

NEWPORT NEWS

"Working Toward A Positive Future"

Published and Distributed by
Newport Property Owner's Association

SPRING CELEBRATION

Saturday, March 28, 2026
11 am - 2 pm
Pool Area

Easter Egg Hunt
(begins at 11:15 am)

Easter Bunny
(bring your camera)

Dance and play games
with our DJ

Face Painting

Free Hot Dogs
and Drinks
(11:30—1:30 or until gone)

QUARTERLY MEETING STONEBRIDGE THURSDAY, APRIL 9th 7:00 P.M.

Review Annual Meeting Minutes
First Quarter Financial Review
President's Report



COMMUNITY GARAGE SALE

April 11th
(rain date April 18th)

Signs may be placed throughout the
neighborhood.

Please remove your signs
by 4 p.m. on Saturday.



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.

JUNIOR GOLF CAMP

**KIDS AGES 6-10
\$145 PER STUDENT**

Whether you're new to the game or looking to sharpen your skills, our Junior Golf Camp is the perfect place to improve your swing, make new friends, and have a blast on the course

**TO REGISTER EMAIL LISA VAUGHT
lvaught@stonebridge-newport.com**

**MARCH 10TH-11TH
STONEBRIDGE AT NEWPORT
9AM-12PM**



281-328-3576



www.stonbridge-newport.com





NEWPORT TORPEDOES Swim Team

Crosby's Competitive Summer Swim Team

- Swimmers must be between the ages of 4-18.
- Must be able to swim the length of the pool (25 yards) under 2 minutes.

Early Bird
Registration:



January 2026

Registration:



March 2026

Rookie Camp:



April 13, 2026

First Day of
Practice



April 20, 2026



DIVE IN!



2026 SURVIVAL KIT

TOOTH PICK to remind you to pick out the good qualities in others.

RUBBER BAND to remind you to be flexible.

Things might not always go the way you want, but they will work out.

BANDAID to remind you to heal hurt feelings, yours or someone else's.

PENCIL to remind you to list your blessings every day.

ERASER to remind you that everyone makes mistakes and it's okay.

CHEWING GUM to remind you to stick with it and you can accomplish anything.

MINT to remind you that YOU are worth a mint.

CANDY KISS to remind you that everyone needs a kiss or hug every day.

TEA BAG to remind you to relax daily and reflect on all the positive things in your life.

FINAL EXPENSE INSURANCE AGENT



- Funeral and burial services

- Medical bills

- Outstanding debts

- Other related expenses

SUSIE COMPIÁN
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



Serving All of Houston – Fast, Reliable & Professional



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- ★ Air Quality Solutions
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281-462-7766

www.IndoorComfortExpertsAC.com

**2026 ASSESSMENTS REMAIN THE SAME AT \$65 PER MONTH
ASSESSMENTS ARE DUE ON THE FIRST OF EACH 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 ... Collection Procedures*

HOW TO PAY:

- Online – newportpoa.com – hot pink button
- In Person at the NPOA office – card, check, cash (exact amount—no cash retained in office for making change)
- Through your bank
- Direct Debit (form available in the office)
- Blue Drop Box on the right hand side of the NPOA office

Credit and debit card payments made on-line are subject to a \$4.00 convenience fee.

Debit cards with pin ARE NOT subject to convenience fee when paid in person in the management office.

ARCHITECTURAL CONTROL

All improvements to the exterior of your home are subject to Architectural Review. Please make sure to submit a Home Improvement Request Form for all exterior improvements, including without limitation:



- Painting (color paint chip must be submitted)
- Roofing (must have at least 25 year shingle)
- Fences (new or replacement in whole or part – must include plot plan showing location of fence)
- Driveway (must include plot plan showing location of driveway and materials being used)
- Sheds – please consult Architectural Control Guidelines

If you have any questions regarding what is required to make exterior alterations to your home, please contact Dina at dina@newportpoa.com or call (281) 462-4199, Ext. 14.

For a copy of ACC Guidelines, please go to our website
www.newportpoa.com, click on Documents,
go to Resident Documents and scroll down to
to ACC Guidelines.

The HIR Form is available in the Management Office and online.

SUSIE COMPIAN

Licensed Insurance Agent

Offering Medicare Plans

713.419.4869

smcompian@hotmail.com

Hablo Español



Serving All of Texas

Lic #3048435

DAYLIGHT SAVINGS TIME

**Begins at 2 a.m.
Sunday, March 8th**

**Ends at 2 a.m.
Sunday, November 1st**



STARTERS

SOUTHWEST EGGROLLS 8.99

CRISPY EGGROLLS FILLED WITH CHEESE, CHICKEN, AND VEGGIES. SERVED WITH A SIDE OF CHIPOLTE RANCH.

