

NEWPORT NEWS

“Working Toward A Positive Future”

Published and Distributed by
Newport Property Owner’s Association

FALL CELEBRATION

Saturday, Oct. 25TH
11 am to 2 pm - Lake Area

Hay Ride, Petting Zoo, Face Painters
Free Hot Dogs, Chips & Sodas

No Amenity Card Needed

COMMUNITY GARAGE SALE SATURDAY, OCTOBER 11, 2025

RAIN DATE — SATURDAY,
OCTOBER 18, 2025

YOU MAY PLACE SIGNS
IN THE NEIGHBORHOOD

**PLEASE REMOVE YOUR SIGNS
BY 4 PM ON SATURDAY**

RE M I N D E R

FOURTH QUARTER NPOA MEETING

THURSDAY, OCTOBER 9TH AT 7 P.M.

AT

STONEBRIDGE GOLF CLUB
16401 COUNTRY CLUB DR.



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.

FITNESS CENTER

Monday— Friday Hours - 5 am - 8:30 pm
Saturday & Sunday Hours - 7 am - 5 pm

The fitness center may be used by Newport residents in good standing. In order to access the fitness center, you will need to complete the Amenities Usage and Indemnification Agreement and purchase an electronic amenity card. The issuance fee for the first e-card is \$30. Additional e-cards may be purchased for \$10, with a maximum of 3 e-cards per household. Additionally, there is a one-time fee of \$30 to activate your fitness center access.

The equipment is 80% resistance and 20% cardio. All of the equipment has been refurbished, and the association has purchased some new cardio equipment.

The Amenities Usage and Indemnification Agreement along with the Rules & Regulations are available on our website www.newportpoa.com or in the management office.

Please visit the management office to purchase your e-card.

COMMUNITY ROOM USAGE REQUEST

Our Community Room is available for use by Newport residents in good standing. The room may be used for parties and showers. Weddings and receptions are not permitted as they are in direct conflict with our event center. No Alcohol, No Confetti, No Glitter.

The Community Room is available in four (4) hour increments:
8 a.m. to 12 noon or 1:00 p.m. to 5:00 p.m.

The charge is \$175 plus a \$100 refundable damage deposit.
Rules and Regulations are available for review on our website
and copies may be picked up in the management office.

**To reserve the Community Room,
please contact Pam at 281-462-4199, Ext. 10 or
pam@newportpoa.com.**



NEWPORT AMENITIES

Our community has many amenities available to its residents:

Fitness Center, Swimming Pool and Tennis Courts

Walking Trails along Gum Gulley

Park with splash pad located on Port O'Call

Pocket parks on South Diamondhead and Flying Bridge

(walking trails and parks are maintained and operated
by Newport MUD 281-324-9803)



Access to both Lake Houston and the San Jacinto River
Beach at the River Area, Camping permitted at River Area Only

Boat Docks and Picnic Areas at both the River and Lake Areas
(Electronic Amenity Card required)
(Boat Launch fee \$30 annually)



Stables with Riding Arena - \$120 per month per stable

Boat and RV Storage
20, 25, 30 and 40 foot covered storage



NEIGHBOR TO NEIGHBOR

We have received numerous
complaints of loud music and noise
into the late hours of the night.

Please be respectful of your
neighbors.

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 \$5.00 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
and go to resident documents.



MANAGEMENT OFFICE CLOSED
MONDAY, SEPTEMBER 1, 2025
LABOR DAY HOLIDAY

TENNIS COURT REMINDER

Courts are to be kept clean and debris free.
Players should clean up after
themselves, removing all trash and spills.

HOW TO REPORT A STREET LIGHT OUTAGE

Every street light in the community has an address and a five or six digit identification code on the pole (about eye level). To file a report, go to www.centerpointenergy.com/outage

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

LARGE YARD DEBRIS PICK UP WEEK OF NOVEMBER 3RD

To register,
please call 281-462-4199,
Ext. 10
or email
pam@newportpoa.com

Deadline to register is
Friday, October 31st

FINAL EXPENSE INSURANCE AGENT



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

SUSIE COMPIAN
713-487-6590



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

www.compianinsurance.com

DIRECT DEBIT

The Direct Debit form to set up payment of your association assessments has been added to our website. Accounts are debited on the 5th of each month. If you would like to have your monthly assessment debited directly from your bank account, please complete the form and return it to the management office. Any returned payment will be treated the same as a returned check and subject to a \$35 returned check fee.

TRAFFIC IN NEWPORT

As Newport grows, so does the number of vehicles on our streets, not to mention the construction on 2100. One serious issue we have noticed is school buses trying to maneuver around vehicles parked in the street. **Please make every effort not to leave your vehicles parked in the street.** We have also received reports of vehicles parked in the streets that have not moved in quite some time. Please note that our deputies will be watching these vehicles and if they have not moved in several days, the vehicles will be ticketed as inoperable vehicles.



936-258-9035

Please have your household waste to the curb by 7 a.m.
to ensure service that day.

