

# Homeowner Guide

## Marvida Trails in Cypress



### Utilities

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

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

**Water/Sewer/Trash:**  
**Harris County MUD 165**  
3200 Southwest Fwy., Ste. 2600  
Houston, TX 77027  
281-861-6215 (Water/Sewer)  
281-368-8397 (Trash)

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

### School District

**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

### 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

### Taxing Authority

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

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

### 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

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

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

**Paid at Closing:**  
\$200 Home Alarm  
Monitoring - Eyeon;  
\$351.67 Closing  
Administration Fee;  
\$220.00 PMG Transfer Fee;  
\$363.75 Adopt-a-School Fund  
(Paid Only at Sale of Property)

#### Your Important Information:

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.

