

NEWPORT NEWS

“Working Toward a Positive Future”

Published and Distributed by
Newport Property Owner's Association

NPOA BOARD SETS ASSESSMENTS FOR 2024

At the October meeting, the Board of Directors voted unanimously to keep the assessments at \$55 per month for 2024. The President announced at the Quarterly Meeting that not increasing the assessments creates a very tight budget considering current inflation. The Board will review the budget each quarter to determine if an increase will be necessary this year or next year.

The Board increased the fee for Amenity Cards to \$30 per household for the first card. The fee for annual boat launch also increased to \$30.

In addition to Amenity Procedures, the Board also adopted new Procedures for Collections and Deed Restriction Enforcement. These revisions were made in accordance with recent legislative changes to HOA laws.

The revised procedures are on Pages 4-7 and also on the association's website, newportpoa.com.

Winter Celebration

Sunday, December 3, 2023

2:00 pm - 4:00 pm

Gazebo Area—Newport Boulevard



MR. & MRS. SANTA
HOT CHOCOLATE & COOKIES

*Please bring an unwrapped toy to be
distributed to families in need in our area by
the Crosby VFD Ladies Auxiliary.*

LARGE YARD DEBRIS PICK UP
WEEK OF 11/6/23

Call (281) 462-4199, Ext. 10 or e-mail
pam@newportpoa.com to register
Deadline to register 11/3/23

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.

ANNUAL MEETING ELECTION OF TWO DIRECTORS

Two Directors will be elected for a three-year term at our Annual Meeting on January 11, 2024. If you are interested in running for one of these positions, please complete the form on Page 3 and return it to the Management Office on or before November 22, 2023.

ELECTRONIC AMENITY CARDS

NPOA E-Cards expire on December 31st each year.

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 \$30 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 2024.

Boat launch fees will be \$30 for 2024.

ASSESSMENTS ARE DUE ON THE FIRST OF EVERY 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.*

2024 ASSESSMENTS / BUDGET

The approved budget for 2024 will be placed on the website by 12/31/23 for your review. Assessment coupons for 2024 will be mailed before December 1, 2023. If you are on direct debit, you will NOT receive coupons and your debit amount will not change.

COMING SOON!



PRE-REGISTER
NOW!

17411 FM 2100
346-402-8758

INFANTS -
12 YEARS OLD

Hernandez Concrete

713-924-8179

Miguel Angel Castillo Hernandez

Concrete

hernandezconcretelc@yahoo.com

Crosby tx

2024 ELECTION

Two (2) volunteer Director positions will be up for election in January, 2024. If you would like to place your name on the ballot, please complete the questionnaire below and return to the Management Office no later than November 22, 2023.

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: _____

THE NEW PROPERTY OWNER'S ASSOCIATION OF NEWPORT INC.
AMENITY ACCESS PROCEDURES
Amended and Restated October 12, 2023

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
Stonebridge Golf Course (reduced green fees)

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 Usage and Indemnification Agreement.

For purposes of obtaining access to the amenities, a Tenant shall be a person or persons renting a single-family home for a lease term of one (1) year or more. Tenant must provide a copy of the Lease indicating the termination date and written authorization from the owner of the property granting permission for the Tenant to access the amenities.

Fees:

Amenity Card fee \$30 per household, due January 1st of each year. Extra amenity cards \$10 each. No more than two (2) cards per household.

Lake and/or River access fee - \$30 activation fee (one-time fee).

Boat Launch fee - \$30 per vessel owned by Property Owner/Tenant due January 1st of each year.

Fitness Center access fee - \$20 activation fee (one-time fee).

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

Fees are subject to change by Resolution of Board of Directors
All amenities are subject to Rules and Regulations
available on newportpoa.com/resident documents.

This procedure was adopted by the Board of Directors on October 12, 2023.

THE NEW PROPERTY OWNER'S ASSOCIATION OF NEWPORT, INC.
DEED RESTRICTION ENFORCEMENT
PROCEDURES
EFFECTIVE October 12, 2023.
Replaces Document Filed Under Harris County Clerk's File No. 2023-350040

Inspections will be performed every two weeks, weather permitting.

When a violation is noted, a first letter will be sent to the homeowner notifying them of the violation and requesting the violation be cured within ten (10) days or the owner contact the association regarding a resolution of the violation.

If the violation still exists on the second inspection, a second letter will be sent to the homeowner as required by Section 209 of Texas property law, giving the homeowner forty-five (45) days to either cure the violation or file an appeal with the Board of Directors. A picture of the violation will be included in this letter.

Upon the expiration of the forty-five (45) day period, a final inspection of the property will be performed. If the violation still exists and the homeowner has not contacted management to resolve the issues, or requested a hearing before the Board of Directors, management will either file enforcement proceedings in JP Court or send the file to the association's attorney for enforcement.

ADDITIONAL CHARGES TO HOMEOWNER

When the second letter is sent the homeowner will be charged an administrative fee of \$35.00 to cover the cost of the picture and special postage.

