

NEWPORT NEWS

“Working Toward A Positive Future”

Published and Distributed by
Newport Property Owner’s Association

FALL CELEBRATION

Saturday, Oct. 24TH
11 am to 2 pm - Lake Area

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

No Amenity Card Needed



FOURTH QUARTER NPOA MEETING

THURSDAY, OCTOBER 8TH AT 7 P.M.

AT

STONEBRIDGE GOLF CLUB

16401 COUNTRY CLUB DR.

COMMUNITY GARAGE SALE SATURDAY, OCT. 10TH

*RAIN DATE — SATURDAY,
OCTOBER 17TH*

YOU MAY PLACE SIGNS
IN THE NEIGHBORHOOD

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



Wishing you a well-deserved day of rest and appreciation on Labor Day. Your hard work and dedication make a significant impact every day!

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. Lost Card Replacement fee - \$50 per card replaced (after 3rd card acquired).

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.

For questions or more information, please call Gaby at 281-462-4199, Ext. 10.

**LAST SWIM DAYS FOR
THE SEASON**

**LABOR DAY
WEEKEND
SEPTEMBER 5—7
11 AM TO 8 PM**

**POOL CLOSES FOR
THE SEASON
SEPTEMBER 8TH**

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Inside and Outside Storage Rates Effective January 1, 2027

There has been no rate increase since January 1, 2011. New rates are as follows:

Outside Storage \$50/mo.

20' Inside Unit \$130/mo.

25' Inside Unit \$150/mo.

30' Inside Unit \$160/mo.

40' Inside Unit \$190/mo.

Please call the office by December 15, 2026, if you wish to relinquish your storage unit. 281.462.4199, X 12

NEWPORT AMENITIES

- Fitness Center, Swimming Pool, Pickleball/ Tennis Courts
- 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)
- Stables with Riding Arena
- Boat and RV Storage
20, 25, 30 and 40 foot covered storage
- Resident Rates for Golf at Stonebridge Golf

www.newportpoa.com

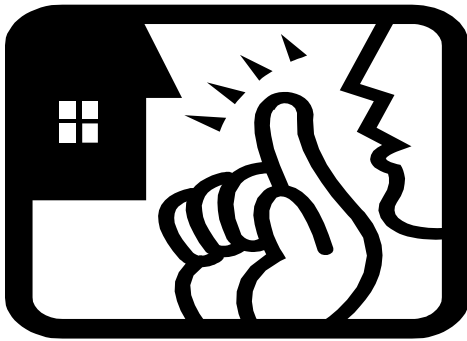
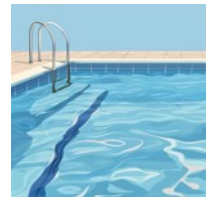


Updated Rules on Website

Please take a look at the new rules for the Fitness Center, Stables, and the Swimming Pool.

Each can be found on the website at: www.newportpoa.com.

To request a hard copy of the updated rules, please call the office at 281.462.4199, Ext. 12, leave your name, number and email address so we can get your copy sent to you ASAP.



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

2026 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 7TH

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 2ND

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

**Deadline to register is
Friday, October 30th**

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 on 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

Why You Should NOT Throw Yard Waste and Trash in Drainage Ditches and Storm Drains

Storm drains and drainage ditches in Newport MUD are designed to carry rainwater runoff, not trash or yard debris. What many people don't realize is that these systems flow directly into our lakes, detention ponds, and local bayous without treatment. That means anything dumped into a storm drain is carried straight into the water we share with our neighbors and local wildlife. This includes grass clippings, leaves, soil, mulch, fertilizer, household chemicals, motor oil, paint, litter, and other waste that should never enter the stormwater system. Even small amounts of pollution can have a big impact.

Trash and Yard Waste Pollute Our Lakes

When yard debris and other waste enter the storm system, they release harmful pollutants and excessive nutrients into the water that can lead to:

- Algae blooms, which rob water of oxygen and harm fish and aquatic life
- Elevated bacteria levels, increasing the risk of illness for people and animals
- Cloudy water, foul odors, and an overall decline in water quality
- Contaminated runoff, as fertilizers and pesticides cling to organic debris

These effects are especially noticeable in detention ponds and neighborhood lakes, where the water is relatively still. Polluted runoff harms the beauty, safety, and health of these shared spaces.

What You Can Do

- Keep yard waste out of the street and ditch areas
- Use a mulching mower or bag or bundle yard waste for proper disposal
- Avoid using chemicals before heavy rain, and store them properly to avoid spills
- After applying pesticides or fertilizer, sweep and collect any excess off hard surfaces, and water it into the soil
- Secure items intended for trash and recycling pickup

Everyone Has a Role

Clean water starts with small actions at home. By keeping trash, clippings, and chemicals out of the stormwater system, residents help preserve the health of our lakes and detention ponds. These natural features are part of what makes Newport a great place to live. Protecting them is a shared responsibility, and it begins in our own yards.

Newport NEIGHBORS' Market!