QUESO BLANCO 7.99

60Z SERVING OF QUESO BLANCO. SERVED WITH FRESH TORTILLA CHIPS.

MOZZARELLA STICKS 7.99

SERVED WITH RANCH OR MARINARA SAUCE

DRINKS

Coke	2.00
Diet Coke	2.00
Coke Zero	2.00
Dr Pepper	2.00
Diet Dr Pepper	2.00
Root Beer	2.00
Lemonade	2.00
Sprite	2.00
Sweet/Unsweet Tea	2.00
Bottled Water	1.50
Gatorade	3.25
Red Bull	4.00

**Closed Mon & Tue
Wed/Thur: 11am-4pm
Fri: 9am-5pm
Sat/Sun: 7am-5pm**

(281) 328 3576 Option 2

The GALLEY Grill

MAIN COURSE

BREAKFAST TACOS

3.99

SCRAMBLED EGGS, BACON, OR SAUSAGE AND SHREDDED CHEESE ON FLOUR OR CORN TORTILLA WITH BREAKFAST SALSA
SERVED UNTIL 11AM

19TH HOLE CHICKEN SANDWICH

13.99

BLACKENED CHICKEN BREAST ON A TOASTED BUN WITH PEPPER JACK CHEESE, BACON, LETTUCE, TOMATO, AVOCADO, AND CHIPOLTE MAYO. SERVED WITH FRIES, CHIPS, (OR SWEET POTATO FRIES FOR \$1.99 EXTRA)

BYO BURGER

11.99

HOUSE-MADE BURGER ON A TOASTED BUN WITH YOUR CHOICE OF AMERICAN OR PEPPER JACK CHEESE, LETTUCE, TOMATO, ONION, PICKLES AND MAYO, CHIPOLTE MAYO, OR BBQ SAUCE. SERVED WITH FRIES, CHIPS, (OR SWEET POTATO FRIES FOR \$1.99 EXTRA)

ADD BACON, AVOCADO, JALAPENOS, EXTRA CHEESE, AND GRILLED ONION FOR \$.99 EACH

CLUB SANDWICH

13.99

HAM, TURKEY, AMERICAN CHEESE, BACON, LETTUCE, TOMATO, AND MAYO ON TOASTED WHITE OR WHEAT BREAD. SERVED WITH FRIES, CHIPS, (OR SWEET POTATO FRIES FOR \$1.99 EXTRA)

CHICKEN TENDERS

11.99

4 CRISPY FRIED TENDERS (REGULAR, BBQ, OR BUFFALO). SERVED WITH FRIES, CHIPS, (OR SWEET POTATO FRIES FOR \$1.99 EXTRA)

CHICKEN QUESADILLAS

11.99

FLOUR TORTILLAS FILLED WITH CHEDDAR JACK CHEESE AND GRILLED CHICKEN. SERVED WITH SALSA AND SOUR CREAM
ADD JALAPENOS, ONION \$.49 EACH

HOUSE SALAD

11.49

GRILLED OR FRIED CHICKEN ON A BED OF CHOPPED ROMAINE LETTUCE, TOMATOES, ONION, AND SHREDDED CHEESE WITH YOUR CHOICE OF DRESSING
ADD BACON \$.99 AVOCADO \$1.99

KIDS

COMES WITH 12OZ FOUNTAIN DRINK AND FRIES OR CHIPS
KIDS 12 AND UNDER (OVER 12 ADD \$2.99)

HOTDOG

5.49

100% ALL BEEF HOTDOG.

GRILLED CHEESE

5.49

WHITE TOAST GRILLED WITH AMERICAN CHEESE.

CHICKEN TENDERS

5.49

2 CRISPY TENDERS

NPOA Blue Drop Box Location

The NPOA Blue Drop Box for monthly assessments and/or forms is located to the right hand side of the NPOA Management Office. *(smile .. you're on camera!)*

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 going to the following link and completing the online form.

<https://constable3.harriscountytexas.gov/Pages/VacationWatch.aspx>

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 please leave your name, number and a brief message. We cannot return your call if we do not have your information.

ON-STREET PARKING

We are getting reports of on-street parking from your neighbors. Parking in your driveway and garage is not only less disruptive to your neighbors, but it creates a safe neighborhood and helps prevent car thefts.

