00 PM
July 10, 2023 (closed for maintenance)		
July 11-16, 2023	11:00 AM	8:00 PM
July 17, 2023 (closed for maintenance)		
July 18-23, 2023	11:00 AM	8:00 PM
July 24, 2023 (closed for maintenance)		
July 25-30, 2023	11:00 AM	8:00 PM
July 31, 2023 (closed for maintenance)		
August 1-6, 2023	11:00 AM	8:00 PM
August 7-11, 2023 (*CLOSED—SCHOOL STARTED 8/7/23)		
August 12-13, 2023	11:00 AM	8:00 PM
August 14-18, 2023 (*CLOSED—SCHOOL STARTED 8/7/23)		
August 19-20, 2023	11:00 AM	8:00 PM
August 21-15, 2023 (*CLOSED - SCHOOL STARTED 8/7/23)		
August 26-27, 2023	11:00 AM	8:00 PM
August 28—September 1, 2023 (*CLOSED—SCHOOL STARTED 8/7/23)		
September 2-4, 2023 (LAST WEEKEND)	11:00 AM	8:00 PM
SEPTEMBER 5, 2023—CLOSED FOR THE SEASON		
<i>*lifeguards returned to school</i>		

ADULT ONLY SWIM

TUESDAY and THURSDAY
8:00 a.m. to 11:00 a.m.
BEGINNING JUNE 1, 2023

unless pool is marked "closed"
under public swim schedule

Last day for Adult Only Swim
is August 31, 2023

Rules available on-line newportpoa.com/resident
documents or in the Management Office

FOR PARTIES PLEASE CONTACT
SWEETWATER POOLS
(281) 988-8480

AD PRICING FOR NEWSLETTER

\$25	Business Card
\$50	¼ Page
\$100	Half Page
\$200	Full Page



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: 6:30-6:30

PH: 281-462-7403 Email: ccnewport@gmail.com

119 S. Diamondhead Blvd. Crosby, TX.

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

ASSESSMENTS ARE DUE ON THE FIRST OF EVERY MONTH 2023 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 plus interest at the rate of 6% per annum. Assessments that remain delinquent for a period of four (4) months will be subject to an additional monthly collection fee of \$15.

For complete collection procedures, please visit our website at www.newportpoa.com / resident documents.

ELECTRONIC AMENITY CARDS

NPOA E-Cards expired on December 31st

You will need a current e-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 e-card. A second e-card may be purchased for \$10, with a maximum of 2 e-cards per household.

Please bring your e-card to the management office to have it renewed for 2023.

Boat launch fees will remain \$25 for 2023.

BURNING IS NOT PERMITTED IN NEWPORT

Other than free standing recreational fire pits, such as chimeneas, firepits/containers are not permitted without prior approval of the Architectural Control Committee.

Burning of leaves and other yard debris is not permitted in any type of pit.

**TO REPORT BURNING,
CALL POLLUTION CONTROL AT 713-920-2831.**

THIRD QUARTER
NPOA MEETING

THURSDAY,
JULY 12, 2023

7 PM

STONEBRIDGE AT
NEWPORT

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) and an address.

to file a report, go to
[centerpointener-
gy.com/outage](http://centerpointenergy.com/outage)

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

Free Inspections!

SOLAR SYSTEMS

TRUMP-IT ROOFING
MAKE YOUR ROOF GREAT AGAIN!

RESIDENTIAL & COMMERCIAL

JEFF COX

281.212.4237

MANAGEMENT OFFICE
CLOSED ON THE
FIRST WEDNESDAY OF EACH MONTH
FOR IN-SERVICE WORK DAY

May 3rd & June 7th



Mia Torres Remodeling LLC
Residential New Construction
Commercial & Residential Remodeling

Sergio Torres
(832)-309-7290

Cinco de Mayo—May 5th
Mother's Day—May 14th
Armed Forces Day—May 21st
Father's Day—June 18th



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 or parcel contained in Newport without the prior written approval of the Architectural Committee."

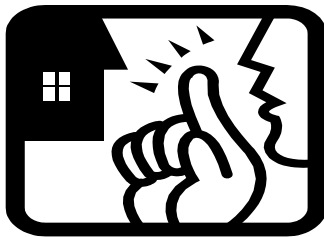
The Architectural Control Committee as a general rule allows boats and RV's to remain in a resident's driveway for a period not to exceed forty-eight (48) hours prior to leaving or returning from an outing. The boat, trailer or RV must remain out of public view at all other times.

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.



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.

OFFICE OPEN AFTER HOURS FOR AMENITY CARD RENEWAL

TUESDAY
5:00 pm to 7:30 pm

May 2nd
May 16th

SATURDAY
9:30 am to 2:00 pm

May 28th

**PLEASE
REMEMBER
TO LOCK
YOUR VEHICLES
BOTH
DAY AND NIGHT
... BE ALERT ...**

NPOA WEBSITE
www.newportpoa.com

Carol Jones
General Manager
(281) 462-4128
cjones@newportpoa.com

NPOA OFFICE
281-462-4199

Community Room—Ext. 10
General Manager—Ext. 11
Stables & Storage—Ext. 12
Accounting—Ext. 13, Ext. 15
Architectural Control—Ext. 14
Deed Restrictions—Ext. 16
Habla Español—Ext. 17

"Working toward a positive future"



NPOA WEBSITE
www.newportpoa.com
General Manager - Carol Jones
(281) 462-4199 Ext. 11
cjones@newportpoa.com

USEFUL TELEPHONE NUMBERS

Constable (non emergency)	Emergency 911 281-427-4791
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Crosby Volunteer Fire Dept. (non emergency/information)	Emergency 911 281-328-2300
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Crosby EMS (non-emergency information)	Emergency 911 281-328-6810
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Crosby Post Office	281-462-8429
Crosby/Huffman Chamber	281-328-6984
Harris County Animal Control	281-999-3191

Harris County PCT 3 (submit a service request)	713-274-3100
Parks & Park Reservations	713-274-0930
Senior Citizen Bus Program	832-927-6820
Main Office	713-274-3000
Commissioner Tom Ramsey - Pct. 3	281-463-6300

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

Frontier Waste Solutions	936-258-9035
Crosby Community Center	281-462-0543
Senior Adult Program	281-893-3726

Sweetwater Pools	281-988-8480
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Stonebridge at Newport Golf Club	281-328-3576
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Environmental Division of Public Health 713-439-6270
(To Report Abandoned Houses to Harris County)

NEWPORT PROPERTY OWNER'S
ASSOCIATION
2102 Country Club Drive
P. O. Box 1362
Crosby, TX 77532

PRESORTED STANDARD
US POSTAGE
PAID
CROSBY TX
PERMIT NO. 80

NEWPORT RESIDENT
CROSBY, TX 77532

Mother's Day Buffet

Sunday, May 14th

Stonebridge at Newport

12 pm to 4 pm

Details on pages 2 & 3

FOR NEWS AND UPDATES VISIT OUR WEBSITE
www.newportpoa.com