**BEGINNING
SATURDAY,
SEPTEMBER
12TH!**

SHOP LOCAL • SUPPORT NEIGHBORS • BUILD COMMUNITY



THE FIRST SATURDAY OF *October*
EACH MONTH *through March!*



9:00 A.M. - 2:00 P.M.



NEWPORT POA PARKING LOT

Please note:
The community
pool will remain
open on
September 5th.

COME
SHOP,
SUPPORT &
CONNECT!

We're looking for community vendors offering:



**HOMEMADE
BAKED GOODS
& TREATS**



**ARTS &
CRAFTS**



**LOCAL
SERVICES**



**FARM-FRESH
ITEMS FROM FAMILY
FARMS, SUCH AS
EGGS, MEATS, PRODUCE
& MORE!**

**KIDS ARE
WELCOME TOO!**



We'd love to encourage
our young entrepreneurs!
Lemonade stands or
hot chocolate stands
are welcome.

**(NO MORE THAN
2 AT A TIME)**

WHAT'S INCLUDED:



**10' X 10'
SPACES**
(Spaces will not be
marked, so please be
considerate and leave
room for others!)



BATHROOMS
Located
by the pool



DUMPSTER
Please clean up
your space.
All garbage and
debris must be
picked up.

Why you'll love it!

There is **NO FEE!** It is completely **FREE**
for our Newport residents. It's time our
neighbors get to know other neighbors
and have some fun!



Reserve Your Spot!

Please contact Gaby by the Wednesday
before the market to reserve a spot.
Please provide your contact information
when reserving.



CONTACT GABY
281-462-4193
EXT. 10



CONTACT MARIA
281-462-4193
EXT. 17



**NO GARAGE SALE BOOTHS.
NOTHING USED.**
This is intended for a
community market.

Come shop, support your neighbors, and enjoy a great day in the Newport community!

STONEBRIDGE AT NEWPORT
2026 GOLF PASS AND GREEN FEES
Effective March 1, 2026

MONTHLY PASS NEWPORT RESIDENTS

Individual - \$205.00 + tax Family - \$235.00 + tax

Includes unlimited Range Balls, Green Fees and GIBN Handicap Monday – Sunday

(Must have a current NPOA Amenity Card for Resident Rates; Name must be on the card and have green sticker for 2026)

MONTHLY PASS NON-RESIDENT

Individual - \$230.00 + tax Family - \$280.00 + tax

Includes unlimited Range Balls, Green Fees and GIBN Handicap Monday – Sunday

WEEKDAY MEMBERSHIP

Monday – Thursday

Resident - \$150.00 + tax Non-Resident - \$180.00 + tax

MILITARY AND FIRST RESPONDERS

Monday – Thursday - \$30.00 + tax Friday – Sunday - \$50.00 + tax

GREEN FEES – CART FEE INCLUDED

Newport Resident

Monday – Thursday - \$30.00 + tax Friday – Sunday - \$36.00 + tax

(Must have a current NPOA Amenity Card for Resident Rates; Name must be on the card and have green sticker for 2026)

EXCLUDES HOLIDAYS

Non-Resident

Twilight Rate – after 2 pm

Senior Rate – after 12 Noon

MON – THURS

\$46.00 + tax

\$36.00 + tax

\$41.00 + tax

FRI – SUN

\$60.00 + tax

\$50.00 + tax – after 2 pm

\$50.00 + tax – after 12 Noon

FOR RESERVATIONS AND INFORMATION, PLEASE CALL PRO SHOP AT 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 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 event of an emergency, but Home Improvement Request form required with type of roofing material, etc.)
- Flag poles

Home Improvement Requests ("HIR") are available on our website under RESIDENT DOCUMENTS. **HIR must be received by 5 p.m. the MONDAY before the meeting.**

A completed HIR along with a copy of your plot plan/survey showing the location of your improvement is required. The ACC committee meets every other THURSDAY except on Holidays.

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

For additional information on exterior improvements, please see the Architectural Control Guidelines, also available online or in the management office.

**Contact Dina at 281-462-4199, Ext. 14
or dina@newportpoa.com**

**Newport Website
www.newportpoa.com**

WINTER CELEBRATION

Sunday, December 6th

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.

MANAGEMENT OFFICE CLOSED

FIRST WEDNESDAY

OF THE MONTH

FOR IN-SERVICE DAY

OCTOBER 7th



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**PROFESSIONAL
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THINGS WE OFFER:

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- 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.

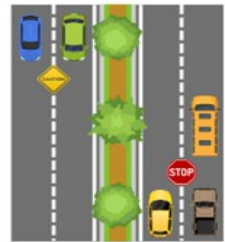
TWO-LANE



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

Receptionist
& Se Habla Español—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
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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	713-274-3100
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(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
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Stonebridge at Newport Golf Club	281-328-3576
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Environmental Div. of Public Health	713-439-6000
(To Report Abandoned Houses to Harris County)	

Road Debris—North Harris TxDOT	281-319-6400
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