Here are a few parking tips to live by:



- Use your driveway and garage.
- Do not block mailboxes. If mailbox is blocked, the U.S. Postal Service will NOT DELIVER MAIL.
- Be sure to park in a way that you are not blocking sight or traffic. Park in front of your own home and have your guests do the same. Please do not punish your neighbors by blocking their home and spaces for their visitor parking.
- Be sure the vehicle you are parking on the street is a regular day-to-day use vehicle. It must move on a daily basis like going to and from work or school.



**PLEASE BE A COURTEOUS NEIGHBOR.
IF YOU CAN, PARK IN THE GARAGE
OR IN THE DRIVEWAY.**



NEWPORT'S 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 operated by Newport MUD)



Access to Lake Houston
Boat dock available at lake and river areas
(boat launch permits required)
Picnic areas
Camping permitted at River



Stables with riding arena
Boat and RV Storage
20, 30 and 40 foot covered storage

(For pricing, please contact Cindy at 281.462.4199, Ext. 12 or cmoffitt@newportpoa.com)

FRONTIER WASTE SOLUTIONS

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 am 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

SECOND COLLECTION OF THE WEEK (THURSDAY/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

PLEASE STORE TRASH CANS OUT OF PUBLIC
VIEW except on trash days



Email: NewportMUD@frontierwaste.com

Website: www.frontierwaste.com

936-258-9035

TIME TO RENEW YOUR AMENITY CARD

(Pool ... Fitness Center ... Lake & River ... Resident Golf Rates)

The Amenity Card is your pool pass and I.D. to use all amenities in Newport. Your Amenity Card will list everyone living in your household. You may also list on the card the name(s) of caregiver(s) watching over your children during the summer who will be taking them to the pool or one of our other amenities.

There is an annual (January 1st through December 31st) \$30 fee per household for the Amenity Card. One Amenity Card may be shared by the entire household or you may elect to purchase an additional Amenity Card for \$10. No more than three (3) cards per household.

If you have a boat, there is an additional annual \$30 launch fee.

To access the fitness center, there is a one-time activation fee of \$30 to purchase the key fob.

To obtain an Amenity Card, you will need to complete a Usage and Indemnification Agreement. This Agreement may be found on our website newportpoa.com under Resident Documents or you may stop by the management office. The management office will be open the following days to accommodate residents who are unable to come in during normal business hours:

Tuesday, March 17, 24, 31 until 7 pm

Saturday, March 14—9 am to 2 pm

Tuesday, April 7, 14, 21, and 28 until 7 pm

Saturday, April 25—9 am to 2 pm

You may also complete the form and place it in our drop box along with your check in the amount of \$30.

For additional information, please contact Maria at 281-462-4199, Ext. 17.

LARGE YARD TREE DEBRIS PICK UP

Spring is just around the corner and we will all be cleaning up from winter.

Large yard tree debris pick up begins **MONDAY, MAY 4th.**

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 call (281) 462-4199, Ext. 10.

ON OR BEFORE MAY 1st.

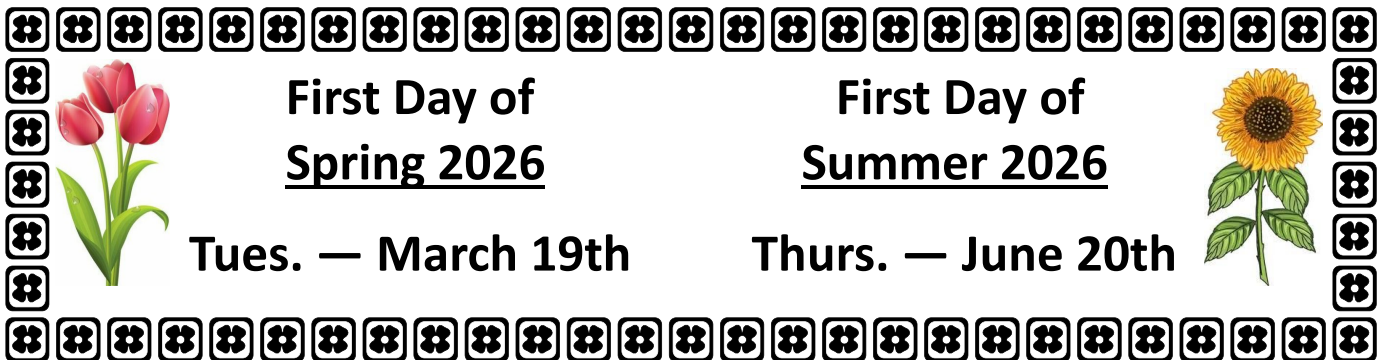
We will not pick up anything other than tree debris.

