

# 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 25, 2024 at 7pm. The meeting is held at Stonebridge Golf Club, 16401 Country Club Drive. Each property owner has or will receive a green ballot (“Mail-In Ballot”) in the mail. This ballot allows you to vote for two candidates for the open director positions. Bios of the 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 257. PLEASE RETURN YOUR BALLOT. IF YOU DO NOT WANT TO VOTE FOR A CANDIDATE, YOU CAN VOTE FOR QUORUM ONLY.**

### 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 24, 2024.
  - Duplicates of the Mail-In-Ballot will not be accepted.

A representative from  
Commissioner Tom Ramsey’s  
office will be speaking at our  
Annual Meeting on the roads  
and infrastructure in  
Newport as well as current  
and future plans.

*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.*

## **KIMBERLY DAVILA – NEWPORT RESIDENT 10 YEARS**

### **Professional background:**

My professional career started in the banking industry. I held a position in bank management for over 9 years. I also served as a project manager overseeing 35 branch locations. I assisted with new hire training and served on the risk management committee for our region. I started my real estate career in 2013. I currently work for JLA Realty, a local real estate office. I am on the management team with JLA and run our Baytown/Mont Belvieu location. I successfully manage and mentor a team of over 50 agents.

### **Community Organizations you have belonged to as well as any past accomplishments:**

I am currently serving as a Director and Parliamentarian for the Crosby Huffman Chamber of Commerce Board. In my eight year tenure, I have been a Beautification Committee Chairperson and the Ambassador Committee Chairperson. I have also assisted with the annual Golf Tournament, Diva Night, Purse Bingo, and Christmas Festival committees. I have accomplished several of my personal goals in my 10 years as a Realtor. I have been a multi-million dollar producer and a quarterly top producer. I also serve as a board member and secretary of a local booster club.

### **Why would you like to be a Director of the New Property Owners Association of Newport?**

My goal is to continue to help the current board improve and maintain Newport. I have a vested interest in this community as a resident and current board member. I have lived in the community for 10 years. I have served on the board since 2018 and as of 2020, as President of the NPOA. I have learned a lot over the years and would like to continue to help improve Newport and assist residents with concerns and questions. I have been visiting Newport since 2006, when my grandparents purchased a home here. I fell in love with Newport and the Crosby community and decided to make it my home. My husband and I have five children, Savannah(15), Sloan (13), Scarlett(7), Sander(5), and Soren(3). We want them to grow up and make lifelong friends in this community. My goal is to continue to make Newport and the Crosby community a great place to raise our families. I feel my experience in management and community involvement will continue to be beneficial to the Newport residents and board. I have always made communication a priority with our residents and will continue to listen and assist in making our community a great place to live.

## **NANCY GAUDET – RESIDENT 19 YEARS**

**Professional Background:** After 34 years as an educator, I retired in 2008. I am currently an independent Irlen Diagnostician and Clinic Director identifying students with learning difficulties and Irlen Syndrome.

**Community organization you have belonged to as well as any past accomplishments:** I served as President of the NPOA Board in the past and currently hold the position of Treasurer and Chairman of the Architectural Control Committee. I am proud to say I was a founding member of the Crosby Education Foundation and served as Vice-President of Development in 2012. I am also a founding member of the Texas Irlen Association and currently part of the Texas Irlen Association and International Irlen Association.

**Why would you like to be a director of the New Property Owner's Association of Newport?** In this term, I have seen the addition of the Stonebridge Golf Course and Event Center and many other improvements. More importantly, I have been involved in working with property owners to resolve many issues without costly fees to either the owner or the association. This community continues to grow and needs people who are willing to put in the time and effort. I believe in Newport and think it is a great place to live. I would be honored to continue to serve our community.

## 2024 NPOA ELECTRONIC AMENITY CARD

Your 2023 E-Card expired on December 31, 2023. On January 2, 2024, the E-Card will be deactivated until it is renewed. To renew your card for 2024, please bring your current E-Card with you to speed up the renewal process. The cost of the card will remain the same for 2024 at \$30 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, 2023, and January 4, 2024 until 7 pm as well as January 6, 2024 from 9 am to 2 pm for assistance in renewing your amenity cards.

### 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](mailto:pam@newportpoa.com).

# 2024 SCHEDULE OF EVENTS

## NPOA QUARTERLY MEETINGS

1/11/2024	Annual NPOA Meeting	Stonebridge	7 p.m.
4/11/2024	Second Quarter NPOA Meeting	Stonebridge	7 p.m.
7/11/2024	Third Quarter NPOA Meeting	Stonebridge	7 p.m.
10/10/2024	Fourth Quarter NPOA Meeting	Stonebridge	7 p.m.

## NPOA QUARTERLY CELEBRATIONS

4/6/2024	Spring Celebration - SATURDAY	Pool Area	11 a.m. to 2 p.m.
6/30/2024	Summer Celebration - SUNDAY	Stonebridge	7:30 p.m.
10/26/2024	Fall Celebration - SATURDAY	Lake Area	11 a.m. to 2 p.m.
12/1/2024	Winter Celebration - SUNDAY	Gazebo Area	2 p.m. to 4 p.m.

