

# NEWPORT POA

*"Working Toward A Positive Future"*

Published and Distributed by Newport Property Owner's Association

## NEWPORT SUMMER CELEBRATION

**Sunday, June 30th**

**Parking lot of Stonebridge Golf Club**

**FIREWORKS**

*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.



# Mother's Day

## BRUNCH

       **12**         
MAY SUNDAY

**11am-2pm**

ADULTS **\$45** | CHILDREN (12 and under) **\$15** | UNDER 3 **FREE**

**Mimosa's for Mom's**

Stonebridge at Newport  
Food by INJOY

**RSVP BY APRIL 28th:**

**[lexi@stonebridge-newport.com](mailto:lexi@stonebridge-newport.com)**





## BRUNCH MENU

Carving Station:  
Prime Rib with Au Jus & Horseradish  
Smoked Ham

Chicken & Waffles  
Bacon  
Soft Scrambled Eggs  
Baked Mac & Cheese  
Brown Sugar Bacon Green Beans  
Fried Potatoes & Onions  
Pastry Assortment  
Yogurt Parfait with Granola and Fruit  
Dessert Table Assortment  
Salad



## **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 15th  
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 27th**

**MEMORIAL DAY**

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

Newport MUD  
Park Hours are

**DAYLIGHT**

**to**

**DARK**

**O N L Y**

**SUSIE COMPIAN**

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smcompian@hotmail.com

Hablo Español



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**TIME TO RENEW  
YOUR AMENITY CARD**

**POOL OPENS**

**MAY 25th  
11 am**

### **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 [centerpointenergy.com/outage](http://centerpointenergy.com/outage)

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

## **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.**



## 2024 GOLF PASS AND GREEN FEES

*Effective January 1, 2024*

### **MONTHLY PASS**

#### **NEWPORT RESIDENTS**

Individual – \$200.00 + tax

Family - \$230.00 + tax

Includes unlimited Range Balls, Green Fees and GHIN Handicap Monday - Sunday  
(Must have a current NPOA Amenity Card for resident Rates Name must be on the card)

#### **NON – RESIDENT**

Individual - \$225.00 + tax

Family - \$275.00 + tax

Includes unlimited Range Balls, Green Fees and GHIN Handicap Monday - Sunday

### **GREEN FEES**

	<b>Mon-Thurs</b>	<b>Fri-Sun</b>
<b>Newport Resident</b>	\$35.00 + tax	\$35.00 +tax
<b>Resident 9-Hole Rate</b>	\$25.00 + tax	\$25.00 + tax
<b>(Must have current NPOA Amenity Card for resident rates Name must be on the card)</b>		
<b>Non-Resident</b>	\$45.00 + tax	\$55.00 + tax
<b>Twilight rate after 2:00PM</b>	\$35.00 + tax	\$45.00 + tax <b>(after 2:00 PM)</b>
<b>Senior Rate</b>	\$40.00 + tax	\$50.00 + tax <b>(after 12:00 noon)</b>
<b>9 Hole Rate</b>	\$30.00 + tax	\$30.00 + tax <b>(after 12:00 noon)</b>

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).

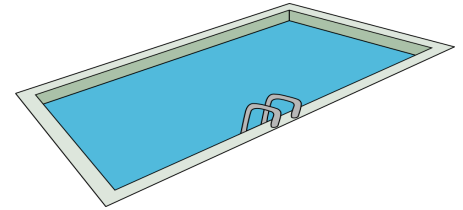
The completed HIR form must be received the Monday before the meeting.

**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](mailto: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](http://www.newportpoa.com)**