"Sail Away to The Land of Creative Learning"

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.

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

CreativeCornerChildcare.net



With Spring being just around the corner, it is time to clean up from the havoc this winter threw on us. We will begin writing deed restriction violations for landscape beds beginning March 16, 2026. If you get a letter and cannot correct the violation within ten (10) days, please contact Ashlee at (281) 462-4199, Ext. 15 or ashlee@newportpoa.com OR Clara at (281) 462-4199, Ext. 16 or email clara@newportpoa.com to get an extension and discuss the matter further.

HOW TO REPORT A STREET LIGHT OUTAGE

Every street light in the community has an address and a five or six digit I.D. code on the pole (about eye level).

Write down the address and I.D. number and go to www.centerpointenergy.com/outage to file a report.

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

N P O A S T A F F 281-462-4199

Carol, Ext. 11—Collections and Compliance
cjones@newportpoa.com

Cindy, Ext. 12—Admin, Stables, Storage
cmoffitt@newportpoa.com

Teresa, Ext. 13—COMMUNITY MANAGER
tplatt@newportpoa.com

Dina, Ext. 14—ACC, dina@newportpoa.com

Ashlee, Ext. 15—Deed Restriction Auditor
ashlee@newportpoa.com

Clara, Ext. 16—Deed Restriction Auditor
clara@newportpoa.com

Maria, Ext. 17—Amenity Cards, Se Habla Español
marenas@newportpoa.com

Heather, Ext. 18—Accounting
heather@newportpoa.com

April, Ext. 19—Accounting Manager
April@newportpoa.com

FREQUENTLY ASKED QUESTIONS:

1. **How can we stop people from Parking on Street?:** Although there are laws against leaving abandoned or unused vehicles along the street, parking along a roadway is not prohibited (except where specifically prohibited, for example: on a highway, in front of a fire hydrant or a driveway). However, we do recognize that this can be a nuisance. Therefore, the Newport Architectural Control Committee will approve widening driveways to an additional car width when it can be accomplished within the other rules and constraints of our community restrictions so as to allow for an extra car off the street.

2. **Can't the Association do more about Loose Dogs?:** Loose dogs are a challenge for many communities mainly because it is unsafe for a resident (or employees of the association) to approach a loose dog on his/her own and within minutes of law enforcement being called, the animal has slipped away. The best course of action is for each resident to make sure their animals are secure and when strays are spotted to call Harris County Animal Control at 281-999-3191.

3. **My Neighbor's Dog Barks All day and All Night. What Can I Do?** Speak directly with your neighbor, follow up with a letter (along with a certified letter), contact the Constable non-emergency 281-427-4791, and lastly, contact Harris County Animal Control 281-999-3191.

**SUBMIT YOUR QUESTIONS ONLINE VIA OUR WEBSITE AT NEWPORTPOA.COM
UNDER CONTACT, COMPLETE THE CONTACT US FORM.**

DATES TO REMEMBER

March 4
Office Closed
[In-Service Work Day]

March 28
Spring Celebration
[11:00 to 2:00]

April 3
Office Closed
[Good Friday Holiday]

April 9
Quarterly Meeting
Stonebridge

April 11
Community Garage Sale
(Rain Out Date: April 18)

KNOW YOUR MARKER FLAGS

Texas811.org

White—Proposed excavation

Pink—Temporary survey markings

Red—Electric power lines, cables,
conduit and lighting cables

Yellow—Gas, oil, steam, petroleum
or gaseous materials

Orange—Communication, alarm or
signal lines, cables or conduit

Blue—Potable water

Purple—Reclaimed water, irrigation
and slurry lines

Green—Sewer and drain lines

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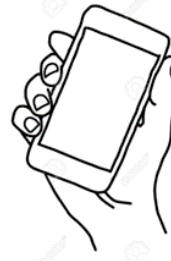
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**281-
427-4791**



IMPORTANT NUMBERS

NPOA WEBSITE

www.newportpoa.com

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

Constable (non emergency)	Emergency 911 281-427-4791
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Crosby Volunteer Fire Dept. (non emergency/information)	Emergency 911 281-328-2300
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Crosby EMS (non-emergency information)	Emergency 911 281-328-6810
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Crosby Post Office	281-462-8429
Crosby/Huffman Chamber	281-328-6984
Harris County Animal Control	281-999-3191

Harris County PCT 3 (trees in road; dead animals in road; missing stop signs)	713-274-3100
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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
Commissioner Tom Ramsey - Pct. 3	281-463-6300

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