



Homeowner Guide

Marvida Preserve
Sales Center - 281-668-3975



Schools District

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



Library

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



Utilities

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

Electric:
(Multiple Providers)
powertochoose.org

Sewer/Water/Trash:
Harris County MUD 165
5870 Hwy. 6 North, Ste. 215
Houston, TX 77084
281-861-6215 (Water/Sewer)
281-368-8397 (Trash)
hcmud165.com

Best Trash
281-313-2378

Phone/Internet:
Xfinity®
800-XFINITY



Post Office

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



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



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



Homeowner's Association

SG II Owner's Association - Marvida
HOA: \$1,055/yr.

Crystal Lagoon Fee: \$400/yr.

Paid at Closing:
\$200 Home Alarm Monitoring - Eyeon
\$351.67 Closing Administration Fee
\$351.67 PMG Transfer Fee
\$363.75 Adopt-a-School Fund
(\$100 Paid by Builder; \$263.75 Paid by Homeowner; Paid Only at Sale of Property)
\$65 New Account Setup Fee
\$220 PMG Legacy Account Closure Fee



Taxing Authority

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

Tax Rate: 3.343% of the appraised value of the property*



KB Home Warranty

281-668-3901
houstoncs@kbhome.com



MyKB

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

kbhome.com/mykb

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.

