



NOTICE OF ANNUAL MEETING

Newport Community Improvement Association Inc

PO Box 1292

League City, TX 77573

281-942-0701

info@cornerstonepropertymanagement.com

Zoom Meeting Attendance Information:

Put the following link in your browser –

<https://us05web.zoom.us/j/83297682871?pwd=XW6USYyukLVbp6vZFUwBNdOdMzM47a.1>

Meeting ID: 832 9768 2871

Passcode: 72630

Or call 346 248 7799 US (Houston) and put in the Meeting ID

ANNUAL MEMBERSHIP MEETING

The Board of Directors of Newport Community Association will hold an Annual Board Meeting

on Thursday, **December 18, 2025**, at 6:30pm,

AGENDA

- I. Establish Quorum
- II. Meeting Called to Order
- III. Board's Comments
 - a. Welcome Cornerstone Property Management
- IV. Approval of the Meeting Minutes held on July 7, 2025
- V. Financial Reports
- VI. Election of Directors (2 Positions for a 3-year term each)
- VII. Homeowner Forum
- VIII. Adjournment



Please login to your Homeowner Portal to view approved minutes/financials and other important HOA documents.
Visit www.cornerstonepropertymanagement.com and select Homeowner Portal

Balance Sheet
For the Period Ending: 11/30/2025

ASSETS

Operating Cash:

ACU Texas Credit Union Checking	\$	<u>1,271.53</u>	
ACU Texas Credit Union Operating	\$	<u>30,139.23</u>	
ACU Texas Credit Union Money Market	\$	<u>32,168.92</u>	
ACU Texas Credit Union 18 mo CD 4%	\$	<u>11,095.69</u>	
ACU Texas Credit Union 6 mo CD 3.5%	\$	<u>31,378.57</u>	
Total Current Assets			\$ <u>106,053.94</u>
Accounts Receivable	\$	<u>2,175.99</u>	
			\$ <u>2,175.99</u>
Total Assets			\$ <u>108,229.93</u>

LIABILITIES

Current Liabilities:

Accounts Payable	\$	4951.55	
Total Liabilities			\$ <u>4,951.55</u>

SHAREHOLDERS' EQUITY:

Retained Earnings	\$	<u>113,181.48</u>	
Total Equity			\$ <u>113,181.48</u>
Total Liabilities and Equity			\$ <u>103,278.38</u>

Newport Community Improvement Association

Summary Budget

Jan 1, 2026 - Dec 31, 2026

Category	Total
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Income

Assessments	\$33,282.00
Transfer Fee	\$1,000.00
Total for Assessments	\$34,282.00
Legal Fee Income	\$15,000.00
Late Fees	\$3,500.00
Acc Violation/Fine Inc	\$10,000.00
Total Income	\$62,782.00

Expenses

Repairs and Maintenance	\$750.00
General/Admin Expense	
Bad Debt Expense	\$1,000.00
General Legal Fees	\$1,000.00
Legal Fees Collections	\$15,000.00
Audit & Tax	\$400.00
Meeting Expense	\$200.00
Printing/Copying	\$1,000.00
Postage	\$750.00
Property Mgt Fees	\$22,800.00
Community Events	\$1,000.00
Administrative	\$300.00
Office Supplies	\$100.00
Property Taxes	\$250.00
Insurance	\$4,250.00
Total for General/Admin Expense	\$48,050.00
Reserve Fund Use	\$13,562.00
Total Expenses	\$62,362.00
Net Total	\$420.00



NEWPORT - ELLIS LANDING NEWS

YOUR NEIGHBORHOOD: LATEST UPDATE

Home Owners Association

FALL 2025

We wanted to give some updates on things we have been working on over the past few months in an effort to make our neighborhood better.

HELLO COMMUNITY, FALL IS IN THE AIR!

NOTICE

Meeting Reminder

The HOA holds our neighborhood meetings the Quarterly tentative dates are:

March 17th, June 16th, Sep 15th, Dec 15th

As we transition to new management, we're in the process of finding a new meeting location. In the meantime, all meetings will be held via Zoom. Please check the Newport Community Association website for updates and future announcements

This year, all payments need to be mailed to the following address:

Newport Community Improvement
Association
PO Box 981506
West Sacramento, California 95798

If remitted by mail, please add \$2 Processing fee.

