

NEWPORT POA

"Working Toward A Positive Future"

Published and Distributed by Newport Property Owner's Association

NEWPORT RESIDENTS AND GUESTS ONLY

4TH OF JULY INDEPENDENCE DAY

Celebration

SUNDAY | JUNE 29TH | AT 7:30PM

FIREWORKS * SNOW CONES * CAPRI SUNS * WATER *
FOOD TRUCKS AVAILABLE TO PURCHASE FOOD

BRING YOUR LAWN CHAIRS

PARKING LOT OF STONEBRIDGE GOLF CLUB
YOU MAY NOT BRING ALCOHOLIC DRINKS TO THIS EVENT



JOIN US FOR

Mother's Day

BRUNCH

\$45	ADULTS
\$15	KIDS
FREE	UNDER 3

SUN 11TH MAY

TIME 11AM-2PM

RSVP by: May 2nd
Lexi@stonebridge-newport.com

Stonebridge at Newport
16401 Country Club Drive
Crosby, Texas
281-328-3576 Ext 6

in joy
PROFESSIONAL CHEF SERVICES

Visiting Angels®

LIVING ASSISTANCE SERVICES



Experienced local senior care for total peace of mind

**Providing: Bathing Assistance - Dressing Assistance
- Grooming - Assistance with walking - Medication
Reminder - Errands - Shopping - Light
Housekeeping - Meal Preparation - Friendly
Companionship - Flexible Hourly Care - Respite
Care for Families**

**Visiting Angels
832-514-6530**

www.visitingangels.com/baytown

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 14th
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 26th**

MEMORIAL DAY

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

Newport MUD
Park Hours are

DAYLIGHT

to

DARK

O N L Y

SUSIE COMPIAN

Licensed Insurance Agent

Offering Medicare Plans

713.419.4869

smcompian@hotmail.com

Hablo Español



Serving All of Texas

Lic #3048435

**TIME TO RENEW
YOUR AMENITY CARD**

POOL OPENS

**MAY 24th
11AM to 8PM**

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

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.



2025 GOLF PASS AND GREEN FEES

Effective January 1, 2025

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

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

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).

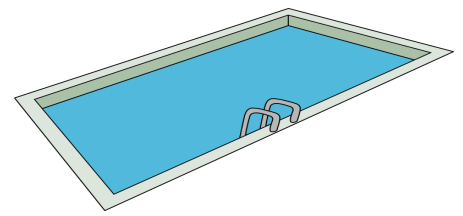
The completed HIR form must be received the Monday before the meeting.

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

FOR ADDITIONAL INFORMATION ON EXTERIOR IMPROVEMENTS, DINA MAY BE REACHED 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 24, 2025 CLOSES SEPTEMBER 2, 2025



DATE	OPEN	CLOSE
May 24, 2025 (OPENING DAY), May 25-26, 2025	11:00 AM	8:00 PM
May 27-29, 2025 (closed)		
May 30-31, 2025	11:00 AM	8:00 PM
June 1, 2025	11:00 AM	8:00 PM
June 2, 2025 (closed for maintenance)		
June 3-8, 2025	11:00 AM	8:00 PM
June 9, 2025 (closed for maintenance)		
June 10-15, 2025	11:00 AM	8:00 PM
June 16, 2025 (closed for maintenance)		
June 17-22, 2025	11:00 AM	8:00 PM
June 23, 2025 (closed for maintenance)		
June 24-29, 2025	11:00 AM	8:00 PM
June 30, 2025 (closed for maintenance)		
July 1-6, 2025	11:00 AM	8:00 PM
July 7, 2025(closed for maintenance)		
July 8-13, 2025	11:00 AM	8:00 PM
July 14, 2025 (closed for maintenance)		
July 15-20, 2025	11:00 AM	8:00 PM
July 21, 2025 (closed for maintenance)		
July 22-27, 2025	11:00 AM	8:00 PM
July 28, 2025 (closed for maintenance)		
July 29-31, 2025	11:00 AM	8:00 PM
August 1-3, 2025	11:00 AM	8:00 PM
August 4-8, 2025 (*CLOSED—SCHOOL STARTED)		
August 9-10, 2025	11:00 AM	8:00 PM
August 11-15, 2025 (*CLOSED—SCHOOL STARTED)		
August 16-17, 2025	11:00 AM	8:00 PM
August 18-22, 2025 (*CLOSED—SCHOOL STARTED)		
August 23-24, 2025	11:00 AM	8:00 PM
August 25-29, 2025 (*CLOSED—SCHOOL STARTED)		
August 30-31, 2025	11:00 AM	8:00 PM
September 1, 2025—last day pool is open for 2025 season	11:00 AM	8:00 PM
SEPTEMBER 2, 2025—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 3, 2025**

