

# Homeowner Guide

## Marvida Trails in Cypress



### Schools

**Cypress-Fairbanks Independent School District**  
10300 Jones Rd.  
Houston, TX 77065  
281-897-4000



### Library

**Northwest Branch Library**  
11355 Regency Green Dr.  
Cypress, TX 77429  
832-927-5460



### Utilities

**Gas:**  
**CenterPoint Energy®**  
713-207-2222  
www.centerpointenergy.com

**Electric:**  
**(Multiple Providers)**  
www.powertochoose.org

**Sewer/Water/Trash:**  
**Harris County MUD 165**  
3200 Southwest Fwy.  
Ste. 2600  
Houston, TX 77027  
281-861-6215 (Water/Sewer)  
281-313-2378 (Trash)  
www.hcmud165.com

**Phone/Internet::**  
**Xfinity®**  
800-XFINITY



### Police

**Harris County Constable Precinct 4 Northwest Patrol Substation**  
14954 Mueschke Rd.  
Cypress, TX 77433  
281-376-3472



### Fire

**Cy-Fair Fire Dept. Station 11**  
18132 West Rd.  
Cypress, TX 77433  
281-550-6663



### Post Office

16635 Spring Cypress Rd.  
Cypress, TX 77429  
800-275-8777



### Property Management

**Principal Management Group of Houston (PMG)**  
11000 Corporate Centre Dr.  
Ste. 150  
Houston, TX 77041  
pmghouston.com

**Contact:**  
James Skinner  
Property Manager  
832-698-4490  
jskinner@pmghouston.com



### KB Home Warranty

281-668-3901  
houstoncs@kbhome.com



### Homeowner's Association

**G II Owner's Association - Marvida**

**HOA:** \$1,055/yr.

**Paid at Closing:**  
\$200 Home Alarm Monitoring - Eyeon  
\$351.67 Closing Administration Fee  
\$351.67 Transfer Fee  
\$363.75 Adopt-a-School Fund (Paid Only at Sale of Property)



### Taxing Authority

**Harris County Tax Assessor-Collector**  
13013 Northwest Fwy.  
Houston, TX 77040  
713-957-7800

**Harris Tax Rate:**  
3.268% of the appraised value of the property\*

#### Your Important Information:

**Marvida Trails Sales Center - 281-668-3975**

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.



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