Prior to sending the file to the association's attorney, ownership and bankruptcy searches will be performed and a fee of \$75 fee will be charged to the homeowner's account.

When a lawsuit is filed in JP Court, the fine allowed under Section 202.004(c) of the Texas Property Code shall be \$50 a day from the date of the violation, provided said amount does not exceed the jurisdictional limits of the Court.

When the file is sent to the association's attorney, the homeowner will be charged the attorney fees billed the association by the attorney, plus all court costs and incidental fees.

This policy was adopted by the Board of Directors on October 12 , 2023.

Collection Procedures
Effective September October 12, 2023
Replaces Document filed under Clerk's File No. RP-2023-339755

- 1. Coupons for the payment of annual assessments will be issued annually. The coupons will be mailed no later than December 1st of the preceding year. Included with the coupons will be a separate coupon for property owners desiring to pay annually/in advance.**
- 2. A statement for any past due amounts (assessments, attorney fees and/or collection or administrative charges) will be sent to owners with a delinquent balance under separate cover.**
- 3. Accounts that are more than 30 days past due will be charged a late fee of \$5.00 per month, together with a monthly interest charge equal to six per cent (6%) per annum of the delinquent assessment. Accounts that are four months delinquent will be charged a monthly collection fee in the amount of \$15 per month for every month thereafter until the account balance is brought current. Upon notification by certified mail, amenity access will be revoked until the account is brought current.**
- 4. Statements for delinquent assessments will be mailed at least quarterly.**
- 5. Payment plans will be available on delinquent accounts. When a payment plan is entered into, future collection fees will be suspended and late charges may be suspended against the account, provided the owner remains current under the terms of the payment plan. Pursuant to Section 209.0062 of the Texas Property Code, the term for re-payment under payment plans shall have a minimum of three (3) months and may not exceed eighteen (18) months in duration. There will be a one-time administrative fee of \$75 for preparation of the payment plan.**
- 6. Accounts that are at least six (6) months delinquent will be reviewed by the Collections Manager. A search of the real property and bankruptcy records will be performed, and a notice of delinquency will be sent by first class mail to the last known address provided to the Association. If payment arrangements are not made within thirty (30) days of the notice of delinquency, a demand letter as required under Chapter 209 of the Texas Property Code will be sent to the property owner at the last known address via certified mail, return receipt requested ("209 Letter"). An administrative charge of \$75 to cover the expense for searches and postage will be assessed against the property owner's account. If payment arrangements are not made prior to the end of the forty-five (45) day period following the sending of the 209 Letter, the Board of Directors of the association may approve sending the owner's account to the association's attorney for collection. When an account is sent to an attorney for collection, the attorney will be provided with a current account history, copy of demand letter and green card. The Collections Manager, will direct the attorney to file all collection matters with open deed restriction violations in County or District Court. The Collections Manager shall direct the attorney to either immediately file a lawsuit in County or District Court or file an Assessment Lien against the delinquent owner's property ninety (90) days following the date of the 209 Letter for accounts with no deed restriction violations. The property owner's account shall be debited for the attorney fees when the association is billed by the attorney.**
- 7. Once a judgment is obtained, it will be abstracted and filed in the real property records of Harris County, Texas. The Association may immediately proceed to foreclosure on past due accounts and judgments, after being reviewed by and as directed by the Board of Directors in any open Board meeting. The Board will also consider all other legal means for collection and enforcement of such past due accounts and judgments, which collection efforts may be implemented as directed by the Board.**

Collection Procedures (continued)

8. A status report on all payment plans will be presented to the Board at the Board's regular meeting.
9. Application of Delinquent Assessments. Pursuant to Article 209.0063 of the Texas Property Code, payments received from a property owner shall be applied to the owner's account in the following order of priority:

Delinquent Assessments.

Current Assessments.

Attorney fees in connection with the collection of delinquent assessments and all other charges, including collection costs, late fees, interest, self-help and administrative charges that constitute a lien on the property and could provide the basis for foreclosure.

Other Attorney fees.

Other Collection Costs.

Other Late Charges.

Other Administrative Charges

This policy was adopted by the Board of Directors at its regularly scheduled meeting on October 12, 2023.

Notes to collection procedures:

1. The months shown above are based on a January to December fiscal year.
2. All collection action is halted when an approved payment plan is established and kept active (current).
3. All collections action is halted when a property owner files bankruptcy. The Manager will file a proof of Claim as a secured creditor when notice of the bankruptcy is received.
4. Whenever the Association sends a demand letter via certified mail, return receipt requested, a copy of that letter should also be sent to the addressee via regular mail.



**NEW EMPLOYEE
AND NEW POSITIONS**

Please welcome Susana Villarreal who has joined our team in accounting.

Carol Jones has retired as Community Manager and will continue with the Association as Collections and Compliance Manager.