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

**Last day for Adult Only Swim
is August 28, 2025**

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

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

LARGE YARD TREE DEBRIS PICKUP BEGINS MAY 5, 2025

Spring is here and we will all be cleaning up from winter. Large yard tree debris pick up begins MONDAY, MAY 5TH. We will pick up large limbs and trees that have been cut and placed at the curb. Dead trees may be removed without consent of the Architectural Control Committee. You will need ACC approval to remove any live trees from your property.

To schedule your pick up, please contact the management office at 281-462-4199, Ext. 10
ON OR BEFORE MAY 2ND.

**We will not pick up anything
other than tree debris.**

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
119 South Diamondhead Blvd. Crosby, TX. 77532

CreativeCornerChildcare.net

ASSESSMENTS ARE DUE ON THE FIRST OF EVERY MONTH
2025 Assessments - \$65 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 \$30 per household for the first e-card. A second e-card may be
purchased for \$10, with a maximum of 3 e-cards per household. Please bring your e-card to the
management office to have it renewed for 2025.

Annual boat launch fee is \$30 Fitness Center fee is a one-time charge of \$30

OFFICE OPEN ADDITIONAL HOURS FOR AMENITY CARD RENEWAL:

SATURDAY, May 24th, 9:00 am to 2:00 pm

BURNING IS NOT PERMITTED IN NEWPORT

Other than free standing recreational fire pits, such as chimeneas,
Fire pits /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.**

**TO SCHEDULE
A POOL PARTY,
PLEASE CONTACT
SWEETWATER
POOLS AT
(281) 988-8480**

**FALL GARAGE SALE
10/11/2025
FALL CELEBRATION
10/25/2025
LARGE YARD DEBRIS PICKUP
11/03/2025
WINTER CELEBRATION
12/07/2025**

**THIRD QUARTER NPOA MEETING
THURSDAY, JULY 10, 2025 AT 7 PM
STONEBRIDGE**

FINAL EXPENSE

INSURANCE AGENT

- **Funeral and burial services**
- **Medical bills**
- **Outstanding debts**
- **Other related expenses**



SUSIE COMPIAN
713-487-6590



Susie Compian specializes in Final Expense Insurance to ensure your family is protected and supported when they need it most.

www.compianinsurance.com



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."

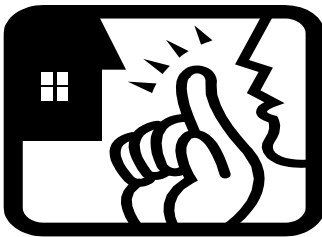
The Architectural Control Committee as a general rule allows boats and RV's to remain in a resident's driveway for a period not to exceed forty-eight (48) hours prior to leaving or returning from an outing. The boat, trailer or RV must remain out of public view at all other times.

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.

2
**OFFICE OPEN
ADDITIONAL HOURS
FOR
AMENITY CARD RENEWAL**

SATURDAY

9:00 am to 2:00 pm

May 24th

**MANAGEMENT OFFICE CLOSED
THE FIRST WEDNESDAY
OF EACH MONTH FOR
IN-SERVICE WORK DAY
MAY 7th & JUNE 4th**

Cinco de Mayo—May 5th
Mother's Day—May 11th
Father's Day—June 15th



NPOA WEBSITE
www.newportpoa.com

TERESA PLATT
Community Manager
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—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

Community Manager - Teresa Platt
(281) 462-4199 Ext. 13
tplatt@newportpoa.com

USEFUL TELEPHONE NUMBERS

Constable **Emergency 911**
(non emergency) 281-427-4791

Crosby Volunteer Fire Dept. **Emergency 911**
(non emergency/information) 281-328-2300

Crosby EMS **Emergency 911**
(non-emergency information) 281-328-6810

Crosby Post Office **281-462-8429**
Crosby/Huffman Chamber 281-328-6984
Harris County Animal Control 281-999-3191

Harris County PCT 3 **713-274-3100**
(submit a service request)
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**

Stonebridge at Newport Golf Club **281-328-3576**

Environmental Division of Public Health **713-439-6270**
(To Report Abandoned Houses to Harris County)

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

*****ECRWSSDDM*****

Mother's Day Buffet

Sunday, May 11th

Stonebridge at Newport

11 am to 2 pm

Details on pages 2

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.