Please note: Newport Community Association, Inc. is not responsible for payments sent to any other address or management company. Owners must provide current mailing addresses. The HOA is not liable for missed notices or late fees resulting from outdated contact information. **If you have previous balance it will be credited after the new year.**



HOA Board Member Election Announcement

There will be two vacant seats on the Board of Directors. If you are interested in serving, please submit your candidacy.

Voting:

- Proxy voting will be held online.
- Winners will be announced at the Annual Meeting.

We encourage all homeowners to participate and have their voices heard.



Annual Meeting will be held by Zoom

December 18th @ 6:30

For Login Information

visit www.NewportEllisLandingHOA.com

Proxy Forms will be available online



BY-LAWS & DEED RESTRICTIONS INFO

As of now we have two set of Bylaws. As the HOA, our goal is to maintain a nice neighborhood for all to enjoy. We honestly do not want to send out notices and fines for things out of place. Yes, it is the responsibility of the homeowner to know the rules and tend to their property, however, we have realized not everyone knows where to look to find the by-laws and deed restrictions to remain in compliance. We ask that you look at the League City website at <https://ava.fidlar.com/txgalveston/avaweb/#!/search> to find many of them, or please feel free to reach out to a board member through the contacts provided above. We would be glad to assist you. With that being said, here are some of the frequently noticed issues as of late:

- Trashcans are to be out of sight and behind fence lines when placed out for trash pick-up. Trash days are Wednesday and Saturday. Cans may be put out no earlier than 6 pm the evening before and removed no later than 8 pm on the day of pick-up.
- All miscellaneous must be remove from the exterior of the house, including driveways.
- Cars are to be parked in driveways and on the street. Please be cautious of fire hydrants and getting too close to street corners. Please avoid parking in the grass at any time.
- All fences and gates need to be kept in good condition and no taller than 6 feet.
- All exterior of the homes should be maintained, with no rotting wood, peeling paint, falling gutters, dented garage doors, etc.
- Although we encourage outdoor activity, basketball goals are not allowed to be left in the street or on the sidewalk.
- Maintain your front and back yard by mowing, weed eating, and edging. All bushes against the homes need to be trimmed.

If you have received a notice, please take care of them as soon as possible. We want to be here for you. If you need assistance, please contact the Board so we can work it out with you.



COMMUNITY ANNOUNCEMENTS

Due to recent concerns, Newport Community Association, Inc. has ended its relationship with LPI Property Management, LLC. Effective immediately, Cornerstone Property Management has assumed management responsibilities for the Association. **Please provide your current email address to ensure you receive important updates and information.**

Correspondence Address:

1919 Taylor Street, Ste F #1088
Houston, TX 77007

281-942-0701

Architectural Review Committee

To submit an application for home repairs, please login to your owners portal and submit **Architectural Request**. Provide the following information:
To set up your account scan the QR Code below.

- Your contact information and address
- A brief description of the repair project
- Construction materials
- Color of materials
- Projected start and end dates
- If permits and/or drainage are necessary



The information will be promptly reviewed by ARC and a reply will be sent back as soon as possible. We understand your time is valuable and we appreciate your efforts being made to keep your home maintained

A NOTE FROM OUR TRESURER

KEEPING OUR COMMUNITY BEAUTIFUL

- Inspect for chipped exterior paint
- Remove insulation from outdoor faucets
- Fertilize your lawn
- Trim trees, bushes, and shrubs



2026 Holidays

Jan 1 • Happy New Year's Day!!
Jan 6 • Second Semester - CCISD
Jan 19 • Martin Luther King Jr. Day*
Feb 2 • Groundhog Day
Feb 14 • Happy Valentine's Day!!
Feb 16 • President's Day *
Feb 17 • Lunar New Year
Mar 8 • Daylight Savings Time starts
Mar 9-13 • Spring Break - CCISD
Mar 17 • Happy St. Patrick's Day!!
Mar 20 • Student Holiday*
Apr 3 • Good Friday
Apr 5 • Happy Easter!!
May 5 • Cinco de Mayo
May 10 • Happy Mother's Day!!
May 21 • Last Day of School
May 25 • Memorial Day
June 1 • Juneteenth
June 21 • Father's Day
July 4 • Independence Day
Sept 7 • Labor Day
Oct 31 • Have a safe Halloween!!
Nov 1 • Daylight Savings Time ends
Nov 11 • Veterans Day
Nov 26 • Happy Thanksgiving
Dec 25 • Christmas Day
Dec 31 • New year's Eve!!



* Student Holiday