## NPOA SHRED DAY

6/15/2024	Shred Day - SATURDAY	POA Bldg.	10 a.m. to 1p.m.
-----------	----------------------	-----------	------------------

## NPOA NEIGHBORHOOD GARAGE SALES

4/13/2024	Spring Garage Sale - SATURDAY	Newport	
10/12/2024	Fall Garage Sale - SATURDAY	Newport	

## NPOA LARGE YARD DEBRIS PICKUP

5/6/2024	Large Yard Debris Pickup	Newport	
11/4/2024	Large Yard Debris Pickup	Newport	

## NATIONAL NIGHT OUT

8/6/2024	National Night Out - TUESDAY		
----------	------------------------------	--	--

# 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](https://apps.harriscountysoc.org/Programs/programs_VacationWatch.aspx)

## 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 Pam in the management office at (281) 460-4199 ext. 10.

## PROPERTY TAXES HOMESTEAD YOUR PROPERTY AND SAVE

If you owned your property on or before January 1, 2023 and you occupy your property, you are eligible to file for a homestead exemption. A homestead exemption provides substantial savings on your property taxes. Homestead exemptions must be filed no later than April 30, 2024. 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](http://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 team will assist you.

# 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 5<sup>th</sup> 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 [heather@newportpoa.com](mailto:heather@newportpoa.com).

To pay on-line, go to [newportpoa.com](http://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

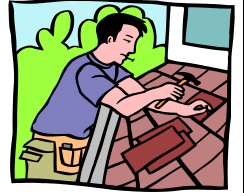
\_\_\_\_\_  
SIGNED

## 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](http://www.newportpoa.com)—red button at top of page).

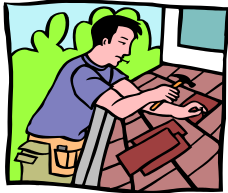


Listed below are items that require ACC approval. This list is NOT all-inclusive:

- ~ 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](mailto:dina@newportpoa.com) or (281) 462-4199, Ext 14.



To obtain a copy of ALL Guidelines, please go to our website [www.newportpoa.com](http://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**

*Susie Compian*

REALTOR®

*The Bunyan Team*

**713-419-4869**

[smcompian@hotmail.com](mailto:smcompian@hotmail.com)

[www.BeatriceBunyan.com](http://www.BeatriceBunyan.com)



H A P P Y  
*Valentine's Day*



## **NEWSLETTER**

The newsletter is available on-line on the website  
[Newportpoa.com](http://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.



## 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](http://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](http://houstonanimalcontrol.org).

## Fur Babies

### Dog Wash & Grooming



1303 Kingwood Drive  
Kingwood, TX 77339  
281-713-8900

[rescuenana2@gmail.com](mailto:rescuenana2@gmail.com)  
<http://www.furbabieskingwood.com>

**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.



## *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](mailto:ccnewport@gmail.com)**

**119 S. Diamondhead Blvd. Crosby, TX**

**Tour our website for more details: [www.CreativeCornerNewport.net](http://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.**



\*\*\*\*\*

## PROTESTING YOUR PROPERTY VALUE

In the next couple of months, you will receive a notice from Harris County Appraisal District setting forth the 2024 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 2023 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.

\*\*\*\*\*

## 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](http://www.centerpointenergy.com/outage)

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



## IMPORTANT NUMBERS

### NPOA WEBSITE

[www.newportpoa.com](http://www.newportpoa.com)

Community Manager - Teresa Platt

(281) 462-4199, Ext. 13

[tplatt@newportpoa.com](mailto:tplatt@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

... BE ALERT ...

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

PRESORTED STANDARD  
US POSTAGE PAID  
CROSBY TX  
PERMIT NO. 80

ECRWSS

\*\*\* ECRWSSEDDM \*\*\*  
**RESIDENTIAL 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](http://www.newportpoa.com)

### **COMMUNITY MANAGER**

Teresa Platt

[tplatt@newportpoa.com](mailto:tplatt@newportpoa.com)

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](mailto:pam@newportpoa.com)

[cjones@newportpoa.com](mailto:cjones@newportpoa.com)

[cmoffitt@newportpoa.com](mailto:cmoffitt@newportpoa.com)

[tplatt@newportpoa.com](mailto:tplatt@newportpoa.com)

[dina@newportpoa.com](mailto:dina@newportpoa.com)

[carolina@newportpoa.com](mailto:carolina@newportpoa.com)

[yanet@newportpoa.com](mailto:yanet@newportpoa.com)

[marenas@newportpoa.com](mailto:marenas@newportpoa.com)

[heather@newportpoa.com](mailto:heather@newportpoa.com)

[susana@newportpoa.com](mailto:susana@newportpoa.com)