

# Homeowner Guide

## Bauer Meadows in Hockley



### Utilities

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

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

**Water/Sewer:**  
**Quadvest**  
281-356-5347  
www.quadvest.com

**Trash:**  
**Best Trash**  
281-313-2378  
www.best-trash.com

**Phone/Internet:**  
**AT&T®**  
www.att.com  
800-288-2020

**Comcast®**  
www.xfinity.com  
800-934-6489



### School District

**Waller ISD**  
www.wallerisd.net



### Library

**Melanee Smith  
Memorial Library**  
936-372-3961  
www.wallertexas.com/library



### Post Office

17210 Warren Ranch Rd.  
Hockley, TX 77447  
800-275-8777



### Police

**Waller County Police Dept.**  
936-931-2110



### Fire

**Rosehill Fire Dept., Station 4**  
281-256-2978



### Homeowner's Association

**Vision Community Management**  
1400 Woodloch Forest Dr.  
Ste. 250  
The Woodlands, TX 77380

**Property Manager:**  
Stormy Kelley  
972-612-2305  
stormy@vcmtexas.com

**HOA:** \$900/yr.

**Paid at Closing:**  
\$450 Working Cap;  
\$900 Reserve Cap



### Taxing Authority

**Harris County Tax Office**

**Tax Rate:**  
3.45% of the appraisal value of the property\*



### KB Home Warranty

281-668-3901  
houstoncs@kbhome.com

#### Your Important Information:

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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.