# POOL OPENS MAY 25, 2024 CLOSES SEPTEMBER 9, 2024



DATE	OPEN	CLOSE
May 25-27, 2024 MEMORIAL DAY WEEKEND (OPENING DAY)	11:00 AM	8:00 PM
May 28, 2024 (closed for maintenance)		
May 29-31, 2024	11:00 AM	8:00 PM
June 1, 2024 (SWIM MEET)	4:00 PM	8:00 PM
June 2, 2024	11:00 AM	8:00 PM
June 3, 2024 (closed for maintenance)		
June 4-9, 2024	11:00 AM	8:00 PM
June 10, 2024 (closed for maintenance)		
June 11-16, 2024	11:00 AM	8:00 PM
June 17, 2023 (closed for maintenance)		
June 18-23, 2024	11:00 AM	8:00 PM
June 24, 2024 (closed for maintenance)		
June 25-30, 2024	11:00 AM	8:00 PM
July 1, 2024 (closed for maintenance)		
July 2-7, 2024	11:00 AM	8:00 PM
July 8, 2024 (closed for maintenance)		
July 9-14, 2024	11:00 AM	8:00 PM
July 15, 2024 (closed for maintenance)		
July 16-21, 2024	11:00 AM	8:00 PM
July 22, 2024 (closed for maintenance)		
July 23-28, 2024	11:00 AM	8:00 PM
July 29, 2024 (closed for maintenance)		
July 30-August 4, 2024	11:00 AM	8:00 PM
August 5-9, 2024 (*CLOSED—SCHOOL STARTED)		
August 10-11, 2024	11:00 AM	8:00 PM
August 12-16, 2024 (*CLOSED—SCHOOL STARTED)		
August 17-18, 2024	11:00 AM	8:00 PM
August 19-23, 2024 (*CLOSED—SCHOOL STARTED)		
August 24-25, 2024	11:00 AM	8:00 PM
August 26-30, 2024 (*CLOSED - SCHOOL STARTED)		
August 31-September 2, 2024 LABOR DAY WEEKEND (LAST WEEKEND)	11:00 AM	8:00 PM
SEPTEMBER 3, 2024—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 4, 2024**

*unless pool is marked "closed"*  
*under public swim schedule*

**Last day for Adult Only Swim**  
**is August 6, 2024**

Rules available on-line [newportpoa.com/resident](http://newportpoa.com/resident)  
documents or in the Management Office

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

## Singleton's Moving & Transport

Bryan Singleton  
Owner

tel. (281) 839-5279  
[b.singleton67@yahoo.com](mailto:b.singleton67@yahoo.com)



Small vehicle transportation or single item moving.

24-hour business, roadside assistance, haul furniture, golf carts, vehicles,  
4-wheelers, industrial equipment, etc. After 5pm will be 25.00 fee

## NEW EMPLOYEES

**Please welcome Clara Long**  
**who has joined our team**  
**as a Deed Restriction Auditor.**

**Please welcome April Jones**  
**who has joined our team**  
**in accounting.**

# CREATIVE CORNER

*"Sail Away to The Land of Creative Learning"*

Looking for elite early childhood education? LOOK NO MORE!

Creative Corner has been serving the greater Houston area since 1983.  
We offer an advanced curriculum that was specifically designed to help  
children from infancy to preschool to reach their full potential in their  
academics and beyond.

### THINGS WE OFFER:

- 8 Weeks - Pre-K
- Before and Afterschool program
- Structured Setting
- Fun-Filled Summer program full of academic enrichment
- Texas Rising Star Partnership ★★ ★
- NCI Approved

281.462.7403 | [CCNewport@gmail.com](mailto:CCNewport@gmail.com)  
119 South Diamondhead Blvd. Crosby, TX. 77532

**CreativeCornerChildcare.net**

## **ASSESSMENTS ARE DUE ON THE FIRST OF EVERY MONTH** **2024 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](http://www.newportpoa.com) / resident documents.

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## **ELECTRONIC AMENITY CARDS**

NPOA E-Cards expired on December 31<sup>st</sup>

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 are \$30 for 2024.

### **OFFICE OPEN AFTER HOURS FOR AMENITY CARD RENEWAL**

TUESDAY, May 7<sup>th</sup> and May 14th, 5:00 pm to 7:00 pm

SATURDAY, May 25th, 9:30 am to 2:00 pm

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## **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.**

## M&E Cleaning Service

Residential & Commercial



### Offered Services:

- Basic Clean
- Deep Clean
- Move In/Out
- Office
- Additional Services

### Contact Us!

Miriam: (281) 883-7952

Maria: (832) 414-9106

Elizabeth: (281) 739-6495

Se Habla Español!