Email: NewportMUD@frontierwaste.com

Website: www.frontierwaste.com

SERVICE DAYS

MONDAY/THURSDAY for the SOUTHSIDE of San Jacinto River Authority Canal

TUESDAY/FRIDAY for the NORTHSIDE of San Jacinto River Authority Canal

YARD WASTE DAYS FIRST COLLECTION DAY 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 fifty (50) pounds each

HEAVY TRASH DAYS SECOND COLLECTION DAY OF EACH WEEK **(EITHER THURSDAY OR FRIDAY)**

Heavy trash are items that fall under the categories of "furniture and/or appliances"

Heavy Trash is NOT: Construction and demolition waste, concrete, wood, brick, storm debris, home improvement projects, roofing material, unbundled branches

Stonebridge
EVENT VENUE

Win a **FREE**
Quinceanera up to
\$10,000

Quinceanera
**OPEN
HOUSE**

SEPTEMBER 7TH
2PM-6PM

281-328-3576

16401 Country Club Dr. Crosby

Texas 77532

www.stonebridge-newport.com



*My
Houston
Quince*

RSVP



SCAN ME



Win a free **WEDDING**

Attend for a chance to win a wedding package up to \$10,000

Stonebridge
WEDDING VENUE
Open House

RSVP



OCTOBER 12TH 2PM-6PM

16401 Country Club Dr Crosby, Texas 77532
281-328-3576 ext 4 www.stonebridge-newport.com

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 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, replacement 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 event of an emergency, but Home Improvement Request form required with type of roofing material, etc.
- Flag poles.

Home Improvement Request form ("HIR") is available on our website (red button).

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).

HIR must be received by 5 p.m. the MONDAY before the meeting.

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

For additional information on exterior improvements, please see our Architectural Control Guidelines, also available online or in the management office. Questions? Contact Dina at 281-462-4199, Ext. 14 or dina@newportpoa.com.



Newport Website
www.newportpoa.com

RESTRICTIONS AND GUIDELINES PERTAINING TO:

RVs , 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 RVs 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 that “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 Control 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 for size and restrictions.
- School Signs relating to student activities not to exceed six (6) square feet - see Guidelines for additional requirements.

GOLF COURSE CART PATHS AND PONDS

Cart paths are for paid golfers only. ALL NON-GOLF ACTIVITIES ARE PROHIBITED AT ALL TIMES.

No bicycles, scooters or motorized vehicles, other than golf carts, are permitted at any time.

Pedestrians are not permitted on the cart paths during Golf Hours.

The east pond (closest to Golf Club Drive) is open to fishing, except on the golf course side. Fishing is not permitted in any other pond on the golf course.



WINTER CELEBRATION

Sunday, December 7, 2025

2:00 pm—4:00 pm

Gazebo Area — Newport Boulevard

Mr. & Mrs. Claus, Snow, Hot Chocolate, Cookies

Please bring an unwrapped toy for
distribution by Crosby VFD Ladies Auxiliary
to families in need in our area.

SUSIE COMPIAN

Licensed Insurance Agent

Offering Medicare Plans

713.419.4869

smcompian@hotmail.com

Hablo Español



Serving All of Texas

Lic #3048435

MANAGEMENT OFFICE CLOSED

FIRST WEDNESDAY

OF THE MONTH

FOR IN-SERVICE DAY

OCTOBER 1st



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

Halloween Safety Tips

Adults:

- Slow down and be especially alert for kids in neighborhoods
- Turn on your headlights
- Take extra time...look for kids in intersections, medians and on curbs
- Enter and exit driveways and alleys slowly
- Popular trick-or-treating hours: 5:30pm-9:30pm

Kids:

- Always trick-or-treat with an adult
- Only trick-or-treat in well-lit, familiar areas
- Never enter a stranger's home
- If trick-or-treating after dark, fasten reflective tape to costumes/bags
- Only eat treats after they have been checked out by your parents



BUS STOP TRAFFIC REMINDERS

PASSING A LOADING OR UNLOADING SCHOOL BUS WITH FLASHING LIGHTS OR AN EXTENDED STOP SIGN IS ILLEGAL.

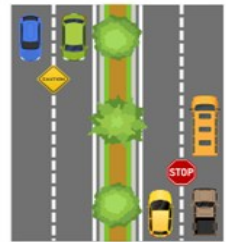
TWO-LANE



MULTI-LANE
PAVED ACROSS



DIVIDED HIGHWAY
UNPAVED OR BARRIER



WATCH FOR CHILDREN GOING IN AND COMING OUT FROM BOTH SIDES OF THE SCHOOL BUS.



FOLLOW ALL SCHOOL ZONE SIGNS INCLUDING SPEED LIMIT REDUCTIONS. FAILURE TO DO THIS WILL RESULT IN A FINE OR REVOKED LICENSE.





NPOA WEBSITE

www.newportpoa.com

Teresa Platt

Community Manager

tplatt@newportpoa.com

NPOA OFFICE

281-462-4199

281-462-4132 fax

Community Room & Info—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 (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 Harris County Pollution Control Harris County Attorney	281-324-9803 713-920-2831 713-755-5101
Health Department – (Environmental) Center Point Customer Service	713-439-6016 713-207-2222
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)	713-439-6000
Road Debris—North Harris TxDOT	281-319-6400