Teresa Platt has promoted to Community Manager. "As the new Community Manager, I am excited to continue to make Newport a great place to live. I have worked for Newport POA for 13 years as the Accounting Manager. I would like to thank Carol Jones for providing me with a great starting point. The commitment to and knowledge of this community has been very beneficial. We can only grow from here."



MAKING ANY CHANGES TO THE EXTERIOR OF YOUR PROPERTY?



Please obtain approval prior to making all exterior improvements.

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 (HIR) (red button found at www.newportpoa.com) for your 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 |
| ~ Flagpoles | ~ 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 |
| ~ Fences—construction, installation, replacement or repair | |

Please refer to the Guidelines for **ALL** exterior improvements.

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

To obtain a copy of the ACC 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

(exception—month with five Fridays or Holidays).

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

***** Approval is not required for the removal of dead trees *****



Creative Corner Child Development Center

- o Outstanding Infant and Toddler Program
- o Preschool and Pre-K
- o ***WE OFFER A HIGHLY ADVANCED CURRICULUM***
- o Exciting after school program
- o 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.CreativeCornerChildcare.net

CONNECT WITH US

FOR UPDATES ON OUR
FRIDAY NIGHTS LIVE MUSIC
AND INFORMATION ON EVENTS AT
THE GALLEY BAR & GRILL AT
STONEBRIDGE.



WEBSITE

www.stonebridge-newport.com



FACEBOOK

facebook.com/StonebridgeNGC/

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 a.m.
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—*furniture and/or appliances*

SECOND COLLECTION OF THE WEEK (THURSDAY/ FRIDAY)

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

Susie Compian

REALTOR®

The Bunyan Team

713-419-4869

smcompian@hotmail.com

www.BeatriceBunyan.com



Have a
Happy and
Blessed
Thanksgiving



"Your Home Fencing Partner"

LONESTAR HANDYWORK



Joel Cortinas
Owner/Operator



346-475-7754

Lonestarhandywork@gmail.com



**IN-SERVICE WORK DAY
FIRST WEDNESDAY
OF THE MONTH**

MANAGEMENT OFFICE CLOSED

**NOVEMBER 1, 2023
DECEMBER 6, 2023**

CHRISTMAS LIGHTS AND DECORATIONS

Reminder: Per ACC Guidelines Section 24 .4 "The Christmas season is defined, for the purposes of this document, to extend from Thanksgiving to January 15. During this period, decorative Christmas lights may be installed beginning November 1st and not illuminated until Thanksgiving without the need of ACC approval."

**PLEASE REMOVE ALL
CHRISTMAS LIGHTS
AND DECORATIONS BY
MONDAY, JANUARY 15th.**

HOW TO REPORT A STREET LIGHT OUTAGE ...

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

OR

call 713-207-2222
to report the outage.



NPOA WEBSITE

www.newportpoa.com

Community Manager - Teresa Platt

(281) 462-4199, Ext. 13

tplatt@newportpoa.com

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
Center Point Customer Service	713-207-2222

Health Department – (Environmental)	713-439-6016
Harris County Attorney	713-755-5101
Harris County Pollution Control	713-920-2831

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)	

Merry Christmas

It's time to start planning and getting on
Santa's Calendar!!

Santa can come to your home, school,
daycare or church event. \$75 for 45
minutes in Crosby area

(out of Crosby area prices vary)

Contact Eddie Dees

(281)960-1894



MANAGEMENT OFFICE WILL BE CLOSED

Thanksgiving Holiday
November 23 & 24

Christmas Holiday
December 25 & 26

New Years Holiday
January 1

To Request a Mailed Newsletter

Please call Pam
281-462-4199, Ext. 10.

NEWPORT POA
2102 Country Club Dr.
P. O. Box 1362
Crosby, TX 77532

PRSRT STD
U.S. POSTAGE PAID
CROSBY, TX
PERMIT NO. 80

ECRWSS

*****ECRWSEDDM*****

**RESIDENTIAL CUSTOMER
CROSBY, TX 77532**



**Wishing each Newport Family a Safe and Happy Holiday
Newport POA Board and Staff**

NEWPORT MANAGEMENT OFFICE

2102 Country Club Drive, Crosby, TX 77532
Hours 8:30—5:00 Monday thru Friday 281.462.4199
Closed for lunch each day from Noon to 1 p.m.

COMMUNITY MANAGER

Teresa Platt
281.462.4199, Ext. 13

S T A F F

Pam, Ext. 10
Carol, Ext. 11
Cindy, Ext. 12
Teresa, Ext. 13
Dina, Ext. 14
Carolina, Ext. 15
Yanet, Ext. 16
Maria, Ext. 17
Heather, Ext. 18
Susana, Ext. 19

Customer Service, Community Room
Collections and Compliance
Admin Assistant, Stables, Storage
Community Manager
Architectural Control
Deed Restriction Auditor, Se Habla Español
Deed Restriction Auditor, Se Habla Español
Amenity Cards, Se Habla Español
Accounting
Accounting, Se Habla Español

pam@newportpoa.com
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