## Fur Babies

### Dog Wash & Grooming



1303 Kingwood Drive

Kingwood, TX 77339

281-713-8900

rescuenana2@gmail.com

<http://www.furbabieskingwood.com>

## THIRD QUARTER NPOA MEETING THURSDAY, JULY 11, 2024 AT 7 PM STONEBRIDGE



## GARAGE FLOORING

- 4x stronger than epoxy
- 1 day installation
- Limited lifetime warranty
- 100% antibacterial and antimicrobial
- Won't chip or peel

# \$150 OFF



Expires 12/31/24



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## 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."

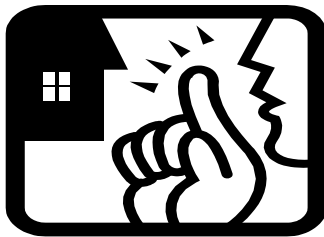
The Architectural Control Committee as a general rule allows boats and RV's to remain in a resident's driveway for a period not to exceed forty-eight (48) hours prior to leaving or returning from an outing. The boat, trailer or RV must remain out of public view at all other times.

### 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 7:00 pm**

**May 7th**  
**May 14th**

**SATURDAY**  
**9:30 am to 2:00 pm**

**May 25th**

**MANAGEMENT OFFICE CLOSED  
THE FIRST WEDNESDAY  
OF EACH MONTH FOR  
IN-SERVICE WORK DAY  
MAY 1ST & JUNE 5TH**

Cinco de Mayo—May 5th  
Mother's Day—May 12th  
Father's Day—June 18th



**NPOA WEBSITE**  
**[www.newportpoa.com](http://www.newportpoa.com)**

**TERESA PLATT**  
**Community Manager**  
**[tplatt@newportpoa.com](mailto:tplatt@newportpoa.com)**

**NPOA OFFICE**  
**281-462-4199**

Community Room—Ext. 10  
Collections, Compliance—Ext. 11  
Stables, Storage—Ext. 12  
Community Manager—Ext. 13  
Architectural Control—Ext. 14  
Deed Restriction Auditor,  
Se Habla Español, —Ext. 15  
Deed Restriction Auditor—Ext. 16  
Amenity Cards,  
Se Habla Español, —Ext. 17  
Accounting— Ext. 18  
Accounting—Ext. 19

*"Working toward a positive future"*

## **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)**

## **USEFUL TELEPHONE NUMBERS**

<b>Constable</b> (non emergency)	<b>Emergency 911</b> 281-427-4791
<b>Crosby Volunteer Fire Dept.</b> (non emergency/information)	<b>Emergency 911</b> 281-328-2300
<b>Crosby EMS</b> (non-emergency information)	<b>Emergency 911</b> 281-328-6810
<b>Crosby Post Office</b> Crosby/Huffman Chamber Harris County Animal Control	<b>281-462-8429</b> 281-328-6984 281-999-3191
<b>Harris County PCT 3</b> (submit a service request) Parks & Park Reservations Senior Citizen Bus Program Main Office Commissioner Tom Ramsey - Pct. 3	<b>713-274-3100</b>  713-274-0930 832-927-6820 713-274-3000 281-463-6300
<b>Newport MUD</b> Harris County Pollution Control Harris County Attorney	<b>281-324-9803</b> 713-920-2831 713-755-5101
<b>Health Department – (Environmental)</b> Center Point Customer Service	<b>713-439-6016</b> 713-207-2222
<b>Frontier Waste Solutions</b> Crosby Community Center Senior Adult Program	<b>936-258-9035</b> 281-462-0543 281-893-3726
<b>Sweetwater Pools</b>	<b>281-988-8480</b>
<b>Stonebridge at Newport Golf Club</b>	<b>281-328-3576</b>
<b>Environmental Division of Public Health 713-439-6270</b> (To Report Abandoned Houses to Harris County)	

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

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**ECRWSS**

\*\*\*\*\*ECRWSEDDM\*\*\*\*\*

RESIDENTIAL CUSTOMER  
CROSBY, TX 77532

# **Mother's Day Buffet**

Sunday, May 12th

**Stonebridge at Newport**

11 am to 2 pm

*Details on pages 2 & 3*

FOR NEWS AND UPDATES VISIT OUR WEBSITE

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