

NEWPORT NEWS

“Working Toward a Positive Future”

Published and Distributed by
Newport Property Owner's Association



LARGE YARD DEBRIS PICK UP WEEK OF 11/3/25

Call (281) 462-4199, Ext. 10 or email
pam@newportpoa.com to register

ENUMERATE ENGAGE is our online portal providing homeowners access to key information, including account history, documents and calendars.

Newport is a large community and we receive a large call volume. Though we do our best to answer each call, we do not always catch them. Many of the calls we receive are for a balance inquiry. This new feature will give you quick access for most of your questions and concerns. We are still available in the office for our homeowners who prefer talking with someone and do not want to access this feature. If requesting a call back, please leave your name, number and a message.

GET THE APP!

- Text **engage** to 59248 and receive a text back with an app download link.
- Or search for **ENUMERATE ENGAGE** in the Google Play Store.



Winter Celebration

Sunday, December 7, 2025

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.

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 16, 2026. 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 26, 2025.



ELECTRONIC AMENITY CARDS

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

You will need a current e-card to access the following:

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 2026.

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.

2026 ASSESSMENTS / BUDGET

The approved budget for 2026 will be placed on the website by 12/31/25 for your review. Assessment coupons for 2026 will be mailed before December 1, 2025. If you are on direct debit, you will NOT receive coupons and your debit amount will remain \$65.

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MANAGEMENT OFFICE CLOSED

Thanksgiving Holiday
November 27 & 28

Christmas Holiday
December 24 & 25

New Years Holiday
January 1

2026 ELECTION

Two (2) volunteer Director positions will be up for election in January, 2026. 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 26, 2025.

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: _____

NEED A NEW ROOF OR REPAIRS? WE'VE GOT YOU COVERED!

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FINAL EXPENSE

INSURANCE AGENT



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

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

www.compianinsurance.com

COMMUNITY ROOM RENTAL

\$175 four-hour rental
(8 am to Noon OR 1 pm to 5pm)

Nine 8' rectangular tables

Three 5' rectangular serving tables

50 chairs

Fridge and sink available

For additional information,
please contact Pam

at 281-462-4199, Ext. 10 or

pam@newportpoa.com



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
- Unbundled branches

Email: NewportMUD@frontierwaste.com

Website: www.frontierwaste.com

936-258-9035

WHAT DO MY DUES COVER?

- Representation to County/City Government and Utilities (New Water mains, new fire hydrants, etc.)
 - Legal/State Incorporation expenses (ongoing)
 - Associated Fees for Annual Meeting and Quarterly Meetings
 - Subdivision Legal Representation, if required
 - Covenant Enforcement, when required
 - Appropriate Subdivision POA Insurance (Property/Board)
 - Other existing or potential events and activities
 - Hardcopy Newsletter biannual
 - Security and Web Hosting costs
 - Grounds Maintenance
 - Shred Day (June 2026)
- Notification Mailings as necessary
Maintaining Newport entranceway
Celebrations (Spring, Summer, Fall, Winter)
Large Yard Debris Pick Up (May and November)

Maintenance of Amenities:

Swimming Pool
Lake and River Roads
Lake and River Picnic Areas
Fitness Center

Tennis / Pickle Ball Courts
Lake and River Boat Docks
Community Room
Stables



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Wilder Sanchez
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General Manager

Office
346-446-0432
www.wilderconstructiontx.com

2026 SCHEDULE OF EVENTS

NPOA QUARTERLY MEETINGS

1/15/2026	Annual NPOA Meeting	Stonebridge	7 p.m.
4/9/2026	Second Quarter NPOA Meeting	Stonebridge	7 p.m.
7/9/2026	Third Quarter NPOA Meeting	Stonebridge	7 p.m.
10/8/2026	Fourth Quarter NPOA Meeting	Stonebridge	7 p.m.

NPOA QUARTERLY CELEBRATIONS

3/28/2026	Spring Celebration - SATURDAY	Pool Area	11 a.m. to 2 p.m.
6/28/2026	Summer Celebration - SUNDAY	Stonebridge	7:30 p.m.
10/24/2026	Fall Celebration - SATURDAY	Lake Area	11 a.m. to 2 p.m.
12/6/2026	Winter Celebration - SUNDAY	Gazebo Area	2 p.m. to 4 p.m.

NPOA SHRED DAY

6/13/2026	Shred Day - SATURDAY	NPOA Bldg.	10 a.m. to 1p.m.
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NPOA NEIGHBORHOOD GARAGE SALES

4/4/2026	Spring Garage Sale - SATURDAY	Newport	Rain Date: 4/11/26
10/10/2026	Fall Garage Sale - SATURDAY	Newport	Rain Date: 10/17/26

NPOA LARGE YARD DEBRIS PICKUP

5/4/2026	Large Yard Debris Pickup	Newport	
11/2/2026	Large Yard Debris Pickup	Newport	

NATIONAL NIGHT OUT

8/4/2026	National Night Out - TUESDAY		
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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 *****

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281.462.7403 | CCNewport@gmail.com
119 South Diamondhead Blvd. Crosby, TX. 77532
CreativeCornerChildcare.net





Jacqueline Papilion
Owner

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Proliftdoors.com/humble

Direct: 337.515.7180

Office: 888.824.9947

jpapilion@proliftdoors.com



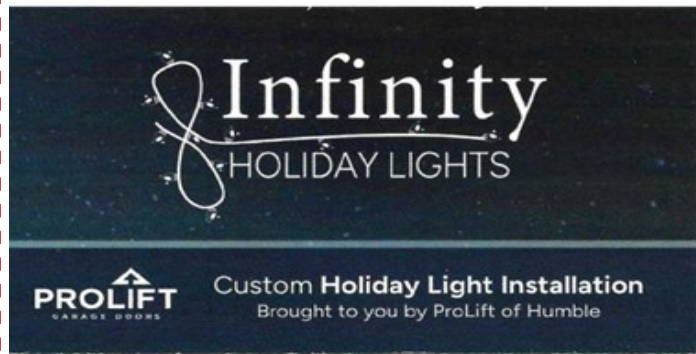
NPOA WEBSITE

www.newportpoa.com

Community Manager - Teresa Platt

(281) 462-4199, Ext. 13

tplatt@newportpoa.com



JACQUELINE PAPILION, OWNER

jpapilion@proliftdoors.com
Office: 346.249.0479

proliftdoor.com/humble
Direct: 337.515.7180



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.

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 Div. of Public Health (To Report Abandoned Houses to Harris County)	713-439-6270
Road Debris—North Harris TxDOT	281-319-6400

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

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**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 281.462.4132 fax

Closed for lunch each day from Noon to 1 p.m.

COMMUNITY MANAGER

Teresa Platt

281.462.4199, Ext. 13

STAFF

Pam, Ext. 10
Carol, Ext. 11
Cindy, Ext. 12
Teresa, Ext. 13
Dina, Ext. 14
Ashlee, Ext. 15
Clara, Ext. 16
Maria, Ext. 17
Heather, Ext. 18
April, Ext. 19

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

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