# Homeowner Guide

## Madera

Sales Center – 281-668-3975

## Utilities

**GAS:**
**SiEnergy**
281-778-6250
sienergy.com

**ELECTRIC:**
**Entergy**
800-368-3749 (Customer Service)
800-968-8243 (Outages)
entergy.com

**WATER/SEWER:**
**Montgomery County MUD No. 252 (Drainage only)**
1980 Post Oak Blvd., Ste. 1380
Houston, TX 77056
713-850-9000

**Undine**
888-201-4314 (Customer Service)
866-271-4205 (Emergency)
customerservice@undinellc.com
undinellc.com

**TRASH:**
**Frontier (Included in HOA)**
936-258-9035
frontierwaste.com

**PHONE/INTERNET:**
**AT&T®**
800-288-2020
att.com

**Optimum®**
866-200-7273
www.optimum.com

## School District

**New Caney ISD**
21580 Loop 494
New Caney, TX 77357
281-577-8600

## Police

**Montgomery County Sheriff's Office**
1 Criminal Justice Dr.
Conroe, TX 77301
936-538-5900
mctxsheriff.org

## Fire

**East Montgomery County Fire Dept.**
19870 FM-1485
New Caney, TX 77357
281-689-1011
emcfd.com

## Post Office

20560 FM-1485
New Caney, TX 77357
281-689-3464
usps.com

## Homeowner's Association

**Madera Residential Community Inc.**
c/o Vision Communities Management

**Contact:**
Valeria Herrin
Valeria.herrin@vcmtexas.com

**HOA:** $850/yr.

**Paid at Closing:**
$425 CAP Fee
$850 Reserve Fee

**Tax Rate:**
1.80% of the appraisal value of the property*

**Notes:**

## KB Home Warranty

281-668-3901
houstoncs@kbhome.com

## KB Home App

Your convenient go-to resource for:

- Appointment reminders
- Maintenance notifications
- Seasonal home maintenance
- Warranty documents

kbhome.com/customer-app

**888-KB-HOMES | kbhome.com**

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*Real estate taxes for homes are determined by multiplying the annual local tax rate by the appraised value of the property, which value may not be the purchase price of the property. It is advisable for buyers to contact the local tax assessor's office for the most current information as it is subject to change.