



# Homeowner Guide

Lakewood Pines Trails  
Sales Center - 281-668-3975



## Schools

**Humble Independent School District**  
20200 Eastway Village Dr.  
Humble, TX 77338  
281-641-1000



## Utilities

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

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

**Sewer/Water:**  
**MUD #422**  
17495 Village Green Dr.  
Houston, TX 77040  
832-467-1599

**Trash:**  
**Best Trash**  
19430 FM-1093, Richmond, TX 77407  
281-313-2378



## Library

**Atascocita Branch Library**  
19520 Pinehurst Trail Dr.  
Atascocita, TX 77346  
832-927-5560



## KB Home Warranty

281-668-3901  
houstoncs@kbhome.com



## Police

**Harris County Sheriff**  
7900 Will Clayton Pkwy.  
Humble, TX 77338  
281-446-3252



## Fire

**Sheldon Volunteer Fire Dept.**  
8407 C.E. King Pkwy.  
Houston, TX 77044  
281-458-1431



## Post Office

4206 Little York Rd.  
Houston, TX 77088  
713-695-2690



## Property Management

**Vision Communities Management**  
1400 Woodloch Forest Dr., Ste. 250  
The Woodlands, TX 77380  
281-292-6330  
vcmtexas.com

**Contact:**  
Stormy Kelley  
Portfolio Manager  
Stormy@vcmtexas.com



## Taxing Authority

**Harris Tax Assessor's Office**  
7900 Will Clayton Pkwy.  
Humble, TX 77338  
713-274-8000

**Tax Rate:** 3.327% of the appraised value of the property\*



## Homeowner's Association

**Lakewood Pines Homeowner's Association Inc.**  
1400 Woodloch Forest Dr., Ste. 250  
The Woodlands, TX 77380  
281-292-6330

**HOA:** \$805/yr.  
(Prorated Amount Based on Closing Date)

**Paid at Closing:**  
\$732 Assessment Fee  
\$805 Working CAP Fee  
\$175 Transfer Fee  
\$340 Resale Fee

### Notes:

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## KB Home Warranty

281-668-3901  
houstoncs@kbhome.com



## MyKB

- Appointment reminders
  - Maintenance notifications
  - Seasonal home maintenance
  - Warranty documents
- [kbhome.com/mykb](http://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.

